

# BURGHLEY HOUSE

## PRESERVATION TRUST



ANNUAL REPORT AND ACCOUNTS 2018/19

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[www.burghley.co.uk](http://www.burghley.co.uk)

## Who we are and what we do

Burghley House is one of the largest and grandest houses of the first Elizabethan Age. Built and mostly designed by William Cecil, Lord High Treasurer to Queen Elizabeth I, between 1555 and 1587, the main part of the House has 35 major rooms on the ground and first floors. There are more than 80 lesser rooms and numerous halls, corridors, attics and service areas. The lead roof extends to three quarters of an acre.

Burghley is still a family home, lived in by Orlando and Miranda Rock. Miranda is a direct descendant of the first Lord Burghley and runs the House on behalf of the Burghley House Preservation Trust.

The Burghley House Preservation Trust was established as a charity in 1969 by the 6th Marquess of Exeter. The objects of the charity are set out in full in the memorandum and articles. However the key focus of the charity is best summarised as the advancement of historic and aesthetic education and the preservation of buildings of national importance, and in particular the preservation and showing of Burghley House. The Trust's objectives are stated on page 18.

As well as giving the public the opportunity to visit and learn about this great historic house, the formation of the Trust ensures that Burghley House will be preserved and conserved for the nation.

The charity raises its income from charging an admission fee to visitors and running events and other commercial activities at the House. In addition, the charity owns a significant investment property portfolio based around the Stamford area.

Wherever possible, the annual surplus is used to repair, restore and maintain the fabric of the buildings at Burghley House and the important collection of works of art and furniture that they contain. The Governors of the Trust also carry out their activities with a view to conserving the environment of land and buildings owned by the charity.



## Foreword

My first duty in this forward to Burghley's Annual Report is to give thanks to my predecessor as Chairman, Sir John Nutting, Bt., QC. Sir John was Chairman of the Governors for 11 years and during those years his guidance, leadership and dedication to Burghley could not be faulted. There were challenging moments during Sir John's period as Chairman. Sir John handled such admirably showing his great concern for not only the great House and Estate that Burghley is but also for all those that live and work on the Estate. They, my fellow Governors and I are deeply grateful to Sir John for all of his achievements at and for Burghley during his Chairmanship.

It is an honour and privilege for me to succeed Sir John and I hope I will serve Burghley well. Certainly, I will do so to the best of my abilities because Burghley deserves no less. As the contents of this report demonstrate Burghley is a great and evolving place and a living community with, as we approach the 500th Anniversary of the birth of William Cecil 1st Lord Burghley, his descendants continuing to occupy his great creation Burghley House. Over the next year please do refer to [www.lordburghley500.org](http://www.lordburghley500.org) for details of events that will be taking place to celebrate the 500th anniversary.

2018 (by 2018 we mean the financial year ending 31st January 2019 throughout this report) was another successful year for Burghley. You will find details within this report but 117,500 people visited the house and gardens, a 10% increase on 2017, large numbers enjoyed events in the park and we continued to maintain and enhance Burghley House, its great collection and the visitor experience. Our finances remain sound and we continue to judiciously invest capital in the investment property portfolio to both increase and protect our income.

We are proud of our educational achievements being part or one of our Charitable objectives. 2018 was another successful year for the education department and the collaboration with the Royal Forestry Society detailed on page 17 is another and welcome string to the bow of our education offering.

There were numerous other successes and achievements throughout 2018 which are detailed on pages 6-17 of this report and I encourage you to review that part of this report as much as the essential financial information in the rest of it.

I commend the whole of this report to you.

It will lead you to understand that whilst the great Burghley House stands at the centre, the Estate is diverse with many facets. All involve people and I conclude by giving thanks to all of those who have contributed to another successful year at Burghley. At times there are over 100 people employed by Burghley and numerous sub contractors etc in addition. My fellow Governors and I thank all of them for their contribution.

**Edward Leigh-Pemberton**  
Chairman



## The visitor experience at Burghley

The Governors of the Burghley House Preservation Trust are constantly looking for ways to improve the visitor experience at Burghley whilst being mindful of the impact this might have on the House and collections. Approximately 117,500 people visited the house and gardens during 2018, an increase of 10% on the previous year. We credit this to the introduction of the Annual Pass the previous year and the long, hot summer which attracted a high number of people to the water features in the Gardens of Surprise. Many other indoor museums and attractions suffered during this time, so we were lucky that our Gardens of Surprise mitigated what could have been a difficult year.

The overall number of visitors does not include the many more people who attended private functions, weddings and larger scale festivals and events in the park or those who simply enjoy the park on a regular day to day basis, free of any admission charge.

While the Park, Orangery Restaurant and Courtyard Shop are open throughout the winter, the House's State Rooms, Gardens of Surprise and Sculpture Garden open from mid-March until the end of October. Although the gardens are open every day during this time, the State Rooms are open six days per week, closing only on Fridays to enable any maintenance and conservation work to be carried out and to allow the House to be used for private events and filming.

Two major exhibitions were staged during 2018. The Brewhouse Treasury exhibition, 'The Travelling Earls at Burghley', explored the acquisitions of the John 5th Earl and Brownlow 9th Earl of Exeter during their Grand Tours of Europe in the 17th and 18th Centuries. They accumulated an enormous collection of art and furniture, which forms the bulk of the items regularly on view in the House, but this exhibition focused on the smaller objects that are difficult to display in the State Rooms. Items included a beautiful 17th Century gold watch by John Fladgate and a stunning 17th Century North Italian ivory sculpture of Apollo and Daphne.





Events staged in Burghley Park continue to attract large audiences throughout the year. Last May approximately 6,000 people took part in the Rat Race's 'Burghley's Dirty Weekend', a festival style occasion, where competitors are able to camp in Burghley Park before taking part in a gruelling 20 mile, 200 obstacle endurance race. For those who had any energy left the weekend culminated in an evening of live music and revelries in a big top marquee.





Living Heritage staged the 'Burghley Game and Country Fair' once again over the Spring Bank Holiday weekend. There was the full range of country pursuits, from angling demonstrations on the lake to clay shooting and from dog agility races to horse boarding - an exciting extreme sport, where a boarder is pulled at speeds of up to 28mph around a series of obstacles by a galloping horse.

The 2018 Sculpture Garden exhibition titled 'Otherworldly', included many weird, wonderful and thought provoking exhibits, themed around our world and extra-terrestrial. The annual exhibition provides the opportunity for many up and coming artists to display their works alongside established sculptors. Exhibits included "The Moon Polisher" by Pete Rogers, a charming piece of a man on a ladder polishing the highly reflective surface of the moon and Colin Furze's full scale representation of a Star Wars "Tie Silencer" spacecraft.

Our summer events programme was also well attended. Approximately 5,500 people enjoyed the Live Promotions' concert, 'The Magic of Motown under the Stars', in June, a similar number enjoyed the 'Battle Proms' concert in July and the Burghley Film Festival attracted over 8,000 people despite some mixed weather over the five days of the event.



Efforts have been made to improve the picture lighting in the State Rooms over the last five years and we stayed open late into the evening for a week of 'Twilight Tours' in October, so that people could see the changes that have been made. Guests were able to wander through the House with a glass of Champagne where a number of different musical arrangements were staged in many of the rooms, including bell ringers, a Tudor minstrel, a harpist and a local choir.

Our Halloween 'Spooky Tours' concluded the House open season. Tickets were sold out well in advance for all the tours which were held each night for two weeks.

The Christmas Fair at Burghley is becoming increasingly popular. For the first time in 2018 the entire event was run 'in-house' and co-branded with 'The Angel Fair' charity, which raised funds for the Sue Ryder Thorpe Hall Hospice in Peterborough and Prostate Cancer UK. Once again the event was run alongside a festive Fine Food Market in the Stable Courtyard and our 'pop up' Christmas Shop in the Brewhouse. Approximately 30,000 people visited the fair over the four days which was a significant increase on the previous year.



# Repairing and restoring the fabric of Burghley

## Burghley Park



In 2013, Governors took the decision to enter Burghley Park and a number of outlying field parcels into an environmental stewardship scheme with Natural England, known as the Higher Level Stewardship Scheme (HLS). This is a ten year agreement, covering a number of environmental and historical goals for the land, with the main objectives to restore large parts of the Burghley Park and its features, focusing on the Capability Brown designed landscape, which was predominantly open grazed parkland, with cleverly framed views and vistas of the House and Park.

Since the start of the HLS scheme, work has been undertaken on a number of historic features in and around Burghley Park. In 2016 work was completed on the restoration of the old silt traps, found at the western end of Burghley Lake and originally installed to prevent Burghley Lake from silting. This, combined with a program of dredging (outside of the HLS scheme) is helping to preserve the Lake as Brown originally designed it.

The fencing around the deer park has been restored, with over 3km of fencing being replaced and a major restoration of the Walled Garden has also been undertaken. The garden had been derelict for many years and has been beautifully reconstructed; options for using the space for educational access are now being explored.

The final major restoration project currently being undertaken is the re-building of significant stretches of the Park boundary wall. Key areas have deteriorated over the years, with problems exacerbated by poor roadside drainage causing increased water damage. The first major stretch to be completed will be on Barnack Road before other areas are assessed and prioritised accordingly.

The land in the 'High Park' had for many years been farmed in an arable farming system, despite historically being a grazed pasture landscape. This had resulted in a loss of the historic landscape and significant pressures on the ancient trees and avenues. As part of the HLS scheme, approximately 300 acres of land was reverted back to grassland and over 320 parkland trees were planted, all protected in metal tree guards.

Until recently part of the park was grazed by a small sheep flock belonging to one of Burghley's tenant farmers. In March 2018 the tenant gave up the grazing in Burghley Park and retired. A number of options were considered by Governors for the continued management of the Park. The decision was taken to bring the grazing of Burghley Park in hand because it was considered important to the Trust that the Park remained a grazed landscape, as it had been for so much of Burghley's history.

In June 2018 Brian Jones was taken on as a contract shepherd. Approximately 950 ewes, a mixture of North Country and Welsh mules, were purchased. Brian has implemented a well-structured grazing program across the Park and there are already clear improvements in the presentation of the Park. The ewes were put to Suffolk rams in October and pregnancy scanning in January showed a strong lambing percentage of 180% (or an average of 1.8 lambs per ewe). Lambing is due to start in mid-March.

As part of the HLS scheme, there is a requirement to graze Native breeds in parts of Burghley Park. Consideration has been given to suitable breeds and Welsh Hill Speckled Face are the front runner. They will be well suited to the lower quality grass in the High Park and will allow us to breed our own Welsh mules to provide replacements for the main flock. At this stage, it is not exactly clear how many sheep Burghley Park can reasonably sustain on an extensive grazing system. Initially therefore, 250 native breed ewes will be purchased and the flock will gradually be expanded to a sustainable flock size, anticipated to be a combined total of approximately 1300-1600 ewes. These native breed ewes will be sourced following the busy lambing period and added into the enterprise in the summer of 2019.





# The Burghley House Collection

Burghley is one of the finest examples of a late 16th century 'prodigy house', built by one of Queen Elizabeth's most trusted and important ministers, the Lord High Treasurer, William Cecil (1521-1598.)

The House contains an outstanding collection of fine art, amassed by the Cecil family over a 400 year period. Most areas contain objects of National importance, of which some highlights are:

- 17th & 18th century Italian Old Master paintings.
- 17th & 18th century English and Continental furniture.
- Oriental and European ceramics.
- Chinese snuff bottles.
- English portrait miniatures.
- English & European 17th century tapestries.

Management of the Collection is the responsibility of the resident House Director, Miranda Rock (a member of the Cecil family), and a curatorial department led by Jon Culverhouse, who has been looking after the Collection since 1984. The Collection has been comprehensively inventoried and investigated by a number of the foremost experts in their fields. A computerised record of every object of note is kept: these records are constantly reviewed and revised.

Conditions within the House are monitored and great efforts have been made to ensure stability of temperature and humidity as far as is possible within an historic building. Sensitive objects have been allocated specialised storage areas. A detailed photographic record of all objects was commenced twenty years ago and its preparation continues today. Some 70% of the Collection is now recorded.

The State Rooms of the House are open to visitors, daily, for approximately 28 weeks each year. Other areas are always available for scholastic research by appointment. We have a pro-active approach to loaning objects to other collections, both nationally and internationally. In recent years, major exhibitions have travelled from Burghley to museums in the USA and Japan. A major development of display facilities at the House, undertaken in 2003 with assistance from the Heritage National Lottery Fund, has provided a substantial specialised display area.

Each year exhibitions are mounted to concentrate on aspects of the Collection. This opportunity is used to show visitors objects that are not always on display. There is also an ongoing programme of rotation of objects to ensure that items are exhibited in the public part of the House as much as is practicable.

Acquisitions to the Collection are now rare. However, on occasion, the Governors of the Trust have been able to make funds available for the purchase of an object of outstanding importance, sold or transferred by previous generations. As the Trust exists for the preservation of the House and its contents, there is no need for a disposals' policy.

## Repairing and restoring Burghley fine art



A very fine English longcase clock from the Collection has been spectacularly restored by two local craftsmen, one based at Burghley and the other in Stamford.

The clock was made by Samuel Watson around 1680. Watson was a highly-skilled horologist who titled himself 'Mathematician in Ordinary to his Majesty'. He was commissioned twice by Charles II for the construction of immensely complex astronomical clocks; these remain within the Royal Collections.

The Inventory of Burghley, taken in 1688, records, "The Marble Salloon Roome....A pendallum Clock Inlaid Case made by Wattson".

Over the years the base of the intricate marquetry case of the clock had suffered from damp and neglect, causing areas of inlay to crack and lift. An enterprising House Carpenter had replaced the original bun feet and hidden some of the damages by covering them with a short length of painted skirting board. Another amateur hand had 'revived' areas of the marquetry by painting them with green oil paint.

Fortunately, Anthony Beech, whose furniture conservation workshop is within the Stable Courtyard, was able to carefully remove the painted decoration, restore the damaged marquetry, turn new bun feet and attend to many other small damages.

Repairs to the mechanism were undertaken by Robert Loomes, a nationally renowned horologist who has a workshop less than two miles from Burghley, just over the Stamford town bridge. He disassembled the workings of the clock, remade several delicate gear-wheels and freed components that had long been jammed due to lack of use. He also made, engraved and blued a beautifully matched replacement for the missing second hand.

When reunited with its workings, the clock was replaced in the West corridor on the Ground floor, from where its chime on the hour is a pleasant addition to the workings of the House.

The Inventory of Burghley that was taken in 1804 records that the Great Hall was hung with six tapestries, amongst which were two from the set of four known as 'The Playing Boys'. These were made at the Mortlake works in London circa 1675 and purchased by the 5th Earl of Exeter. They depict scenes of Bacchanalian children playing in vines, surrounded by classical architecture.

When the Hall was redecorated several years ago, it was decided that another Mortlake tapestry, previously hung elsewhere, should be displayed there. Its placement was such a success that plans were made to continue the trend and to return other tapestries, currently in store, to the walls where they can be seen and enjoyed by visitors.



Sheila Landi and her small team of talented ladies began their work on the 'Boys' tapestry by washing it. They have developed an extremely successful method of undertaking this delicate task, which they have used on several important tapestries both from Burghley and from other collections. Once clean, the painstaking job of stitching to close slits and infilling the many holes caused by the action of moths and other pests occupied several months. The whole tapestry was backed to give it strength and then fully lined to protect it from acid dust. Our trusted team of Estate maintenance workers installed the Velcro-covered battens to the wall to bear the considerable weight of the tapestry and assisted with the actual hanging in early March. Visitors to the House will now be able to enjoy seeing another spectacular treasure that has been brought back to life and returned to display.



# Land Rover Burghley Horse Trials



Another memorable competition took place in September, albeit extreme heat and drought conditions in the months leading up to the event, whilst enjoyed by some, were far from ideal for our preparations. Despite this, with much hard work undertaken by many in the preceding weeks, the presentation of the Park, showground and cross country course elicited much positive comment as the gates opened to our visitors. With an increase in both advance ticket purchases and gate sales, a four day attendance of 167,500 was confirmed to the media after the event.

The cross country test was refreshed in several places with the introduction of the 'flyover' complex and several redesigned fences, including one in the Main Arena to acknowledge Land Rover's 70th anniversary. An entry of 102 was received with ten nations represented. 68 horses set out on the cross country course with four going clear within the time. The jumping track on Sunday produced an exciting finale and a re-design of the grandstand, to include rear access to the east stand, provided extra seating. Over 8,000 people cheered enthusiastically from the stands as Tim Price (NZ) took the honours. It was a well-deserved victory and New Zealand riders have now won the event 14 times since 1987.

The event was watched worldwide via a mix of traditional and streamed broadcast, with 1.35 million minutes of the livestream viewed in over 80 countries. We introduced our own radio station this year, available via FM within a 10 mile radius of the event and which was also streamed worldwide via our website. There was an encouraging first year listenership to the audio stream in 78 countries of nearly 76,000.

Press accreditation for the event was circa 300, including international, national and regional print, TV, radio and online journalists. Additionally this year, the Media Centre hosted a range of lifestyle influencers who had a combined reach of 322,658 followers.

Whilst the equestrian competition forms the backbone of the event, our visitors always enjoy the shopping opportunity provided within our retail village. This year proved no exception, which was heartening as many of our retailers had experienced a challenging time on the summer show circuit.

## Education at Burghley

Burghley House continued to offer a rich and varied program of events to visiting school children throughout the year. Our most popular visits by far are Tudor themed House tours and workshops for primary school children. We continue to offer 'Teacher-in-role' sessions with famous and notable figures and characters from the past such as; King Henry VIII, William Cecil and Dr Mort. Recently developed practical sessions on 'Tudor Music and Dance' and 'Tudor Pastimes and Games' have become increasingly popular.



Our winter visits throughout the closed season offer a unique experience for children; our bespoke timetables for each school ensure they glean the most from their learning. Discrete time watching 'A Christmas Carol' performed with a Victorian Toy Theatre or listening to a Ghost story unfold before the flickering fire in the Tudor fireplace is a magical experience for children in the Great Hall. Our Victorian themed visits are ever popular as children learn about the hierarchy of Victorian servants and the rigours of their lives. The children enter into the experiences of the servants in the practical workshops where they fold bed sheets, clean shoes and lay the table adhering to Victorian standards. They enjoy identifying and discussing the purpose of Victorian artefacts in our 'Handling sessions' and compare the period with the contemporary; a thrilling way of bringing history to life.

In the gardens, sculpture workshops continue to be popular. Our wire workshop, in which children design and create their own dragon fly and our clay tablet workshop enable children to explore and appreciate how the natural environment can be used to inspire Art. The workshop content is complemented by further exploration of the Sculpture Gardens and Gardens of Surprises, with the added challenge of a Treasure Hunt or Scavenger's Trail. Teacher feedback from these sessions remains positive and encouraging.

'Beastly Boring Burghley' tours run throughout the open season during the school holidays enabling families to enjoy the exhibits and collections and learn about some of the key characters and events in the history of the House. Also popular with family groups are our well attended Holiday Craft Workshops. Children enjoy exploring a range of creative activities linked directly to the gardens and the exhibits. In 2018 the scorching weather tempted hundreds of families to visit and record numbers attended the workshops. In October the trend continued with countless children enjoying making a flying bat at our Halloween craft workshops; our Sculpture Garden Classroom looked spectacularly spooky bedecked with oversized spiders and pumpkin drapes.

An exciting new development for the future is our collaboration with the Royal Forestry Society (RFS) and their Teaching Trees initiative. Schools can visit Burghley and explore the gardens led by the RFS expert learning about the essential role of trees. Workshops will examine native and exotic trees, landscape and will be underpinned by practical learning applying numeracy and literacy skills.

Ready for spring 2019 will be the refurbishment of our Sculpture Garden Classroom. Redecoration, new blinds and oak flooring, a bespoke Wall Mural created by 'Beastly Boring' artist, Emma Metcalfe and a photo montage celebrating the best of Education at Burghley should set the scene for a fabulous year ahead. Our enduring aim in Education is to provide the highest quality of educational provision for all children and to inspire a love and appreciation of their cultural heritage at Burghley.





# Looking to the future

## Our objectives for 2019/20

- To continue to attract a high number of visitors to Burghley House.

It is our aim to sustain and grow the numbers of visitors to the House and the Gardens in 2019. To achieve this we are continually looking to improve the appearance of all areas of Burghley and the surrounding landscape. A recent survey of our visitors has been extremely positive but has also prompted us to make some improvements to how we direct our visitors around the House and Gardens and highlighted the desire for more information about the works of art within the house. Taking all these comments on board, a thorough review of the visitor experience will take place this year and we will work towards developing a Masterplan to ensure that we continue to attract more and new audiences.

In the Treasury this year we are exhibiting a broad selection of works of art from the collections themed 'Treasures from the East'. William Cecil, the builder of Burghley House, was Queen Elizabeth I's principal advisor and her Lord Treasurer. As such he took great interest in the expansion of foreign trade, particularly with the treasure-laden lands of the Far East. Lord Burghley's great atlas of 1570 illustrates the long sea voyages undertaken by early sailors. They held many dangers, but the rewards were great; the sea trade, initially in spices, developing to encompass a great range of beautiful and exotic luxury items: porcelains, semi-precious stones, lacquerwork, exquisite mother-of-pearl and delicately carved ivories. These were previously unknown in Europe and were destined to have a significant influence on Western culture. Many such items were collected by William Cecil's descendants during the centuries that followed. Today they form an important part of Burghley's collection and are on public view in the State Rooms for visitors to enjoy. The annual exhibition, however, will focus on the smaller treasures, which can't always be displayed in the house, but which tell the tale of the collectors from a more personal perspective. This exhibition provides us with a valuable opportunity to research, restore, photograph and share more delicate objects that are not usually accessible to our visitors to the House.

We also continue to show the exhibition that records Lancelot 'Capability' Brown's long career at Burghley and which celebrates the life of the 'father of landscape architecture'. While Brown worked on many sites, Burghley provides a shining example of both his gardening, architecture and building skills. Believed to be his longest commission, during which he not only landscaped the grounds but also designed interiors within the house and constructed buildings such as the Orangery, Stables and Temple, Brown later recalled his work at the house as "25 years of pleasure".



Just as in the House, everything we do within the Gardens is fuelled by the desire to work at the highest possible standard and we recognise that there is still scope for improvement and development of all the gardens at Burghley. Over the last year, we have been concentrating on the start of a program to open up many areas of the gardens which have become lost. This winter has seen heavy pruning and clearing within the South and Sculpture Gardens. Areas that have previously been overgrown have been revealed and features such as the stream, cliff-face and waterfall from the lake, originally created by Capability Brown, have been cleared as part of their restoration. Some focus has been given to reinstating the softer side of a garden – adding new borders and opening vistas - alongside the building of a bigger, more diverse plant collection to offer longer seasons of interest. Additions to the plant collection, including several hundred new herbaceous perennial varieties and many new and specimen trees have been planted over the last few months. To meet the ever-increasing interest in our gardens, the production and supply of plants sold in the Garden Shop is now moving in-house with material propagated from our own plant collection. This will make available to our visitors what they have enjoyed looking at during their visit.

- To offer a wide variety of educational opportunities for both children and adults.

Our objectives in Education are to continue to provide an education programme for both children and adults to reflect the rich cultural heritage of Burghley House and to foster enjoyment of the house and gardens. We continually look to make improvements and in readiness for this year we have renovated the garden classroom, which includes; redecoration, the commission of a mural by artist Emma Metcalfe who illustrated our children's guide books and a photo montage reflecting the breadth and diversity of our educational provision.

An exciting new three year collaboration with the Royal Forestry Society will enable children to appreciate the role of trees in the environment and deepen their understanding of natural habitats and ecosystems within the Burghley landscape. Finally we hope to broaden our provision by creating new bespoke workshops using drama, thinking skills and outdoor education facilitating an outstanding and enriching experience for children, young people and families.

- To continue to repair, restore and conserve the fabric of the buildings at Burghley House.

The work for this year will be based around the repair priorities highlighted in the 2019 quinquennial inspection of Burghley House. The on-going programme of stonework repairs this year will focus on the Stable Yard. Decorative plasterwork within the House will be repaired to maintain the appearance of the internal fabric. Work will continue on the ironwork around the park to restore it to a good standard and resurfacing work will recommence to park roads.

- To continue to repair, restore and conserve the collections of important works of art and furniture.

We will continue to do research and publish discoveries relating to all areas of the collections and history of the House, and to monitor the condition of all works of art, undertaking conservation projects whenever necessary. We will continue to progress the detailed identification by photography of interiors and works of art in the House, both as an historic record and to make more images of works of art available on-line through our website.

# Strategic Report

## Achievements and performance

*References to 2018 mean the financial year ended 31 January 2018.*

The financial year to 31 January 2019 was a positive one for the Trust with a healthy surplus being generated. The objectives set for the year have been achieved as reported elsewhere in this document.

Of significant note during the year was the opening of Wakerley Quarry, after many years of planning, which will generate a much needed new income stream for the next forty years.

The positive cashflow together with additional borrowings has enabled the Governors to make significant investments in capital projects with the intention of creating new income streams in the years to come.

Although bank borrowings have increased this debt will be repaid through the sale of underperforming assets and cash surpluses.

The Trust's achievements for the year are stated on pages 6 to 17.

## Income

Burghley Horse Trials Limited, a trading subsidiary of the Charity, provided £164,764, the largest amount of income from a single commercial activity.

Income derived from investment properties and other property assets owned by the Trust amounted to £4.2 million (2018: £3.4 million).

Income from the showing of Burghley House was £891,550 an increase from £853,444 in the previous year. This increase in revenue is a result of an inflationary increase in the ticket price. Visitor numbers continue to be at around 117,500 per annum.

## Costs of raising funds

Expenditure on generating funds increased to over £6.3 million (2018: £5.8 million).

Increased costs have been incurred on investment properties and a number of old properties have been renovated and brought back into the residential property portfolio. Effort has been made to keep the property assets in a good condition of repair.

This increase is also in part due to a desire to continue to invest in the quality of the Burghley Horse Trials, which is a world class sporting event. The enjoyment of spectators, competitors and sponsors ensures that income levels can continue to grow.

## Cost of charitable activities

The cost of repairing and restoring the fabric of Burghley House and its collections came to £983,919 (2018: £942,148). This level of expenditure continues to ensure that Burghley House remains in acceptable order and that no part of the House is immediately at risk.



### Surplus for the year

The Trust showed an unrestricted income fund surplus for the year of £1,177,724 (2018: surplus £663,644), an unrestricted expendable endowment fund surplus of £79,673 (2018: surplus £1,111,910) and a restricted expendable endowment fund deficit of £4,760 (2018: deficit £4,760).

The net surplus is £1,252,638 (2018: surplus £1,770,794) and has been added to unrestricted income, unrestricted expendable endowment and restricted expendable endowment funds.

This result is stated after deciding that the investment properties did not need revaluing this year (2018: an increase of £960,000).

A transfer of £1,830,125 was made from the unrestricted income fund to the unrestricted expendable endowment (2018: £3,044,219) in accordance with the reserves policy below.

The results of the subsidiary companies, Burghley Enterprises Limited and Burghley Horse Trials Limited, show profits for the year of £457,736 (2018: £346,386) and £164,764 (2018: £145,866) respectively and are incorporated into these accounts. The profits are paid up to this Charity under Gift Aid.

The Governing Body do not consider it would be appropriate to make provision in the accounts for the significant cost of dealing with the backlog of dilapidations to property owned by the Charity. Nevertheless it is necessary to read the accounts in the knowledge of the quantum of expenditure which is outstanding. These future costs are discussed in the reserves policy below.

### Reserves policy

The Governors have reviewed the Charity's reserves policy, taking into account future income projections and expenditure plans in line with the strategic plan of Burghley House Preservation Trust Limited, together with the associated risks and opportunities.

The Governors policy is to maintain a level of reserves which will provide a stable base for the Charity's continuing activities and enable the Charity to adjust to any significant change in financial resources through unplanned events, whilst ensuring that excessive funds are not accumulated.

Governors intend to invest any surplus of income into either its Heritage Asset, to fulfil the Charity's objectives, or to invest further into its endowment to provide increased income in the future. A transfer between the unrestricted income fund and the unrestricted expendable endowment fund is made to reflect this investment.

Advantage has been taken of affordable short term bank debt to provide working capital to finance the fulfilment of the objectives and property development and it is therefore anticipated that the income account will be overdrawn and will match net current liabilities. This is not expected to be significant.

The total reserves of the Charity were £69,292,290, of which £1,118,280 were restricted expendable endowment funds and £73,143,446 were unrestricted expendable endowment funds. The unrestricted income fund was overdrawn by £4,969,436.

## **Investment policy**

The Governors have reviewed and retained the Charity's investment policy, which states that the Governors of the Trust wish to pursue a policy that provides revenue for its current purposes and enhances income and capital growth over the longer term, thereby enabling them to meet their current and future objectives in accordance with the purposes of the Charity.

The Governors, in delegating their investment security management to Cazenove Capital Management Limited, require the managers to pay attention to the standard investment criteria, namely the suitability of the class of investment and the need for diversification insofar as is appropriate to the circumstances of the Charity. The same criteria apply to the Agents managing their investment property portfolio.

The Governors have a duty to optimise financial returns for the Charity, but may exclude certain types of investment from the investment security portfolio, taking into account social and environmental issues.

During the year to 31 January 2019, the investment security portfolio generated total revenue of £17,922 (2018: £20,540) and realised and unrealised loss of £65,531 (2018: gain £154,540). The investment property portfolio generated net revenue of £2,937,232 (2018: £2,381,271), as referred to in the sections above. Given the prevailing market conditions during the year, the Governors were satisfied with the overall performance of the investments.

## **Principal risks and uncertainties**

Governors have identified areas of potential risk and uncertainty:

- The loss or destruction of the Charity's historic property and collections
- The ongoing liability to repair and restore Burghley House and contents
- Decreasing visitor numbers to Burghley
- The risk of investment income declining as a result of a weak property rental market
- The loss of sponsorship of the Burghley Horse Trials

Governors have put in place a number of measures to manage these risks. There are regular reviews of the condition of Burghley House by a qualified architect. Annual exhibitions and other events are held at Burghley House to attract visitor interest (detailed in this report). Continued inward investment is made to the property portfolio and there is also an ongoing programme of investment diversity. The Burghley Horse Trials is managed with the intention of being the best equestrian event of its type in the world in order to attract commercial sponsorship.

## **Public benefit**

The Governors confirm that they have referred to the guidance contained in the Charity Commission's revised general guidance on public benefit when reviewing the Charity's objectives and planning future activities.

## **Donations**

During the year the Charity made charitable donations amounting to £6,828 (2018 : £1,000).

# Structure, Governance and Management

## Company

The Governors are Directors of the Charity for the purposes of the Companies Act 2006. The Charity is a Charitable Company limited by guarantee and was set up on 3 April 1969. It is governed by a memorandum and articles of association.

## Governors

The Members of the Governing Body who served the Charity during the year were:

Sir John Nutting Bt. QC (Chairman) (resigned 31 January 2019)  
J C S Chenevix-Trench Esq  
E G Clive, Esq  
A J Feilden, Esq  
Sir Giles Floyd Bt  
E M Harley, Esq  
The Hon Edward Leigh-Pemberton (Chairman designate)  
W A Oswald, Esq  
W H M Parente Esq  
S J Richmond-Watson Esq  
B T J Stevens, Esq  
Mrs Jane Tufnell

None of the Governors had a beneficial interest in any contract outside the normal course of business to which the Charity was a party during the year.

From time to time a panel of Governors will consider the addition of new members to the Governing Body. Any proposals from such a panel is brought to the full Governing Body for its approval. In addition to receiving an induction pack, new Governors undergo an orientation day with the Chairman and Estates Director of the Charity to brief them on their legal obligations under charity law, the decision making processes and the recent financial performance of the Charity. Governors are encouraged to attend appropriate external training events where these facilitate the undertaking of their role and are also provided with legal and accounting updates as required.

The full Governing Body of the Charity meets formally three times a year, and deals with planning and strategy decisions and reviews the activities of the Charity. Important issues arising between meetings are normally dealt with orally or by correspondence by the Chairman. Day-to-day management of the Charity is delegated by the Governors to the Estates and House Directors, who report weekly to the Chairman and regularly to the Executive Committee consisting of four Governors.



## The Governors' responsibilities

The Governors (who are also Directors for the purposes of company law) are responsible for preparing the Governors' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Governors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and the group and the incoming resources and application of resources, including the net income and expenditure for that period. In preparing those financial statements, the Governors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Governors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and the group and to enable them to ensure that the financial statements comply with the Companies Act 2006 and also with the requirements of the Statement of Recommended Practice (SORP) issued by the Charity Commissioners for England and Wales. They are also responsible for safeguarding the assets of the Charity and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## Fundraising

The Governors take their responsibility under the Charities (Protection and Social Investment) Act 2016 seriously and have considered the implications on their activities. The Charity does not raise funds directly from the general public and does not actively solicit donations. The Charity does not work directly with commercial sponsors but where commercial sponsorship is arranged for an event, such as the Burghley Horse Trials, a clear contract is in place between the trading company and the commercial sponsor. The Governors are not aware of any complaints made in respect of fundraising during the period.

## Auditors

Saffery Champness LLP have confirmed that they are willing to remain in office as auditors of the Charity and accordingly a resolution to reappoint them will be put to the Governors.

### Statement of disclosure to auditor

- (a) so far as the Governors are aware, there is no relevant audit information of which the Charity's auditors are unaware, and
- (b) they have taken all the steps that they ought to have taken as Governors to make themselves aware of any relevant audit information and to establish that the Charity's auditors are aware of that information.

### **Burghley Enterprises Limited**

Burghley Enterprises Limited is a wholly owned subsidiary of Burghley House Preservation Trust Limited.

The company's principal activities are the provision of goods and services at Burghley House as well as property trading activities.

The directors of Burghley Enterprises Limited who served during the year were:

E M Harley Esq (Chairman)  
E Clive Esq (resigned 28 November 2018)  
A J Feilden Esq  
Mrs M R Rock

### **Burghley Horse Trials Limited**

Burghley Horse Trials Limited is a wholly owned subsidiary of Burghley House Preservation Trust Limited.

The company's principal activity is the management of a four-star rated equestrian event.

The directors of Burghley Horse Trials Limited who served during the year were:

E Clive Esq (appointed 25 May 2018) (Chairman)  
Sir John Nutting Bt. QC (resigned 25 May 2018)  
The Hon Angela Reid  
T E Bonham Esq  
W A Oswald Esq  
Mrs C Cecil

### **Burghley Land Limited**

Burghley Land Limited is a wholly owned subsidiary of Burghley House Preservation Trust Limited.

The company's principal activity is that of property development.

The director of Burghley Estate Leisure Limited who served during the year was:

D J Pennell Esq

### **Remuneration of key personnel**

The remuneration of key personnel is monitored and authorised by the Executive Committee of Governors with reference to external factors when appropriate.

# Independent auditors' report to the members and Governors of Burghley House Preservation Trust

## Opinion

We have audited the financial statements of Burghley House Preservation Trust Limited for the year ended 31 January 2019 which comprise of the Consolidated Statement of Financial Activities, Balance Sheets, Consolidated Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including 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 affairs of the group and the parent charitable company as at 31 January 2019 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

## Basis for opinion

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

## Conclusions relating to going concern

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

- the Governors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Governors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the group's or the parent charitable company'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 Governors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

## Other matters prescribed by the Companies Act 2006

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

- the information given in the Governors' Annual Report which includes the Directors' Report and the Strategic Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and



- the Governors' Annual Report which includes the Directors' Report and the Strategic Report have been prepared in accordance with applicable legal requirements.

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

In the light of the knowledge and understanding of the group and the parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Governors' Annual Report and Strategic Report.

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

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

#### Responsibilities of Governors

As explained more fully in the Statement of Governors' Responsibilities set out on page 24, the Governors (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Governors determine is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the governors are responsible for assessing the group's and parent charitable company'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 Governors either intend to liquidate the group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

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

We have been appointed as auditors under the Companies Act 2006 and report in accordance with that Act.

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

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

#### Use of our report

This report is made solely to the charitable company's members and the Governors, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members and Governors 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 charitable company, the charitable company's members and Governors as a body, for our audit work, for this report, or for the opinions we have formed.

Cara Turtington (Senior Statutory Auditor)

23 April 2019

For and on behalf of Saffery Champness LLP  
Chartered Accountants & Statutory Auditors  
71 Queen Victoria Street  
London  
EC4V 4BE

Saffery Champness LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

# Consolidated Statement of Financial Activities

incorporating the income and expenditure account  
for the year ended 31 January 2019

		2019 Unrestricted Income	2019 Unrestricted Expendable Endowment	2019 Restricted Expendable Endowment	2019 Total	2018 Total
	Notes	£	£	£	£	£
<b>Income and endowments from:</b>						
Donations and grants	3	11,409	298,843	-	310,252	211,485
Other trading activities	3	5,001,767	-	-	5,001,767	4,721,474
Income from investments	4	4,209,572	-	-	4,209,572	3,392,035
Income from charitable activities	3	891,550	-	-	891,550	853,444
<b>Total income and endowments</b>		<b>10,114,298</b>	<b>298,843</b>	<b>-</b>	<b>10,413,141</b>	<b>9,178,438</b>
<b>Expenditure on:</b>						
Expenditure on raising funds		6,271,260	41,140	-	6,312,400	5,837,903
Expenditure on charitable activities		2,662,292	112,498	4,760	2,779,550	2,686,592
Other expenditure		3,022	-	-	3,022	-
<b>Total expenditure</b>	5	<b>8,936,574</b>	<b>153,638</b>	<b>4,760</b>	<b>9,094,972</b>	<b>8,524,495</b>
<b>Net losses on investments</b>	14	<b>-</b>	<b>(65,531)</b>	<b>-</b>	<b>(65,531)</b>	<b>1,116,851</b>
<b>Net income/(expenditure)</b>		<b>1,177,724</b>	<b>79,674</b>	<b>(4,760)</b>	<b>1,252,638</b>	<b>1,770,794</b>
Transfers between funds	14	(1,830,125)	1,830,125	-	-	-
<b>Net Movement in Funds</b>		<b>(652,401)</b>	<b>1,909,799</b>	<b>(4,760)</b>	<b>1,252,638</b>	<b>1,770,794</b>
<b>Balance brought forward</b>		<b>(4,317,035)</b>	<b>71,233,647</b>	<b>1,123,040</b>	<b>68,039,652</b>	<b>66,268,858</b>
<b>Balance carried forward</b>	14,15	<b>(4,969,436)</b>	<b>73,143,446</b>	<b>1,118,280</b>	<b>69,292,290</b>	<b>68,039,652</b>

The consolidated statement of financial activities has been prepared on the basis that all operations are continuing operations.

The notes on pages 31 to 45 form part of these financial statements.

Comparative figures are included in note 23.

## Balance Sheets

as at 31 January 2019

		Group 2019	Group 2018	Charity 2019	Charity 2018
	Notes	£	£	£	£
<b>Fixed assets</b>					
Investment securities	7	2,681,230	2,742,044	2,729,744	2,790,558
Tangible assets	8	186,038	199,436	153,432	155,329
Investment properties	8	60,606,948	58,872,444	60,606,948	58,872,444
Heritage assets	9	10,787,510	10,542,766	10,787,510	10,542,766
		<b>74,261,726</b>	<b>72,356,690</b>	<b>74,277,634</b>	<b>72,361,097</b>
<b>Current assets</b>					
Stocks	10	226,282	109,053	123,475	619
Debtors	11	363,908	480,174	334,378	551,733
Cash at bank and in hand		613,094	481,275	500,810	325,688
		<b>1,203,284</b>	<b>1,070,502</b>	<b>958,663</b>	<b>878,040</b>
Creditors: amounts falling due within one year.	12	(6,172,720)	(5,387,540)	(5,944,007)	(5,199,485)
<b>Net current liabilities</b>		<b>(4,969,436)</b>	<b>(4,317,038)</b>	<b>(4,985,344)</b>	<b>(4,321,445)</b>
<b>Net assets</b>		<b>69,292,290</b>	<b>68,039,652</b>	<b>69,292,290</b>	<b>68,039,652</b>
<b>Funds</b>					
Unrestricted Income Fund	14	(4,969,436)	(4,317,035)	(4,985,343)	(4,321,445)
Unrestricted Expendable Endowment Fund					
- Historic cost	14	47,966,880	44,675,039	47,982,787	44,679,449
- Revaluation reserve	14	25,176,566	26,558,608	25,176,566	26,558,608
Restricted Expendable Endowment Fund	15	1,118,280	1,123,040	1,118,280	1,123,040
<b>Total Funds</b>		<b>69,292,290</b>	<b>68,039,652</b>	<b>69,292,290</b>	<b>68,039,652</b>

The notes on pages 31 to 45 form part of these financial statements.

As permitted by Section 408 of the Companies Act 2006, the parent Charity's Statement of Financial Activities has not been included in these financial statements. The parent Charity's total incoming resources for the year were £6,072,953 (2018: £5,021,418) which includes a donation of £457,735 (2018: £346,386) from its wholly owned subsidiary undertaking, Burghley Enterprises Limited and a donation of £164,764 (2018: £145,866) from its wholly owned subsidiary undertaking, Burghley Horse Trials Limited. The net surplus for the year for the Charity was £1,252,638 (2018: £1,770,794).

The financial statements were approved for issue by the Governors on 23 April 2019.



Edward Leigh-Pemberton - Chairman  
Governor



Sir Giles Floyd Bt.  
Governor



## Consolidated Cash Flow Statement

for the year ended 31 January 2019

	Notes	2019 £	2018 £
<b>Cash flows from operating activities:</b>			
Net cash provided by (used in) operating activities	17	(1,557,281)	(1,937,062)
<b>Cash flows from investing activities:</b>			
Dividends, interest and rents from investments		2,949,316	2,381,271
Proceeds from the sale of property, plant and equipment		1,207,573	5,045
Purchase of property, plant and equipment (including capitalised borrowing costs)		(3,334,847)	(2,981,620)
Proceeds from sale of investments		387,032	342,218
Purchase of investments		(528,514)	(656,684)
Net cash provided by (used in) investing activities		680,560	(909,770)
<b>Cash flows from financing activities:</b>			
Repayments of borrowing		(1,128,226)	(1,440,000)
Cashflow from new borrowing		2,000,000	3,999,977
Net cash provided by (used in) financing activities		871,774	2,559,977
Change in cash and cash equivalents in the reporting period		(4,947)	(286,855)
Cash and cash equivalents at the beginning of the reporting period		685,105	971,960
Cash and cash equivalents at the end of the reporting period		680,158	685,105
<b>Cash in hand and cash equivalents:</b>			
Cash in hand		613,094	481,275
Notice deposits (less than 3 months)		67,064	203,830
Total cash and cash equivalents		680,158	685,105

## Notes to the Accounts

### 1 Accounting policies

#### Charity information

Burghley House Preservation Trust is a Charity domiciled and incorporated in England and Wales. The registered office is 61 St Martins, Stamford, Lincolnshire, PE9 2LQ.

The Charity does not have share capital, but its liability is limited by the guarantees of its members. Each member has agreed to accept liability of an amount not exceeding £1, should the Charity be wound up. At 31 January 2019 the total of such guarantees amounted to £12.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been under the historical cost convention, as modified by the revaluation of investment assets appropriated to the Charity by the Burghley Estate Trust under the Deed of Appropriation dated 6 April 1987 and assets released by the Executors of the Estate of the 6th Marquess of Exeter. The freehold land and buildings held as investment properties forming the major part of the assets appropriated from Burghley Estate Trust and released from the Estate of the 6th Marquess of Exeter, have been reflected in the accounts at their market value at 31 January 2019. Investment securities are reflected in the accounts at market value. The principal accounting policies adopted are set out below.

#### 1.2 Basis of consolidation

The group financial statements consolidate the financial statements of the Charity and its subsidiaries for the year ended 31 January 2019. The statement of financial activities (SOFA) and the balance sheet consolidate the financial statements on a line by line basis where appropriate. No separate SOFA has been presented for the Charity alone as permitted by Section 408 of the Companies Act 2006. Details concerning the subsidiary companies, along with their results and financial position are set out in note 19.

#### 1.3 Going concern

At the time of approving the financial statements, the governors have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the governors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.4 Tangible fixed assets and depreciation

##### a) Heritage assets

Heritage assets are the tangible assets of the Charity that are of historical importance and are held to advance the preservation, conservation and educational objectives of the Charity and through public access contribute to the nation's culture and education.

The House, grounds and chattels transferred from the Burghley Estate Trust and under the terms of the Will of the 6th Marquess of Exeter, and subsequent development expenditure on these assets, are considered to be heritage assets and are integral to Burghley House.

Included within improvements to Burghley House and grounds are fixtures and fittings in relation to the Brewhouse and the Garden of Surprises which are included at cost and depreciated on a straight line basis calculated at an annual rate of 20% and 5% respectively.

Due to the historic and unique nature of the assets concerned conventional valuation approaches lack sufficient reliability. As a consequence the improvements to Burghley House and grounds (excluding fixtures and fittings in relation to the Brewhouse and Garden of Surprises) are included at cost and have not been depreciated. Chattels acquired prior to 2001 are included at their probate value and chattels acquired since 2001 are included at market value, neither have been depreciated.

Expenditure on the conservation and preservation of Burghley House and its collection is charged to the unrestricted income account when it is incurred.

##### b) Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in the statement of financial activities.

Although this accounting policy is in accordance with the applicable accounting standard, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", it is a departure from the general requirement of the Companies Act 2006 for all tangible fixed assets to be depreciated. In the opinion of the directors, compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might have been charged cannot be separately identified or quantified.

Borrowing costs on loans taken out specifically for the construction of investment properties are capitalised as part of the cost of investment properties.

#### c) Other tangible assets

Other tangible assets are those which are used for charitable purposes but are not considered to be heritage assets. They are stated at cost less accumulated depreciation. The costs of minor additions are not capitalised. Depreciation of fixtures, fittings and equipment, plant and machinery and motor vehicles is on a straight line basis over periods ranging between 3 and 15 years, or 18-20% reducing balance so as to write off each asset over the term of its expected useful life.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

### 1.5 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Charity estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) prior years. A reversal of an impairment loss is recognised immediately in the statement of financial activities, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

### 1.6 Stock

Stocks are stated at the lower of cost and net realisable value.

### 1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

### 1.8 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial assets are recognised in the Charity's statement of financial position when the Charity becomes party to the contractual provisions of the instrument.

Financial assets are classified into specified categories. The classification depends on the nature and purpose of the financial assets and is determined at the time of recognition.

**Basic financial assets**

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Other financial assets classified as fair value through the statement of financial activities are measured at fair value.

**Other financial assets**

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period.

The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

**Impairment of financial assets**

Financial assets, other than those held at fair value through the statement of financial activities, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. The impairment loss is recognised in the statement of financial activities.

**Derecognition of financial assets**

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

**Classification of financial liabilities****Basic financial liabilities**

Basic financial liabilities are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Other financial liabilities classified as fair value through the statement of financial activities are measured at fair value.

**Other financial liabilities**

Other financial liabilities are initially measured at fair value, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method, with interest expenses recognised on an effective yield basis.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability to the net carrying amount on initial recognition.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Charity after deducting all of its liabilities.

**Derecognition of financial liabilities**

Financial liabilities are derecognised when, and only when, the Charity obligations are discharged, cancelled, or they expire.

**1.9 Income**

Income is recognised when the Charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably. Any income received in relation to future periods is deferred as appropriate. The following specific policies are applied to particular categories of income:

Donations and legacies are included in full in the statement of financial activities when receivable.

Income from investments is included when receivable.

Income from charitable activities is accounted for when earned.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the Charity has



entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

#### **1.10 Expenditure**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

Expenditure on raising funds comprises those costs directly attributable to managing the investment portfolio and raising investment income.

Expenditure on charitable activities includes those costs incurred by the Charity in the delivery of its objectives. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them. Support costs are those functions that assist the work of the Charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charities objectives and activities. All costs are allocated between the expenditure categories of the statement of financial activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; other costs are apportioned on the basis of the proportion of direct expenditure.

#### **1.11 Fund accounting**

Unrestricted income and expendable endowment funds are available for use at the discretion of the Governors in furtherance of the objectives of the Charity. Unrestricted income and expendable endowment funds include a revaluation reserve representing the restatement of investment assets at market rates due to the related assets being included in those funds.

Restricted expendable endowment funds are subjected to restrictions on their expenditure imposed by the donor.

#### **1.12 Taxation**

The Charity is a registered Charity and is not liable to United Kingdom income tax or corporation tax on charitable activities.

#### **1.13 Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### **1.14 Retirement benefits**

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

## **2 Critical accounting judgements and key sources of estimation uncertainty**

In the application of the Charity's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are outlined below.

### **Critical judgements**

#### **Investment properties**

The Charity accounts for investment properties in accordance with FRS 102. Investment properties are measured using the revaluation model with movement in valuation reported through the statement of financial activities. The Governors use their judgement to determine the fair value of the investment properties at the reporting date.

## Notes to the Accounts

### 3 Income (excluding income from investments)

	2019 £	2018 £
Equestrian event income	3,880,731	3,702,594
Function and exhibition income	497,934	438,208
Shop sales	400,002	395,854
Film income	58,395	22,700
Restaurant income	117,841	119,514
Other income	7,671	1,432
Timber and woodlands income	39,193	41,172
	5,001,767	4,721,474
Viewing fees - House and Gardens	891,550	853,444
Donations and grants	310,252	211,485
	6,203,569	5,786,403

The total turnover of the group for the year has been derived from its principal activities wholly undertaken in the United Kingdom.

### 4 Income from investments

	2019 £	2018 £
Income from investment property	4,189,408	3,371,161
Investment income from securities	17,922	20,540
Bank deposit interest	2,242	334
	4,209,572	3,392,035
Less: Expenses	(1,272,340)	(1,010,764)
	2,937,232	2,381,271

## Notes to the Accounts

### 5 Analysis of total expenditure

	2019 Direct costs £	2019 Support costs £	2019 Total £	2018 Total £
<b>Expenditure on raising funds</b>				
Equestrian event expenditure	3,587,424	-	3,587,424	3,434,126
Expenditure on investment properties	1,272,340	322,562	1,594,902	1,284,181
House showing expenditure	608,665	154,308	762,973	761,900
Timber and woodland expenses	292,856	74,245	367,101	357,696
	5,761,285	551,115	6,312,400	5,837,903
<b>Expenditure on charitable activities</b>				
House showing	1,425,932	361,501	1,787,433	1,736,111
Maintenance of heritage property	785,901	199,241	985,142	942,148
Donations	6,975	-	6,975	8,333
	2,218,808	560,742	2,779,550	2,686,592
<b>Other expenditure</b>				
Loss on disposal of assets	3,022	-	3,022	-
<b>Total</b>	<b>7,983,115</b>	<b>1,111,857</b>	<b>9,094,972</b>	<b>8,524,495</b>

#### Support costs

	2019 £	2018 £
Management costs	256,313	245,987
Wages and salaries	548,925	521,197
Overheads	275,597	280,962
Depreciation	2,991	5,638
Governance costs - audit fees	28,031	28,240
	1,111,857	1,082,024

All support costs have been allocated on the basis of the proportion of direct expenditure.

### 6 Surplus on current year activities

	2019 £	2017 £
<b>Surplus on current year activities is stated after charging:</b>		
(Loss)/Profit on disposal of tangible fixed assets	(3,022)	(865)
Depreciation of tangible assets	158,398	155,514
Auditors' remuneration		
- Audit (Charity £19,750 (2018: £19,000))	28,250	27,550
- Taxation compliance services	1,725	1,700
- Other non-audit services	239	330
Grant from Natural England	298,843	145,814

Burghley House Preservation Trust Limited Annual Report and Accounts 2018/19

## Notes to the Accounts

### 7 Investment securities

	2019 £	2018 £
<b>Group</b>		
Quoted investments		
Market value at 1 February 2018	2,538,215	2,069,209
Additions	528,514	656,684
Disposals (Proceeds: £387,032, gain: £9,256)	(377,776)	(317,443)
Unrealised (loss)/gain on investments	(74,787)	129,765
	2,614,166	2,538,215
Other unquoted investments		
Cash held on deposit	67,064	203,829
Market value at 31 January 2019 - Group	2,681,230	2,742,044
<b>Charity</b>		
Cost of investment in subsidiaries	48,514	48,514
Value at 31 January 2019 - Charity	2,729,744	2,790,558
Historical cost at 31 January 2019	2,474,305	2,389,580

#### Quoted investments

The quoted investments consist of holdings of equities, bonds and other managed funds as selected by Cazenove Capital Management Limited using their delegated authority as set out in the Investment Policy on page 22, and have been revalued to reflect their market value at 31 January 2019.

Included within quoted investments is a holding in Cazenove Investment Fund - Income Trust for Charities with a market value of £224,803 (2018: £263,429).

#### Subsidiary undertakings

The cost of investment in subsidiaries represents the cost of ordinary £1 shares in the wholly owned subsidiary undertakings, Burghley Enterprises Limited, Burghley Horse Trials Limited and Burghley Estate Leisure Limited, all of which are registered in England and Wales.

The principal activities of Burghley Enterprises Limited are the provision of refreshments and the sale of goods and services at Burghley House and property trading activities.

The principal activity of Burghley Horse Trials Limited is the management of a four-star rated equestrian event.

The principal activity of Burghley Estate Leisure Limited is property development.

Further information is summarised in note 19 on page 43.



## Notes to the Accounts

### 8 Tangible fixed assets

	Investment Properties Freehold Land and Buildings	Total Plant and Fixtures
	£	£
<b>Group</b>		
<b>Cost</b>		
At 1 February 2018	58,872,444	1,281,130
Additions	2,931,780	83,323
Disposals	(1,197,276)	(76,182)
At 31 January 2019	60,606,948	1,288,271
<b>Depreciation</b>		
At 1 February 2018	-	1,081,694
On disposals	-	(62,859)
Charge for the year	-	83,398
At 31 January 2019	-	1,102,233
<b>Net book value</b>		
At 31 January 2019	60,606,948	186,038
At 31 January 2018	58,872,444	199,436
<b>Charity</b>		
<b>Cost</b>		
At 1 February 2018	58,872,444	1,051,202
Additions	2,931,780	83,323
Disposals	(1,197,276)	(43,933)
At 31 January 2019	60,606,948	1,090,592
<b>Depreciation</b>		
At 1 February 2018	-	895,873
On disposals	-	(33,107)
Charge for the year	-	74,394
At 31 January 2019	-	937,160
<b>Net book value</b>		
At 31 January 2019	60,606,948	153,432
At 31 January 2018	58,872,444	155,329

## Notes to the Accounts

### 8 Tangible fixed assets (continued)

Investment properties	2019 £	2018 £
Historic cost	34,495,217	32,760,713
Revaluation reserve	26,111,731	26,111,731
Net book value at 31 January 2019	60,606,948	58,872,444

The Governors, using their knowledge of the property portfolio, have decided not to increase the value of the investment properties at 31 January 2019.

### 9 Heritage assets

	Burghley House and grounds £	Chattels at probate value £	Chattels at market value £	Total Heritage assets £
<b>Group and charity</b>				
<b>Cost</b>				
As at 31 January 2018	7,456,971	3,953,793	261,367	11,672,131
Additions	316,144	-	3,600	319,744
At 31 January 2019	7,773,115	3,953,793	264,967	11,991,875
<b>Depreciation</b>				
As at 31 January 2018	1,129,365	-	-	1,129,365
Charge for the year	75,000	-	-	75,000
At 31 January 2019	1,204,365	-	-	1,204,365
<b>Net book value</b>				
At 31 January 2019	6,568,750	3,953,793	264,967	10,787,510
At 31 January 2018	6,327,606	3,953,793	261,367	10,542,766

In accordance with the Charity's accounting policy, no value has been included within the financial statements in respect of the freeholds of the public area of Burghley House and Burghley Lake. Recent developments to Burghley House and grounds are included at cost and depreciated.

The Trust's large collection of fine art is made up of many items, including furniture, paintings, silver, miniatures, books, ceramics, tapestries and jewellery. This collection was acquired by the Earls and Marquesses of Exeter over many years and is therefore relevant to the understanding of Burghley House and its history. The Governors have decided that, given the large number and diversity of items in the collection, together with the difficulty and onerous cost of establishing a market value, to include the collection at the probate value given in October 1981 when it was transferred to the Trust by the Executors of the Will of the 6th Marquess of Exeter. The House, grounds and chattels are insured for £326 million.

Items of fine art and other chattels at Burghley House acquired since 2001 are included at market value. These include a portrait of Peregrine Bertie, 2nd Duke of Ancaster and Kesteven, a member of the Little Bedlam Club. The Governors, using their knowledge of the collection of fine art at Burghley valued this picture at £3,600 at 31 January 2019 (cost £3,600). The Governors' policy regarding the maintenance, preservation and recording of the chattels, together with information on the access given to the public is stated on page 12.

## Notes to the Accounts

### 9 Heritage assets (continued)

Five year financial summary of heritage transactions:

	2019 £	2018 £	2017 £	2016 £	2015 £
Burghley House & grounds - cost of additions	319,744	145,483	897,796	1,446,636	78,936

### 10 Stocks

	Group 2019 £	Group 2018 £	Charity 2019 £	Charity 2018 £
Showing supplies	102,807	108,434	-	-
Estate maintenance supplies	477	619	477	619
Livestock	122,998	-	122,998	-
	226,282	109,053	123,475	619

### 11 Debtors

	Group 2019 £	Group 2018 £	Charity 2019 £	Charity 2018 £
Trade debtors	80,208	229,388	46,569	236,553
Amounts owed by subsidiary undertakings	-	-	92,565	93,300
Other debtors	37,167	76,843	37,167	76,843
Prepayments and accrued income	246,533	173,943	158,077	145,037
	363,908	480,174	334,378	551,733

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

	Group 2019 £	Group 2018 £	Charity 2019 £	Charity 2018 £
Bank loans and overdraft	5,171,751	4,299,977	5,171,751	4,299,977
Trade creditors	254,836	358,905	228,350	338,881
Taxes and social security costs	62,734	32,161	62,734	32,161
Other creditors	146,039	105,357	10,252	13,147
Accruals and deferred income	537,360	591,140	470,920	515,319
	6,172,720	5,387,540	5,944,007	5,199,485

The charity has a revolving credit facility and a fixed term loan with Natwest Bank that are due to expire in 2021. Security has been provided in the form of a fixed charge over certain assets of the charity. A review of the facilities is due at 30 November 2019 and therefore the Trustees consider them to be repayable within one year.

### 13 Pension costs

The Charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £215,134 (2018: £214,272).

## Notes to the Accounts

### 14 Unrestricted income and expendable endowment funds

	Group 2019 £	Group 2018 £	Charity 2019 £	Charity 2018 £
<b>Unrestricted income fund</b>				
Balance brought forward at 1 February 2018	(4,317,035)	(1,936,460)	(4,321,445)	(1,931,185)
Surplus for the year	1,177,724	663,644	1,177,724	663,644
Transfer to the Unrestricted expendable endowment fund	(1,830,125)	(3,044,219)	(1,841,622)	(3,053,904)
Balance carried forward at 31 January 2019	(4,969,436)	(4,317,035)	(4,985,343)	(4,321,445)
<b>Unrestricted expendable endowment fund</b>				
Balance brought forward at 1 February 2018	71,233,647	67,077,518	71,238,057	67,072,243
(Loss)/deficit for the year	145,205	(4,941)	145,205	(4,941)
Surplus/(loss) on disposal of property and investments	9,256	27,086	9,256	27,086
Revaluation of investment property	-	960,000	-	960,000
Unrealised gain/(loss) on investment revaluation	(74,787)	129,765	(74,787)	129,765
Transfer from the Unrestricted income fund	1,830,125	3,044,219	1,841,622	3,053,904
Balance carried forward at 31 January 2019	73,143,446	71,233,647	73,159,353	71,238,057
Realised element of unrestricted expendable endowment fund	47,966,880	44,720,938	47,982,787	44,725,348
Unrealised gains on investment properties	24,914,455	26,111,731	24,914,455	26,111,731
Unrealised gain on investment securities	262,111	400,978	262,111	400,978
Balance carried forward at 31 January 2019	73,143,446	71,233,647	73,159,353	71,238,057

Unrestricted income and unrestricted expendable endowment funds are both available for charitable purposes, and the distinction is historical, merely to record the allocation of income and movements on income and expendable endowment funds.

### 15 Restricted expendable endowment fund

	1 February 2018 £	Income £	Expenditure £	31 January 2019 £
Brewhouse fund	1,079,700	-	-	1,079,700
Garden of Surprises fund	43,340	-	4,760	38,580
	1,123,040	-	4,760	1,118,280

The Brewhouse fund consists principally of monies received from the Heritage Lottery Fund towards the project to convert the Brewhouse at Burghley into a visitor attraction. The related expenditure amounting to £2,606,442, has been capitalised as a heritage asset being an improvement to Burghley House and Grounds. The Garden of Surprises fund consists principally of monies received from donors towards the project to create an Elizabethan trick garden at Burghley as a visitor attraction. The related expenditure amounting to £1,319,345 has been capitalised as being an improvement to Burghley House and Grounds.



## Notes to the Accounts

### 16 Analysis of assets between funds

	Unrestricted income fund	Unrestricted expendable endowment	Restricted expendable endowment	Total
	£	£	£	£
Fund balances at 31 January 2019 are represented by:				
Investment securities	-	2,681,230	-	2,681,230
Tangible fixed assets	-	186,038	-	186,038
Heritage assets	-	9,669,230	1,118,280	10,787,510
Investment properties	-	60,606,948	-	60,606,948
Net current (liabilities)	(4,969,436)	-	-	(4,969,436)
	(4,969,436)	73,143,446	1,118,280	69,292,290

### 17 Reconciliation of operating deficit to net cash outflow from operating activities

	2019 £	2018 £
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	1,252,638	1,770,794
Depreciation	158,398	155,514
Losses/(Gains) on investments	65,531	(1,116,851)
Dividends, interest and rents from investments	(2,949,316)	(2,381,271)
Loss on the sale of fixed assets	3,022	865
(Increase)/decrease in stocks	(117,229)	(2,484)
Decrease/(increase) in debtors	116,266	(57,076)
Increase/(decrease) in creditors	(86,591)	(306,553)
Net cash (used in)/provided by operating activities	(1,557,281)	(1,937,062)

## Notes to the Accounts

### 18 Governors and employees

	Group 2019 Number	Group 2018 Number	Charity 2019 Number	Charity 2018 Number
The number of Governors who served the Group and the Company during the year was:	12	12	12	12
The average monthly number of persons employed by the Group and the Company during the year was:				
Office and management	25	23	25	23
House showing	60	56	50	49
Maintenance and forestry	16	16	16	16
Equestrian event	10	10	-	-
	111	105	91	88
Employment costs	£	£	£	£
Wages and salaries	2,290,886	2,096,222	1,853,074	1,686,899
Social security costs	197,079	177,492	156,266	138,908
Other pension costs (note 13)	215,134	214,272	176,995	177,273
	2,703,099	2,487,986	2,186,335	2,003,080

The number of employees whose emoluments, as defined for taxation purposes, amounted to over £60,000 in the year was 1 in the range £60,000 to £70,000 (2018 - Nil), 1 in the range £90,000 to £100,000 (2018 - 1) and 2 in the range £100,000- £110,000 (2018 - 2). Total remuneration of key personnel was £373,962 (2018: £299,855). Total employer's pension contributions for key personnel was £45,778 (2018: £34,436).

No remuneration was paid to any Governor in the year. Travelling and accommodation expenses of £3,602 were reimbursed to three Governors in the year (2018: £5,028 to two Governors).

### 19 Subsidiary companies

#### Burghley Enterprises Limited - Company number 02332264

The turnover of Burghley Enterprises Limited amounted to £1,204,525 (2018: £1,061,948), and the net profit arising of £457,735 (2018: £346,386) is due to be paid under Gift Aid to Burghley House Preservation Trust Limited. During the year the parent company charged £39,000 in rent (2018: £39,000).

The results of Burghley Enterprises Limited for the year ended 31 January 2019 are shown below. Audited accounts are filed with the Registrar of Companies.

	2019 £	2018 £
Turnover and other income	1,204,525	1,061,948
Cost of sales and expenses	(746,790)	(715,562)
Profit for the year	457,735	346,386
Shareholders funds	48,514	48,514

## Notes to the Accounts

### 19 Subsidiary companies (continued)

#### Burghley Horse Trials Limited - Company number 07087188

The turnover of Burghley Horse Trials Limited amounted to £3,880,731 (2018: £3,702,594), and the net profit arising of £164,764 (2018: £145,866) is due to be paid under Gift Aid to Burghley House Preservation Trust Limited. During the year the parent company charged £122,569 in rent (2018: £115,269).

The results of Burghley Horse Trials Limited for the year ended 31 January 2019 are shown below. Audited accounts are filed with the Registrar of Companies.

	2019 £	2018 £
Turnover and other income	3,880,731	3,702,594
Cost of sales and expenses	(3,715,967)	(3,556,728)
Profit for the year	164,764	145,866
Shareholders funds	1	1

#### Burghley Land Limited - Company number 08601360

The income of Burghley Land Limited amounted to £Nil (2018: £NIL), and there was no profit in the year. During the year the parent company charged £Nil in rent (2018: £NIL).

Audited accounts are filed with the Registrar of Companies.

### 20 Related party transactions

Following the Charity Commissioners' agreement, Burghley House Preservation Trust Limited and the Trustees of the 6th Marquess of Exeter Will Trust are sharing income and expenditure in relation to the showing of Burghley House in a proportion based on their respective ownerships of Burghley House.

Relative to the Deed of Apportionment agreed with the Trustees of the 6th Marquess of Exeter Will Trust, they were charged £18,484 (2018: £18,484) for management and maintenance services. The amount owed to the company in respect of these services at 31 January 2019 was £NIL (2018: £18,484).

The Trustees of the 6th Marquess of Exeter are also due to receive £134,807 as a licence fee from Burghley Horse Trials Limited (2018: £119,344) and the amount outstanding at 31 January 2019 amounted to £48,182 (2018: £32,720).

Rental income amounting to £13,500 (2018: £13,500) was received from The Trustees of the 6th Marquess of Exeter Will Trust during the year. No amounts were due at 31 January 2019 (2018: £Nil).

### 21 Capital commitments

At 31 January 2019 The Charity had contracted capital expenditure of £NIL (2018: £28,877).

### 22 Contingent liabilities

A grant has been received from the Football Foundation to be used on the construction of facilities for a local football club. Should the terms and conditions of the grant not be adhered to within a specified period an element of the grant may be repayable. The Governors expect the terms and conditions to be adhered to and therefore believe no further disclosure is necessary in these financial statements. A legal charge has been granted in relation thereto.

## 23 Comparative information

### Consolidated Statement of Financial Activities

incorporating the income and expenditure account

for the year ended 31 January 2018

		2018 Unrestricted Income	2018 Unrestricted Expendable Endowment	2018 Restricted Expendable Endowment	2018 Total
	Notes	£	£	£	£
<b>Income and endowments from:</b>					
Donations and grants	3	65,671	145,814	-	211,485
Other trading activities	3	4,721,474	-	-	4,721,474
Income from investments	4	3,392,035	-	-	3,392,035
Income from charitable activities	3	853,444	-	-	853,444
<b>Total income and endowments</b>		<b>9,032,624</b>	<b>145,814</b>	<b>-</b>	<b>9,178,438</b>
<b>Expenditure on:</b>					
Expenditure on raising funds		5,795,173	42,730	-	5,837,903
Expenditure on charitable activities		2,573,807	108,025	4,760	2,686,592
Other expenditure		-	-	-	-
<b>Total expenditure</b>	5	<b>8,368,980</b>	<b>150,755</b>	<b>4,760</b>	<b>8,524,495</b>
<b>Net gains on investments</b>	14	<b>-</b>	<b>1,116,851</b>	<b>-</b>	<b>1,116,851</b>
<b>Net income/(expenditure)</b>		<b>663,644</b>	<b>1,111,910</b>	<b>(4,760)</b>	<b>1,770,794</b>
Transfers between funds	14	(3,044,219)	3,044,219	-	-
<b>Net Movement in Funds</b>		<b>(2,380,575)</b>	<b>4,156,129</b>	<b>(4,760)</b>	<b>1,770,794</b>
Balance brought forward		(1,936,460)	67,077,518	1,127,800	66,268,858
<b>Balance carried forward</b>	14,15	<b>(4,317,035)</b>	<b>71,233,647</b>	<b>1,123,040</b>	<b>68,039,652</b>



## Legal and Administrative Details

### Governors

Sir John Nutting Bt. QC - retired 31 January 2018  
J C S Chenevix-Trench Esq  
E G Clive, Esq  
A J Feilden, Esq  
Sir Giles Floyd Bt  
E M Harley, Esq  
The Hon Edward Leigh-Pemberton (Chairman)  
W A Oswald, Esq  
W H M Parente Esq  
S J Richmond-Watson Esq  
B T J Stevens, Esq  
Mrs J Tufnell

### Key personnel

House Director	Miranda Rock
House Manager	P J Gompterz
Estates Director	D J Pennell Esq (Savills plc)
Finance Director & Company Secretary	J E P Fitch Esq
Director of the Burghley Horse Trials	Elizabeth Inman

**Company number** 951524 (England and Wales)

**Charity number** 258489

### Registered office

61 St Martins  
Stamford  
Lincolnshire  
PE9 2LQ

### Rural Estate & Property Managers

Savills plc  
33 Margaret Street  
London  
W1G 0JD

### Investment Advisors

Cazenove Capital Management Limited  
12 Moorgate  
London  
EC2R 6DA

### Bankers

National Westminster Bank plc  
Cathedral Square  
Peterborough  
Cambridgeshire  
PE1 1XH

### Independent Auditors

Saffery Champness LLP  
71 Queen Victoria Street  
London  
EC4V 4BE

### Solicitors

Farrer & Co LLP  
66 Lincoln's Inn Fields  
London  
WC2A 3LH

