

BRE TRUST
(A COMPANY LIMITED BY GUARANTEE AND NOT HAVING A SHARE CAPITAL)

CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR

1 APRIL 2015 - 31 MARCH 2016

Company Registration Number: 03282856
Charity Registration Number in England and Wales: 1092193
Charity Registration Number in Scotland: SCO39320

BRE TRUST

FINANCIAL STATEMENTS

For the year 1 April 2015 - 31 March 2016

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BRE TRUST

TRUSTEES' ANNUAL REPORT

For the year 1 April 2015 - 31 March 2016

Constitution

BRE Trust (the "Company" or the "Trust") is a company limited by guarantee Company number 03282856 and a registered as a charity in England and Wales (No 1092193) and in Scotland (No SCO39320). It is governed by its memorandum and articles of association.

Trustees and Officers of the Charity

The Directors of the charitable company (the "Charity") are its Trustees for the purposes of charity law and throughout this report are collectively referred to as the "Trustees". The Trustees acknowledge that the content of the Trustees' report fulfils the requirement to produce a Directors' report as required by Section 415 of the Companies Act 2006.

The Trustees serving during the year and since the year end were as follows:

	Total Meetings
James Wates CBE, FCIQB, FRSA, Chairman	4
John Carter	1
Michael Dickson CBE, FREng FICtructE FICE FRSA	4
Hugh Ferguson (resigned 31 August 2016)	3
Liz Goodwin	4
Sir Ken Knight CBE, QFSM	2
Quentin Leiper CBE FREng, FICE	4
Peter Lobban OBE	3
Martin Wyatt FRSA	2
Francesca Berriman (appointed 3 June 2015)	3
Ashley Pocock (appointed 3 June 2015)	3
Ashley Wheaton (appointed 3 June 2015, resigned 31 July 2016)	3
Nick Jennings CB (appointed 3 September 2015)	2
Russell Heusch Secretary (resigned 30 June 2016)	
Beverley Ann McBain Secretary (appointed 30 June 2016)	

The Trustees have delegated the day to day management of the Charity to the Chief Executive of BRE Group Limited, Peter Bonfield and the Chief Financial Officer, Jatinder Brainch and management of its subsidiary activities to the Board of BRE Group Limited.

Registered Office

Bucknalls Lane, Garston, Watford, Herts WD25 9XX

Auditors

KPMG LLP, 58 Clarendon Road, Watford, Herts WD17 1DE

Bankers

Barclays Bank PLC, 1 Churchill Place, London E14 5HP

Solicitors

Sherrards LLP, 45 Grosvenor Road, St Albans, Herts AL1 3AW

Structure and Governance

The BRE Trust is a charitable company limited by guarantee.

BRE TRUST

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The Trust was originally formed to provide independent, non-sectoral ownership for the Building Research Establishment (BRE), an Executive Agency of the Department of the Environment, when it was transferred to the private sector in March 1997. It is governed by its Memorandum and Articles of Association which were brought into effect from 1 April 2002 when the Trust obtained charitable status. The governing arrangements of the Trust, originally created to ensure the independence of BRE and that its advice and research are objective and free from bias, continue to be achieved. BRE continues to have a high reputation, both nationally and in the international arena, as an impartial and highly respected consultancy and research organisation.

As Directors of a charitable company owning BRE Group Limited, the Trustees have dual responsibilities: overseeing the operations of its subsidiary companies and meeting the Trust's obligations as a charity.

The governing body of the Trust is its Council. The Council consists of Members who are in law both Directors of the Company and Trustees of the Charity.

Objects

As a charity all the Trust's activities must at all times conform with the statement of 'objects' given in the governing documents – the Memorandum and Articles of Association:

The Trust's objects are for the public benefit:

- to undertake, commission and support research in areas of science, engineering, information technology, management and economics associated with the built environment, including its processes and artefacts;
- to advance knowledge, innovation, and communication, and to promote education and excellence, in all such matters, and to collect, collate and publish useful information, ideas, and data relating thereto; and
- to undertake, commission, facilitate and support carbon emission reduction projects and such other activities and services as are beneficial to the built environment and charitable in law.

The aims of the Trust include maintenance of a strategic plan for funding world class research in the built environment; to play a leading role in the development and expansion of research and to disseminate and promote its application through its publications to stimulate high quality, innovation and excellence in pursuit of a sustainable built environment for public benefit.

The Trust's strategy for achieving its stated objectives for the public good are to provide targeted funding for development of a world class research organisation, working in collaboration with the BRE University Centres of Excellence, the continuation of its education programmes by providing funding for PhD students and those studying for Masters degrees and to provide funding for publications to communicate the outcomes and provide the information needed to those who implement change in the built environment.

The Trustees confirm that they have referred to the general guidance on public benefit issued by the Charity Commission when reviewing on an annual basis the Trust's aims and objectives and in planning future activities and setting the grant making policies for the year. Any benefit received by researchers and research institutes is purely incidental to the objectives of the Trust's work.

Governance

Trustees are invited to become a Trustee for their general expertise which would be of benefit to the Trust. The Council of Trustees comprises up to 14 Trustees, The Chairman is appointed by the Council for a 3 year period. If there are several candidates for any one Trustee position then the Council will take the views of the members of Council when it elects the Trustee. The Council has three standing committees reporting to it, namely the Audit Committee, the Research Committee and the Publications Committee. The Audit Committee is chaired by a non-executive director of BRE Group Board and the Research Committee and the Publications Committee are chaired by a Trustee. Each committee formulates decisions for ratification by the Council of Trustees.

The Trustees apply the principles of the UK Corporate Governance Code as appropriate and having regard to the Charities SORP.

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BRE Trust considers that it is important that all Trustees make a positive and meaningful contribution to the objectives of the Trust. New Trustees are issued with a comprehensive guidance hand book which details the duties of Trustees and disclosure requirements, particularly where there are conflicts of interest. Trustees have the opportunity to attend an induction meeting to ensure they understand the content of these documents and to ask questions on the organisation of the Trust. The Trust has a mechanism to provide Trustees with external professional advice if required.

Management

The role of Trustees is explicitly defined as:

- to manage and administer the activities of the Trust, its assets and investments, in accordance with the relevant Acts and guidance issued by the Charities Commission;
- to give strategic direction to the work of the Trust and group companies;
- to make input into the strategic business plans of the group companies;
- to extend the scope of the Trust's charitable activities for the public good and seek funding;
- to develop research and education objectives for the charity and to prioritise expenditure against such objectives;
- to act as ambassadors for the work and objectives of the Trust and its group companies;
- to periodically benchmark the activities and achievements of the BRE Trust and its group of companies; and
- to ensure the excellence of scientific standards within the BRE group of companies.

All other day to day decisions have been delegated to the boards of directors of the subsidiary companies.

The Council meets quarterly and directors of subsidiary companies and senior staff are invited to the meetings to report on operational and business performance.

Audit Committee

The Audit Committee comprises the BRE Group Board non-executive Directors Catherine Wall (Chair) and David Szymanski and a representative of the Trustees, Peter Lobban. Attending, by invitation, are the BRE Group non-Executive Chairman, Chris Earnshaw, Chief Executive, Peter Bonfield, and the Finance Director, Russell Heusch.

David Szymanski resigned as a non-executive Director on 31 July 2015. Catherine Wall resigned as a non-executive director on 4 July 2016. Brigid Sutcliffe (Chair) and Ashley Wheaton were appointed as a non-executive Directors on 11 July 2016.

The Audit Committee met five times during the year to review financial performance and monitor such matters as the group's external financial reporting, audit activities, risk management and corporate governance. The Committee acts as audit committee for both the BRE Trust and the operating companies. The Audit Committee members' attendance at meetings of the Audit Committee during the year ended 31 March 2016 was as follows:

Members	Attendance
Catherine Wall	5
Peter Lobban	5
David Szymanski	2
Chris Earnshaw	4

Risk Management

The Trust and the group maintain detailed and comprehensive, group-wide systems for managing risk, operational and compliance issues across all activities. Systems are continuously evolving and currently include a code of conduct, compulsory training, mandatory procedures, a detailed high level risk analysis and response, mandatory risk assessments, appropriate insurances and internal audit. The major risks faced by the Trust and the group are reviewed on an annual basis by the Audit Committee, the BRE Group Board and the Council. The Trust research and publication committees are also reminded of their duties and include an annual review of risks. The Trustees advise on improvements to risk procedures, which are incorporated into operations and reported on in the next annual report. The Trustees acknowledge their responsibility for the group system of internal control and for monitoring its effectiveness.

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The Trust has identified that its major risks relate to the loss or damage to its reputation arising from any failure to maintain the highest quality of research and publications. To address this concern, the Trust has established a series of control and review forums, including the research and publication committees, to ensure standards are maintained at the highest level.

The Trust has also identified a risk arising from the need to ensure sufficient reserves are created and maintained to ensure the Trust could continue to operate effectively in the event of short term financial pressures. To manage this risk, the Trust reviews financial performance and future financial performance indicators to ensure sufficient reserves are maintained. The Trust is also broadening the number of partners providing financial support to the Trust.

The Trustees accept that such a system can provide only reasonable and not absolute assurance against material misstatement and loss and that the system is designed to provide the Trustees with reasonable assurance that problems are identified on a timely basis and dealt with appropriately and that systems exist to mitigate those risks. The Trustees are content that the controls are effective and that risks faced by the Charity have been minimised.

Activities

The Trust is the owner of BRE Group Limited and through that ownership, of trading subsidiary companies Building Research Establishment Limited and BRE Global Limited. The commercial activities of the Trust are carried out through these subsidiary companies - please see page 40 for further details. Taxable profits arising in the UK are gift-aided to the Trust to be used in furtherance of the Charity's objects and for no other purposes. As the owner of these companies the Trust has an obligation to act to secure their success.

This ownership structure means that:

BRE Trust has the flexibilities and freedoms as a charity to promote its objectives for the public good.

- BRE Group companies can maintain their independence from sector or political interests. They can act for the benefit of the built environment, the construction industry and its clients, whilst being free to develop as businesses.
- The corporate structure is clear and extensible with responsibilities and risks clearly defined.
- Taxation can be minimised whilst accommodating the assets, loans and necessary cash flows between companies.

BRE Group Remuneration Committee and Nomination Committee

The BRE Group Remuneration Committee is responsible for determining the remuneration and conditions of the executive directors of the subsidiary companies. In determining appropriate levels of remuneration for the executive directors, the Remuneration Committee aims to provide packages that are competitive in the marketplace and will attract and retain high quality executives capable of achieving the subsidiary companies' objectives and ultimately those of the Trust. The Remuneration Committee retains the right to seek external benchmarking as required to ensure these aims are fulfilled.

The BRE Group Nomination Committee leads the process for identifying and makes recommendations to the Board regarding candidates for appointment as directors and other senior executives of BRE Group and its subsidiary boards, giving full consideration to succession planning and the leadership needs of the Group. It reviews regularly the structure, size and composition of the Board, including the balance of skills, knowledge and experience and the independence of the non-executive directors, and makes recommendations to the Board with regard to any changes. The Nomination Committee meets periodically when required.

Membership of both committees consisted of Chris Earnshaw (non-executive Chairman of BRE Group), and Catherine Wall as the non-executive Director of BRE.

Business Development

BRE TRUST

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BRE has continued to be successful in developing the range of products and services it offers and remains focussed on innovation, risk and sustainability. To support this a number of mergers and acquisitions took place in 2015/16. This included YellowJacket, a product focussed on the delivery of services supporting Health and Safety, a team of experts formerly of the Institute for Sustainability, focussed on delivering research and development programmes focused on sustainable urbanisation and CEEQUAL, a proprietary methodology to deliver sustainable infrastructure projects. All have brought new critical staff, enhancing the existing capabilities and offerings of BRE Group, in line with future market needs. BRE has also set up a new company in China to provide focus and presence to grow products and services in the Far East. This will continue to be supported via the BRE Academy as part of BRE's wider lifetime learning platform offerings.

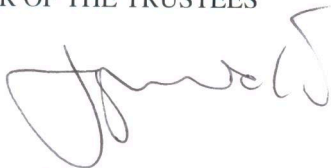
The identification of knowledge gaps in the marketplace and the corresponding development needs of current and future products and services has resulted in more targeted proposals for BRE Trust funding for research and dissemination. This will also extend to all future studentships and other strategic partnerships formed with third party organisations.

BRE Trust Programmes

As a charity for research and education, the BRE Trust commissions and supports 'for public benefit research' at BRE group of companies and elsewhere. This is delivered via three main programmes: the Research Programme, the Publications Programme and the University Centres of Excellence. The BRE Trust aims to ensure that access is available in the UK to all the practical aspects of work it funds irrespective of nationality, gender and personal means, so that the research findings impact on the lives of the public.

Eligibility for funding is restricted to applicants having expertise in the relevant field in order to ensure high standards of practice and high quality results. The Trust follows best practice in maintaining the independence of funding and ensuring that sponsored individuals and research institutions abide by best practice in research ethics and environmental testing. This is measured as part of the on-going review of milestones deliverables by the Trust Programme Manager. The Trust's aim is to maximise efficacy of programmes for the public good whilst minimising the likelihood of harm to individuals and the environment.

BY ORDER OF THE TRUSTEES



James Wates CBE

Chairman

Company Registration Number: 03282856
Charity Registration Number in England and Wales: 1092193
Charity Registration Number in Scotland: SCO39320

Bucknalls Lane
Garston
Watford
WD25 9XX

24 January 2017

BRE TRUST

STRATEGIC REPORT

For the year 1 April 2015 - 31 March 2016

BRE Trust Research Programme

BRE Research Committee

The Research Committee meets at least 4 times per year to agree research projects to be undertaken and review completed research projects and any other ad hoc items related to the effective allocation of funds. In 2015 the Committee met 4 times to review new research project proposals and also carry out post-project reviews of selected projects. One of these meetings was held jointly with the Publications Committee to review overall processes and discuss how the activities of 2 Committees could be more integrated.

The Research Committee members' attendance at meetings of the Research Committee during the year ended 31 March 2016 was as follows:

Member	Attendance
Liz Goodwin	4
Michael Dickson	4
Quentin Leiper	3
Ashley Pocock	3

Overall Programme Progress

At the end of the final quarter of 2015/16, the Managed Programme had 8 active projects remaining from the total 32 live projects throughout the year (25 active at the start of the year and 7 new projects approved in year). A total of 24 projects were completed and closed in year, delivering a total of 44 milestones. This demonstrates significant progress in improving the pace of delivery compared with previous years.

The Research Committee approved 7 new projects for funding in total, committing £155k of new Trust funding, leveraging a further £65k of funding but also a further £950k external funding won for aligned research. The total spend on the programme was £428k.

The Thematic Programme focused on Future Cities, which was launched in 2012 was completed in 2015, with the final 3 milestones delivered by year end. This expended the final £112k budgeted for the year.

The new Thematic Programme focused on resilience began in 2015, with 5 new projects approved by the Research Committee in December 2014 for phase 1. These focused on flooding, overheating, wind leading, post-disaster recovery and resilience in Brazil. The total Trust budget for these projects is £322k. 6 milestones were delivered during the year, expending £152k. The Research Committee approved a further 4 projects with a total Trust budget of £350k at the December 2015 meeting, allowing early preparation for these projects to start in April 2016. These projects will continue the work already started on flooding as well as starting new work focused on energy, cyber and standards.

Trust Publications Programme

BRE Publications Committee

The Publications Committee met 3 times in 2015/16, to review new proposals and also to meet with the Research committee to discuss how the activities of the 2 Committees could be further aligned.

The Publications Committee members' attendance at meetings of the Research Committee during the year ended 31 March 2016 was as follows:

Member	Attendance
Hugh Ferguson	3
John Carter	2
Francesca Berriman	2
Ashley Wheaton	1

Overall Programme Progress

BRE TRUST

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For the year 1 April 2015 - 31 March 2016

2015/16 saw continued progress with the delivery of the active programme, with £261k of income expended on completing:

- 23 IHSPress releases, which are a mix of updates existing and new titles
- 11 other free downloadable briefing papers containing detailed technical information
- 15 technical articles published in 3rd party journals,
- Verbal presentations at over 35 events
- 6 new training courses.

The Publications Committee met in May 2016 to review and approve new projects for 2016. 8 were approved, requiring £66k of funding. An increasing number of these outputs will embrace new digital formats and also enhance active learning, being distributed via the BRE Academy.

The active dissemination and promotion of new titles continues, using a number of digital platforms, and the total circulation for these exceeds 100,000 and the number of visits and downloads continues to grow. The Construction Information Service continues to be the traditional platform for IHSPress publications, with approx. 150,000 downloads per year across the 1,300 catalogue of BRE publications it hosts. Designing Buildingswiki now has 88 BRE articles which have received over 18,000 viewings in the last year, which is growing significantly each month. This is becoming a very important portal for dissemination of free information to the wider built environment community.

BRE University Centres of Excellence

The Trust awards scholarships and bursaries to PhD students and provides financial support for the Chairs held by the Directors of the Centres that together form the 'BRE-Universities Partnership'. The Trust continued to provide financial support to the original five Chairs at the following BRE Centres:

- University of Edinburgh (Fire Safety Engineering),
- University of Strathclyde (Energy Utilisation Research),
- University of Bath (Innovative Construction Materials)
- Cardiff University, School of Engineering (Centre for Sustainable Engineering)
- University of Brasilia, School of Architecture (Centre for Sustainable Urbanisation)

In 2015, the Trust and the BRE University Centres held the Annual Review Meeting on 28th October 2015 at The University of Bath. This provided an opportunity for the 5 Chairs to present an overview of their future research plans and also discuss areas for increased collaboration.

All of the eight University Centres in the BRE - Universities Partnership are allocated PhD studentships funded by the Trust. During the year to 31 March 2016 the following studentships were taken up and new awards made:

- Maddalana Lavene, Strathclyde, Oct-15
- Valentina Bonetti, Strathclyde, Oct-15
- Ciaran Higgins, Strathclyde, Oct-15
- Fiona Gleed, Bath, Sept-15
- Will Hawkins, Bath, Oct-15
- Yu Li, Cardiff, Apr-15
- Corentin Custer, Cardiff, Jul-15
- Aurimas Bukauskas, Bath, Mar-16

In addition, 5 other studentships were funded at Loughborough, part of a new strategic partnership with BRE focused on sustainable products and responsible resourcing:

- Katharine Adams, Loughborough, Dec-15
- Assel Katanbayeva, Loughborough, Dec-15
- Constantinos Mourkos, Loughborough, Dec-15
- Stephen Zhang, Loughborough, Feb-16
- Madelaine Edgeworth, Loughborough, Feb-16

PhDs completed in 2015/16:

The following 2 BRE Trust funded PhD research projects were completed in 2015/16

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- Neil Holcroft, Bath
- Felippo Monari, Strathclyde

At the conclusion of 2015/16 there were 28 active PhD projects within the BRE Trust PhD postgraduate scholarship scheme.

Trust Sponsorships

In addition to the BRE Trust Research Conference, BRE Trust supported:

- Sponsorship of www.Designingbuildings.wiki to actively promote the outputs of the BRE Trust Programmes to a wider industry group
- The Worshipful Company of Constructors Royal Charter International Research Award
- The Armourer's and Braziers Cambridge Forum Conference

Summary of Achievements and Performance

The Trustees are pleased to report that the Charity has achieved its principal objectives for the financial year to 31 March 2016, particularly given the continuing well publicised difficulties faced by the construction sector.

Expenditure of £1,658k by the Trust was achieved compared with £2,810k in 2014/15. On the main programmes the Trust spent £428k (2014/15: £951k) on projects in its managed research programme The Trust also spent £264k (2014/15: £468k) in the third year of the Thematic Programmes. In addition, the publications programme spent £261k (2014/15: £629k) and £418k (2014/15:£480k) was spent on the University Centres of Excellence.

24 Research Projects were completed and 7 new projects commissioned. The Future Cities Programme was completed and the new Resilience Programme started. 85 new publication outputs were released and 8 new titles commissioned. The 5 University Centres of Excellence continued to supported and 13 new studentships approved, with 2 studentships completed. At the year-end there were 28 active Trust-funded studentships across all University partnerships.

Other Factors Affecting the Group

Personnel Policies

The group has instituted means of keeping employees informed of matters affecting them as employees and the financial and economic factors affecting the performance of the group. This is achieved through consultations with employee representatives and various information channels. Employment policies aim to provide equal opportunities, irrespective of sex, race, religion or marital status. Applications by disabled persons are given full and fair consideration and, wherever practicable, provision is made for their special needs. The same criteria apply to disabled persons for training, career development and promotion as to any other employee. If any employee becomes disabled, every effort is made to ensure their continued employment by providing adequate facilities, offering an alternative job or providing retraining where necessary.

Environmental

As much of BRE group of companies' core business is directly connected with helping others to improve their environmental performance and the environment around them, it is essential for BRE to practice what it preaches and thus ensure that its operations and activities are being managed in a way which is both energy and resource-efficient.

The BRE Group's Sustainability Plan – the 'S Plan', targets our key impact areas including: Energy, Waste, Transport emissions, Community Engagement, Water and Ecology issues. In 2015 the highlights for achievements can be summarised as:

Energy

- BRE Garston 2015 electricity consumption was **1.5%** lower than 2014 (20% reduction since 2010), and on track to meet our 2020 goal of halving our electricity usage (2010 baseline).

Waste

- BRE Garston reduced total office waste by **32 tonnes** in 2015 compared to 2014. Recyclable waste reduced by 1 tonne per month and non-recyclable waste reduced by 1.7 tonnes per month. This was in

BRE TRUST

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For the year 1 April 2015 - 31 March 2016

part down to a new site-wide printer policy which has had a hugely positive impact on the reduction in resource and paper use

- New recycling bin labels rolled out across BRE to better communicate materials that can be recycled
- Continue to divert **99.9%** of non-hazardous waste from landfill. 50% of this waste is recycled whilst the remaining is sent for Energy from Waste plant.

Transport

- Reached a milestone of **100** BRE staff (15% of total workforce) signed up for the Active Travel Scheme which rewards active commuters (walking and cycling to work) with a free healthy breakfast or a full fry-up!
- BRE was **1st place** for the fourth year in a row in the Herts Cycle Challenge which encourages staff to cycle to work. BRE also finished 8th overall nationally.
- BRE expanded its fleet of British-built Brompton fold-up pool bikes for staff to use for business travel as well as pleasure.
- New cyclist changing rooms opened in early 2015.

Water

- We reduced our minimum water flow onsite by 1330 litres/hr average to 1000 litres/hr this year saving over 20,000m³

Community Engagement

- **59 school visits** (in-reach and out-reach) took place during 2015 with children from Primary up to College learning about Sustainability within the Built Environment at BRE's world leading Innovation Park at its Headquarters in Watford.
- BRE hosted its **first public cycle racing** event at its Headquarters in Watford – Tour of Hertfordshire cycle series took place on 7th June 2015 with over 150 cyclists racing around a 1KM high octane closed-road circuit including BRE CEO Pete Bonfield.
- BRE also opened its door as part of the Heritage Open Days in September whilst also welcoming visitors during Sustainable St Albans Week in November.
- Hosted three local Cub groups and two visits for members of Neighbourhood Planning Committees from our local parishes.
- During 2015 individual members of staff volunteered a total of **223 hours** of work time to help those in need with a value of **£17,776**.

Health & Wellbeing

- New BRE staff Health Plan (HealthShield) launched on 1st June 2015
- BRE Health & Well-being day took place in November 2015
- Opening of the newly refurbished weights gymnasium for staff

In support of the 2015 Paris Climate Conference BRE have set new targets to halve our impact by 2020.

- By 2020, we will halve our CO₂e emissions associated with the energy consumed (electricity and natural gas use) on the BRE Garston site.
- By 2020, we will halve the amount of unsegregated non-recyclable waste produced at BRE Garston site, and continue to send zero non-hazardous waste to landfill.
- By 2020, we will halve associated CO₂ emissions from BRE staff travel to work.
- By 2020, we will halve our water use on the BRE Garston site.
- By 2020, we will deliver face to face teaching on climate change and sustainability to 19,000 school children through BRE's Sustainable Development Programme for Schools.

Financial Review

The financial statements have been prepared on the basis of the accounting policies attached and comply with the current statutory requirements, applicable law and the Statement of Recommended Practice "Accounting and Reporting by Charities" issued in January 2015 (the "SORP"). The principal accounting policies are included in the financial statements pages 14 to 16. Incoming resources to the charity decreased compared to last year at

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For the year 1 April 2015 - 31 March 2016

£662k (2015: £2,329k), which was the result of lower gift aid payments from trading subsidiaries. Research expenditure was £1,658k (2015: £2,810k), a decrease from the previous year.

BRE Ltd's turnover decreased to £20,655k (2014: £21,312k) and operating profit decreased to £217k (2014: £1,239k). BRE Global Limited's turnover increased to £28,854 (2014: £28,478k), despite the economic background, by further expanding the product range and growing international activity, but increased costs resulted in an operating profit of £2,215k (2014: £2,560k).

The directors of the subsidiary companies consider that the profits of the subsidiary companies were appropriate for the level of business activity.

Pensions Deficit

The FRS102 pension scheme deficits relating to the two defined benefit schemes operated by BRE are incorporated into the balance sheet of Building Research Establishment Limited and of the Group. The deficit decreased during the year to £38,288k (2015: £41,653k). The Directors of Building Research Establishment Limited consider that since the company is able to meet all of its short and medium term liabilities, and the nature of the pension scheme deficit is long term, that this does not impact on Building Research Establishment Limited as a going concern.

Reserves Policy

The Trust only holds reserves that it applies on its research and related long term objectives. Unrestricted funds are currently maintained at a level to enable the Charity to fund projects up to three years in the future. The funds of the Charity have decreased during the financial year to £7,323k (2015: £8,319k), of which £7,310k is unrestricted (2015: £8,250k). The Trustees consider the level of reserves appropriate for the level of expenditure currently being incurred and the plan to expand research activity in future years.

Creditors Payment Policy

The group operates normal trading terms of payment in 45 days when making payments to its creditors.

Disclosure of Information to Auditor

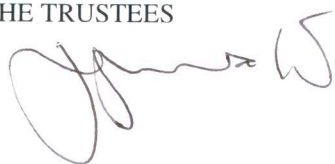
The Trustees who held office at the date of approval of this Trustees' Annual Report confirm that, so far as they are each aware, there is no relevant audit information of which the group and charitable company's auditor is unaware; and each trustee has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the group and charitable company's auditor is aware of that information.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

BY ORDER OF THE TRUSTEES

James Wates CBE
Chairman



Bucknalls Lane
Garston
Watford
WD25 9XX

Company Registration Number: 03282856
Charity Registration Number in England and Wales: 1092193
Charity Registration Number in Scotland: SCO39320
24 January 2017

BRE TRUST

STATEMENT OF RESPONSIBILITIES

For the year 1 April 2015 - 31 March 2016

Statement of responsibilities of the Trustees of BRE Trust in respect of the Trustees' annual report and the financial statements

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations.

Company and charity law requires the trustees to prepare financial statements for each financial year. Under that law they have are required to prepare the group and parent company financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice) including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the group and charitable company and of the group's excess of income over expenditure for that period.

In preparing each of the group and charitable company financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and the charitable company will continue its activities.

The trustees are responsible for keeping adequate and proper accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that its financial statements comply with the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005, and regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended). They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the group and to prevent and detect fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

BRE TRUST
INDEPENDENT AUDITORS REPORT

For the year 1 April 2015 - 31 March 2016

Independent auditor's report to the trustees and members of BRE Trust

We have audited the financial statements of BRE Trust for the year ended 31 March 2016 set out on pages 14 to 42. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice) including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the charity's trustees, as a body, in accordance with section 44 (1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charitable company's members and the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity, its members as a body and its trustees as a body, for our audit work, for this report or for the opinions we have formed.

Respective responsibilities of trustees and auditor

As explained more fully in the Statement of Trustees' Responsibilities set out on page 11, the trustees (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.

We have been appointed as auditor under section 44 (1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with regulations made under those Acts. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the charitable company's affairs as at 31 March 2016 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 UK Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005, and regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Trustees' Annual Report, which constitutes the Strategic Report and the Trustees' Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

BRE TRUST
INDEPENDENT AUDITORS REPORT

For the year 1 April 2015 - 31 March 2016

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006 (as amended) require us to report to you if in our opinion:

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

M Matthewman

Mark Matthewman (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
KPMG LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006
58 Clarendon Road
Watford
Herts
WD17 1DE

31 January 2017

BRE TRUST
PRINCIPAL ACCOUNTING POLICIES

For the year 1 April 2015 - 31 March 2016

BASIS OF PREPARATION

The 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) (August 2014) and the Companies Act 2006. BRE Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

RECONCILIATION WITH PREVIOUS GENERALLY ACCEPTED ACCOUNTING PRACTICE

In preparing the accounts the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 the restatement of comparative items was required.

At the date of transition in applying the requirement to recognise liabilities arising from employee benefits, a liability was recognised for short-term compensated absence arising from employee entitlement to paid annual leave. The initial liability recognised at the date of transition was for the holiday entitlement due at the transition date. The initial liability was £342k.

In addition, the policy for accounting for Goodwill amortisation was changed to having a maximum of 5 years useful economic life in accordance with FRS 102. The reduction in the intangible asset value at the date of transition was £383k. Goodwill amortisation of £64k previously charged to the statement of financial activities for the year ended 31 March 2015 was removed.

In addition, the net finance cost calculation was changed to be derived by applying the discount rate to the net scheme liabilities with no separate consideration given to the yield on scheme assets in determining the net finance cost. This increased the actuarial gain offset by an increase in the net finance cost charge to the statement of financial activities by £1,913k.

BASIS OF CONSOLIDATION

The Charity is included in the consolidated financial statements, and is considered to be a qualifying entity under FRS 102 paragraphs 1.8 to 1.12. The following exemptions available under FRS 102 in respect of certain disclosures for the Charity financial statements have been applied:

- No separate parent company Cash Flow Statement with related notes is included;
- the disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1; and
- No transactions or balances with entities which are wholly-owned within the group are disclosed.

The group financial statements consolidate the financial statements of the charitable company and its subsidiary undertakings on a line by line basis. The acquisition method of accounting has been adopted. Under this method, the results of subsidiary undertakings acquired or disposed of in the year are included in the consolidated statement of financial activities from the date of acquisition or up to the date of disposal.

Details of the principal subsidiary undertakings are shown in note 21. Transactions or balances between BRE Trust group entities that have been eliminated on consolidation are not reported.

ASSOCIATED UNDERTAKINGS

Undertakings, other than subsidiary undertakings, in which the group has an investment of at least 20% of the shares and over which it exerts significant influence, are treated as associates under the equity accounting method adjusted for provisions and impairment.

INTANGIBLE ASSETS

Purchased goodwill is capitalised and amortised over its useful economic life, which is determined on a case by case basis, but does not exceed 5 years.

BRE TRUST
PRINCIPAL ACCOUNTING POLICIES

For the year 1 April 2015 - 31 March 2016

Negative goodwill arising on business combinations since 1 April 1998 is included in intangible assets and released to the Statement of Financial Activities over the period in which the fair values of the non-monetary assets purchased on the same acquisitions are recovered whether through depreciation or sale. Any negative goodwill in excess of the values of the non-monetary assets is written back in the profit and loss account over the period negative goodwill will benefit the group.

Expenditure incurred in the development or purchase of software and the purchase of licence agreements is capitalised and written off over the useful economic life of the asset and will not exceed 20 years.

INCOME

Income is recognised when the group has entitlement to the funds, any performance conditions attached to the item of income has been met, and where it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants is recognised when the group has entitlement to the funds, any performance conditions attached to the grants have been met and where it is probable that the income will be received and the amount can be measured reliably.

All funds of the charity and the group are unrestricted funds, with the exception of WRAP funding which is restricted. Restricted funds are used for research to reduce the environmental impact of the UK house building industry.

Profit is recognised on long term contracts, if the final outcome can be assessed with reasonable certainty, by including in the profit and loss account turnover reflecting the proportion of work completed to date on the project.

EXPENDITURE

Resources expended are accounted for when incurred. Costs and overhead are directly allocated to activities for generating funds.

TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets above £1,000 and all computers are capitalised and stated at cost or valuation less depreciation. Annual impairment reviews are performed. Depreciation is provided at rates calculated to write off the cost of each asset over its expected useful life on a straight line basis, as shown below:

Leasehold Improvements	8 years
Freehold buildings	5-20 years
Plant and machinery	3-10 years
Fixtures and fittings	7 years
Motor vehicles	3-10 years

No depreciation is provided on freehold land.

LONG TERM CONTRACTS

Amounts recoverable on long term contracts, which are included in debtors, are stated at the net sales value of the work done after making provision for contingencies and anticipated future losses on contracts and deducting amounts received as payments on account. Payments on account are shown in creditors due in less than one year.

LEASED ASSETS

All leases are regarded as operating leases and the payments made under them are charged to the statement of financial activities on a straight line basis over the lease term.

Assets held under finance leases and hire purchase contracts are capitalised in the balance sheet and depreciated over their expected useful lives. The interest element of leasing payments represents a constant proportion of the capital balance outstanding and is charged to the statement of financial activities over the period of the lease.

BRE TRUST
PRINCIPAL ACCOUNTING POLICIES

For the year 1 April 2015 - 31 March 2016

PROVISIONS

Provisions are recognised when there is a present legal or constructive obligation as a result of a past event, it is probable that a transfer of economic benefit will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Within provisions is an amount for enhanced redundancy benefits where employees over 50 years of age can, under TUPE rules, translate part of their redundancy entitlement into an annual compensation payment a provision is made for the future amounts payable over the estimated life expectancy of the ex-employees.

TAXATION

Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred taxation is recognised, without discounting, in respect of all timing differences between treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date.

FOREIGN CURRENCIES

Transactions in foreign currencies are translated at the exchange rate ruling at the date of the transaction. Monetary assets and liabilities in foreign currencies are translated at the rate of exchange ruling at the balance sheet date. Any exchange differences are dealt with through the profit and loss account.

The P&L, assets and liabilities of overseas subsidiary undertakings are translated at the closing exchange rates. Gains and losses arising from the translation of opening balances and long term loans are taken to reserves.

RESEARCH AND DEVELOPMENT

All research expenditure is charged to the statement of financial activities in the period in which it is incurred. The development costs incurred in the creation of new software products and tools are capitalised under intangibles.

POST-RETIREMENT BENEFITS

Building Research Establishment Limited operates a defined benefit pension schemes providing benefits based on final pensionable pay. The BRE Pension Scheme was closed to future accrual at 28 February 2007 and the LPC scheme at 31 March 2009. The two schemes were merged together during the year forming the BRE and LPC Pension Scheme. The assets of the scheme are held separately from those of the Trust and the trading subsidiaries.

Pension scheme assets are measured using market values. Pension scheme liabilities are measured using a projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability.

The pension scheme surplus (to the extent that it is recoverable) or deficit is recognised in full. The movement in the scheme surplus/deficit is split between operating charges, finance items and, in the statement of total recognised gains and losses, actuarial gains and losses.

Building Research Establishment Limited also operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Trust and its subsidiaries in an independently administered fund. The pension costs charged against net income are the contributions payable to the scheme in respect of the accounting period.

BRE TRUST
CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES

For the year 1 April 2015 - 31 March 2016

	Note	Restricted Funds 2016 £'000	Unrestricted Funds 2016 £'000	Total Funds 2016 £'000	Total Funds 2015 £'000
Income from trading activities and investments	1				
Other trading activities		-	47,830	47,830	45,868
Interest receivable		-	-	-	124
Total income		-	47,830	47,830	45,992
Expenditure					
Commercial trading operations	2	-	(46,486)	(46,486)	(42,823)
Charitable activities					
Research commissioned by the Charity		(56)	(1,602)	(1,658)	(2,810)
Total expenditure		(56)	(48,088)	(48,144)	(45,633)
Share of associate investment profit		-	1	1	6
Net (expenditure) / income		(56)	(257)	(313)	365
Other recognised losses					
Intangible assets		-	266	266	-
Actuarial gains/(losses) on defined benefit pension schemes		-	2,554	2,554	(12,292)
Revaluation of land		-	3,244	3,244	3,119
Exchange movement on overseas subsidiary reserves		-	-	-	24
Tax		-	-	-	(33)
Net movement in funds for the year		(56)	5,807	5,751	(8,817)
Reconciliation of funds					
Total funds/(deficits) brought forward	14	69	(14,604)	(14,535)	(5,718)
Total funds/(deficit) carried forward		13	(8,797)	(8,784)	(14,535)

In 2015 the net movement of funds for the year on restricted funds was a loss of £50k

All recognised gains and losses are included in the statement of financial activities.

The accompanying accounting policies and notes on pages 14 to 42 form an integral part of these financial statements.

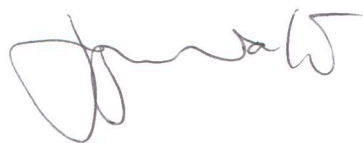
BRE TRUST
CONSOLIDATED BALANCE SHEET

For the year 1 April 2015 - 31 March 2016

	Note	2016 £'000	2015 £'000
Fixed assets			
Intangible assets	8	1,972	875
Tangible assets	9	29,690	26,770
Investments	10	17	16
		31,679	27,661
Current assets			
Debtors	11	14,887	12,721
Cash		659	2,707
Creditors: amounts falling due within one year	12	(14,668)	(14,159)
		878	1,269
Net current assets		878	1,269
Total assets less current liabilities		32,557	28,930
Provisions for liabilities	13	(3,053)	(1,812)
		29,504	27,118
Net assets excluding pensions liabilities		29,504	27,118
Defined benefit pension scheme liability	18	(38,288)	(41,653)
		(8,784)	(14,535)
Net liabilities including pension liabilities		(8,784)	(14,535)
Funds of the group			
Unrestricted funds:			
General fund	14	(25,405)	(28,418)
Other reserves	14	450	900
Revaluation reserve	14	16,158	12,914
Restricted funds:			
Income fund	14	13	69
		(8,784)	(14,535)
Total deficit		(8,784)	(14,535)

These financial statements were approved by the Trustees on 24 January 2017

James Wates
Chairman



The accompanying accounting policies and notes on pages 14 to 42 form an integral part of these financial statements.

BRE TRUST**CHARITY STATEMENT OF FINANCIAL ACTIVITIES**

For the year 1 April 2015 - 31 March 2016

	Note	Restricted Funds 2016 £'000	Unrestricted funds 2016 £'000	Total funds 2016 £'000	Total funds 2015 £'000
Income from Charitable activities and investments					
Research income		-	29	29	22
Gift Aid received	1	-	600	600	2,270
Group interest received		-	33	33	37
Total income		-	662	662	2,329
Expenditure					
Research expenditure		(56)	(1,602)	(1,658)	(2,810)
Net movement in funds for the year		(56)	(940)	(996)	(481)
Reconciliation of funds					
Total funds brought forward		69	8,250	8,319	8,800
Total funds carried forward	14	13	7,310	7,323	8,319

All recognised gains and losses are included in the statement of financial activities.

The accompanying accounting policies and notes on pages 14 to 42 form an integral part of these financial statements.

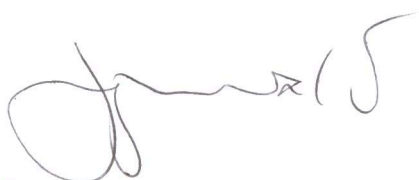
BRE TRUST

CHARITY BALANCE SHEET

As at 31 March 2016

	Note	2016 £'000	2015 £'000
Investments	10	5,000	5,000
<hr/>			
Current assets			
Debtors	11	2,867	4,457
Cash		89	170
Creditors: amounts falling due within one year	12	(633)	(1,308)
<hr/>			
Net current assets		2,323	3,319
<hr/>			
Net assets		7,323	8,319
<hr/>			
Funds of the charity			
Unrestricted funds	14	7,310	8,250
Restricted funds	14	13	69
<hr/>			
Total charity funds		7,323	8,319
<hr/>			

These financial statements were approved by the Trustees on 24 January 2017



James Wates
Chairman

The accompanying accounting policies and notes on pages 14 to 42 form an integral part of these financial statements.

BRE TRUST**CONSOLIDATED CASH FLOW STATEMENT**

For the year 1 April 2015 – 31 March 2016

	Note	2016 £'000	2015 £'000
Net cash from operating activities	15	(119)	(2,361)
Cash flows from investing activities			
Interest received		-	124
Acquisition of tangible fixed assets	9	(525)	(556)
Acquisition of intangible fixed assets	8	(1,117)	(342)
Sale of current asset investments		-	2,208
Acquisition of a subsidiary	23	(287)	-
		<hr/>	<hr/>
Net cash from investing activities		(1,929)	1,434
		<hr/>	<hr/>
Decrease in cash and cash equivalents in the year	16	(2,048)	(927)
		<hr/>	<hr/>

The accompanying accounting policies and notes on pages 14 to 42 form an integral part of these financial statements.

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS For the year 1 April 2015 – 31 March 2016

1 INCOMING RESOURCES

Gift Aid income received by the Trust are amounts remitted from its subsidiary companies to fund the research activities of the Trust in accordance with its objectives.

2 COST OF GENERATING FUNDS

	Note	2016 £'000	2015 £'000
Staff costs	4	27,865	27,531
Depreciation of tangible assets	9	959	1,042
Amortisation of intangible assets	8	517	427
Other operating expenses		16,836	15,305
Other finance costs	6	1,382	1,314
Profit on sale of HI business		-	(561)
Amounts reallocated to charitable activities		(1,073)	(2,235)
		<hr/>	<hr/>
		46,486	42,823
		<hr/>	<hr/>

3 NET MOVEMENT IN FUNDS

Group	2016 £'000	2015 £'000
This is stated after charging:		
Restructuring costs	174	647
Operating lease rentals	259	103
<i>Auditor's remuneration:</i>		
Audit of group and subsidiary financial statements	65	55
Amounts receivable by auditor and associates in respect of:		
Services relating to taxation	12	11
Other services	19	6

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

4 STAFF COSTS AND NUMBERS

	2016 £'000	2015 £'000
Group staff costs during the period amounted to:		
Wages and salaries	22,901	22,703
Social security costs	2,358	2,359
Other pension costs	2,606	2,469
	<hr/>	<hr/>
	27,865	27,531
	<hr/>	<hr/>

During the year the group also made contributions of £2,193k (2015: £2,178k) to the closed BRE and LPC defined benefit Pension Scheme.

The average number of full-time equivalent employees (including directors) during the year was as follows:

	2016 Number	2015 Number
Research staff	552	550
Administration staff	56	60
	<hr/>	<hr/>
	608	610
	<hr/>	<hr/>

The emoluments (salary plus share of profits) costs of higher paid employees (all UK based), including directors, were as follows:

Salary band	2016 Number	2015 Number
£60,000 - £69,999	25	19
£70,000 - £79,999	11	13
£80,000 - £89,999	9	7
£90,000 - £99,999	3	2
£100,000 - £109,999	2	5
£110,000 - £119,999	-	-
£120,000 - £129,999	2	1
£130,000 - £139,999	1	-
£140,000 - £149,999	1	1
£150,000 - £159,999	1	1
£160,000 - £169,999	-	1
£170,000 - £179,999	-	-
£180,000 - £189,999	-	-
£190,000 - £199,999	1	1
£240,000 - £249,999	-	1

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

The total employer contributions in the year for provision of money purchase pension benefits for higher paid employees were £550k (2015: £539k). The number of higher paid employees (i.e. greater than £60k) to whom pension benefits are accruing under money purchase schemes was 53 (2015: 50). BRE introduced a salary sacrifice scheme in 2014 whereby staff could exchange a proportion of salary in favour of an identical increase in company pension contributions. The 2016 and 2015 comparative figures report these amounts within pension costs.

5 TRUSTEES' REMUNERATION AND EXPENSES

Mr M Wyatt received payments of £5,000 during 2016 (2015: £5,000). No other Trustee earned any remuneration in either 2016 or 2015. Out of pocket expenses incurred by 2 (2015: 3) Trustees in the furtherance of their duties are reimbursed at cost and totalled £1,456 (2015: £4,297). The whole of this amount related to travel and expenses.

6 OTHER FINANCE COSTS

	2016 £'000	2015 £'000
Expected return on pension scheme assets	2,318	2,938
Interest on pension scheme liabilities	(3,700)	(4,252)
	<hr/>	<hr/>
	(1,382)	(1,314)
	<hr/>	<hr/>

7 TAXATION

BRE Trust is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes. No tax charge is payable in respect of 2015/16 and unrelieved trade losses of £463k (2015 : £463k) arising from the activities of the Building Research Establishment Ltd in prior years has been carried forward to 2016/17.

BRE TRUST**NOTES TO THE FINANCIAL STATEMENTS**
For the year 1 April 2015 – 31 March 2016**8 INTANGIBLE FIXED ASSETS**

Group	Software	Goodwill	Other Intangibles	Total
Cost	£'000	£'000	£'000	£'000
At 1 April 2015	1,904	1,361	-	3,265
Additions	1,117	-	497	1,614
At 31 March 2016	3,021	1,361	497	4,879
Amortisation				
At 1 April 2015 (pre FRS 102 adjustment)	1,029	1,042	-	2,071
FRS 102 Adjustment	-	319	-	319
At 1 April 2015 adjusted	1,029	1,361	-	2,390
Charge for year	476	-	41	517
Impairment	-	-	-	-
At 31 March 2016	1,505	-	41	2,907
Net book value				
At 31 March 2016	1,516	-	456	1,972
At 1 April 2015 (as adjusted)	875	-	-	875

Under FRS 102 the policy for goodwill amortisation has changed such that goodwill is amortised over 5 years.

The figures as at 1 April 2015 has been restated to calculate the value of goodwill that would have been present at that date under FRS 102.

The other intangibles are the customer relationships that were acquired with the acquisition of Ceequal Limited during the year.

BRE TRUSTNOTES TO THE FINANCIAL STATEMENTS
For the year 1 April 2015 – 31 March 2016**9 TANGIBLE FIXED ASSETS**

Group	Freehold Land and Buildings £'000	Plant and Machinery £'000	Fixtures and Fittings £'000	Motor Vehicles £'000	Total £'000
Cost					
At 1 April 2015	31,007	5,849	628	53	37,537
Additions	2	502	21	-	525
Revaluations	3,354	-	-	-	3,354
At 31 March 2016	34,363	6,351	649	53	41,416
Depreciation					
At 1 April 2015	6,021	4,355	349	42	10,767
Charge for year	444	445	66	4	959
At 31 March 2016	6,465	4,800	415	46	11,726
Net Book Value					
At 31 March 2016	27,898	1,551	234	7	29,690
At 1 April 2015	24,986	1,494	279	11	26,770

Freehold land is not depreciated. As at 31 March 2016, freehold land is held at the revalued amount of £24,717k. The comparable cost (and net book value) at that date determined under the historical cost accounting rules would have been £8,450k. A full valuation was performed on 13 March 2015 by David Eden (MRICS) of Strutt & Parker. The valuation was prepared in accordance with the RICS Valuation Professional Standards, January 2014 ("The Red Book")

The trustees have assessed the valuation since then and have adjusted known valuations as a result of post year end disposals (see note 24)

All tangible fixed assets are used in the commercial trading organisations.

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

10 FIXED ASSET INVESTMENTS

Group	Interests in associated undertakings £'000	Capital Contribution £'000	Total £'000
Cost			
At 1 April 2015	275	774	1,049
Share of associates Profit	1	-	1
At 31 March 2016	276	774	1,050
Impairment			
At 1 April 2015	259	774	1,033
At 31 March 2016	259	774	1,033
Net Book Value			
At 31 March 2016	17	-	17
At 1 April 2015	16	-	16

The group investments represents the group's holding in Tri-Air Developments Limited, held through BRE (fully provided for) and Fire Investigations UK LLP held through BRE Global. Tri-Air Developments Limited went into voluntary liquidation on 2 July 2016.

The charity investment in subsidiary undertakings is £5,000k (2015: £5,000k). A list of subsidiaries is included at note 21.

BRE has an associate interest in National Centre of Excellence in Housing – as one of two members in this company limited by guarantee. It has no impact on the profit and loss or balance sheet.

The total of the Group's net movement in funds from interests in associated undertakings was £1k profit (2015: £6k profit).

BRE TRUST**NOTES TO THE FINANCIAL STATEMENTS**

For the year 1 April 2015 – 31 March 2016

10 FIXED ASSET INVESTMENTS - continued

GROUP TRADING RESULTS	Building Research Establishment Limited 2016 £'000	BRE Global Limited 2016 £'000	FBE Management Limited 2016 £'000	Ceequal Limited 2016 £'000	BRE Canada 2016 £'000	BRE China 2016 £'000
Summary profit and loss account						
Turnover	20,655	28,854	-	203	-	392
Operating costs	(29,318)	(26,639)	-	(245)	(5)	(361)
Other operating income	8,880	-	-	-	-	-
Operating profit	217	2,215	-	(42)	(5)	31
Interest receivable	-	-	-	-	-	-
Interest payable	(33)	-	-	-	-	-
Other finance costs	(1,382)	-	-	-	-	-
Net result	(1,198)	2,215	-	(42)	(5)	31
Gift aid	-	(600)	-	-	-	-
Tax	305	-	-	-	-	-
Retained in the subsidiary	(893)	1,615	-	(42)	(5)	31
Assets and liabilities of the subsidiary						
Fixed assets	31,206	639	-	-	-	-
Current assets	8,277	8,294	325	578	28	972
Creditors falling due within one year	(11,956)	(6,863)	-	(486)	(539)	941
Net assets/(liabilities)	27,527	2,070	325	92	(511)	31
Provision for liabilities	(3,053)	-	-	-	-	-
Pension scheme liabilities	(38,288)	-	-	-	-	-
Deferred grant	(431)	-	-	-	-	-
Total funds	(14,245)	2,070	325	92	(511)	31

BRE TRUST**NOTES TO THE FINANCIAL STATEMENTS**

For the year 1 April 2015 – 31 March 2016

10 FIXED ASSET INVESTMENTS - continued**FIXED ASSET INVESTMENTS OF THE CHARITY**

	Shares in Group undertakings £'000
Cost	
At 1 April 2015 and 31 March 2016	5,000
Net Book Value:	
At 31 March 2016	5,000
At 1 April 2015	5,000

11 DEBTORS	2016 £'000 Group	2016 £'000 Charity	2015 £'000 Group	2015 £'000 Charity
Trade debtors	9,705	-	9,142	-
Amounts recoverable on contracts	3,251	-	3,074	-
Amounts due from group undertakings	-	-	-	25
Loans to group undertakings	-	2,867	-	4,432
Other debtors	1,300	-	252	-
Prepayments	631	-	253	-
	<u>14,887</u>	<u>2,867</u>	<u>12,721</u>	<u>4,457</u>

The loans to group undertakings have been made to the Trust's subsidiary undertakings in accordance with the charitable objectives of the Trust. It is secured on the assets of that company with interest charged at 0.25% (2015: 0.25%) above base rate.

BRE TRUST**NOTES TO THE FINANCIAL STATEMENTS**

For the year 1 April 2015 – 31 March 2016

12 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016 £'000 Group	2016 £'000 Charity	2015 £'000 Group	2015 £'000 Charity
Deferred income	9,418	-	9,112	-
Trade creditors	1,166	16	1,286	21
Amounts due to group undertakings	-	-	-	925
Social security and other taxes	2,154	-	1,964	-
Other creditors	556	-	263	-
Accruals	1,374	617	1,534	362
	<u>14,668</u>	<u>633</u>	<u>14,159</u>	<u>1,308</u>

13 PROVISIONS FOR LIABILITIES

Future amounts payable relating to:	Directors' Retirement Lump Sums £'000	Restructuring £'000	Litigation £'000	Total £'000
Group:				
At 1 April 2015	339	1,413	60	1,812
Unwinding of discount	-	38	-	38
Utilised in the year	-	(112)	-	(112)
Charge to the Statement of Financial Activities	-	-	1,315	1,315
	<u>339</u>	<u>1,339</u>	<u>1,375</u>	<u>3,053</u>
At 31 March 2016				

The future amounts payable relating to restructuring costs is a provision made to reflect a liability to make future payments to ex-employees who were made redundant when over the age of 50 and have, under TUPE rules, translated part of their entitlement into an annual compensation payment payable for life.

The legal claim provision is made for possible future litigation including all legal fees, prosecution costs and any other costs imposed or arising and other losses on contracts.

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

14 RESERVES

Under FRS 102 the previous policies on goodwill amortisation and the accrual for holiday pay were revised as per the accounting policies note. This has resulted in the equity figures as at 1 April 2014 and 31 March 2015 being amended as follows:

Group	General Fund unrestricted £'000	Revaluation Reserve unrestricted £'000	Other Reserve unrestricted £'000	Total unrestricted funds £'000	Income fund restricted £'000
At 1 April 2014 under previous GAAP	(16,257)	9,795	1,350	(5,112)	119
FRS 102 adjustment – accrued holiday pay	(342)	-	-	(342)	-
FRS 102 adjustment - goodwill amortisation	(383)	-	-	(383)	-
At 1 April 2014 - restated	<u>(16,982)</u>	<u>9,795</u>	<u>1,350</u>	<u>(5,837)</u>	<u>119</u>
Group	General Fund unrestricted £'000	Revaluation Reserve unrestricted £'000	Other Reserve unrestricted £'000	Total unrestricted funds £'000	Income fund restricted £'000
At 31 March 2015 under previous GAAP	(27,757)	12,914	900	(13,943)	69
FRS 102 adjustment – accrued holiday pay	(342)	-	-	(342)	-
FRS 102 adjustment - goodwill amortisation	(319)	-	-	(319)	-
At 31 March 2015 - restated	<u>(28,418)</u>	<u>12,914</u>	<u>900</u>	<u>(14,604)</u>	<u>69</u>

Under FRS 102 the net movement of funds for the year to 31 March 2015 has been restated from a loss of £8,881k previously reported to a loss of £10,730k due to a £64k charge for goodwill being taken out under the new policy for goodwill amortisation and a £1,913k increase to the net finance costs charge.

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

14 RESERVES – continued

Group	General Fund unrestricted £'000	Revaluation Reserve unrestricted £'000	Other Reserve unrestricted £'000	Total unrestricted funds £'000	Income fund restricted £'000
At 1 April 2015 (as restated)	(28,418)	12,914	900	(14,604)	69
Net (loss)/income for the year	(257)	-	-	(257)	(56)
Transfer	450	-	(450)	-	-
Actuarial loss recognised in defined benefit pension schemes	2,554	-	-	2,554	-
Revaluation of land	-	3,244	-	3,244	-
Increase in valuation of intangibles	266	-	-	266	-
At 31 March 2016	(25,405)	16,158	450	(8,797)	13

The £450k transfer represents the realisation to the general fund the value of negative goodwill prior to 1998 which was initially retained in the separate reserves and which is being transferred over 20 years.

	2016 £'000	2015 £'000
General fund excluding pension liability	12,883	13,235
Pension liability	(38,288)	(41,653)
	(25,405)	(28,418)

BRE TRUSTNOTES TO THE FINANCIAL STATEMENTS
For the year 1 April 2015 – 31 March 2016**14 RESERVES - continued**

Charity	Unrestricted Funds	Restricted Funds	Total Funds
	£'000	£'000	£'000
At 1 April 2015	8,250	69	8,319
Net deficit for the year	(940)	(56)	(996)
At 31 March 2016	7,310	13	7,323

As stated in the accounting policy on intangible assets, negative goodwill is transferred to the profit and loss account reserve over its useful economic life. The cumulative amount of negative goodwill acquired prior to 1998 written to the general fund amounts to £12,383k (2015: £11,933k).

The Other Reserve relates to negative goodwill arising on acquisition of the business.

Restricted funds are used for research to improve the performance and reduce the environmental impact of the UK house building industry.

Analysis of group net assets between funds	Revaluation Reserve	Restricted Funds	General unrestricted Funds	Other Reserve	Total
	2016 £'000	2016 £'000	2016 £'000	2016 £'000	2016 £'000
Intangible	-	-	2,239	-	2,239
Tangible	16,158	-	13,082	450	29,690
Investments	-	-	17	-	17
Net current assets	-	13	598	-	611
Provisions	-	-	(3,053)	-	(3,053)
Pension scheme liability	-	-	(38,288)	-	(38,288)
	16,158	13	(25,405)	450	(8,784)

BRE TRUST**NOTES TO THE FINANCIAL STATEMENTS**

For the year 1 April 2015 – 31 March 2016

15 CASH FLOWS FROM OPERATING ACTIVITIES

	2016 £'000	2015 £'000
Net (expenditure)/income	(313)	365
<i>Adjustments for:</i>		
Interest receivable	-	(124)
Depreciation, amortisation and impairment	1,476	1,533
Share of associate profit	(1)	(6)
Pension other finance costs	1,382	1,314
Pension deficit funding contributions	(2,193)	(2,177)
Unrealised exchange losses	-	24
Movement in working capital:		
Increase in debtors	(2,170)	(1,056)
Increase / (decrease) in creditors	459	(2,213)
Decrease in stock	-	134
Increase / (decrease) in provisions	1,241	(58)
Taxation paid	-	(33)
Net cash from operating activities	(119)	(2,361)

16 ANALYSIS OF CHANGE IN NET FUNDS

	At 1 April 2015 £'000	Cash flow £'000	At 31 March 2016 £'000
Cash at bank	2,707	(2,048)	659
Cash and cash equivalents	2,707	(2,048)	659

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

17 PENSIONS

The group operated two funded defined benefit pension schemes, one for the employees who transferred from LPC (the LPC scheme) and one for other employees of the Trust and its subsidiaries who commenced employment before 31 December 2001 (the BRE Scheme). Both defined benefit schemes are funded and closed to future accrual.

During the year these two schemes were merged together to form one scheme – the BRE and LPC Pension Scheme. The LPC Pension Scheme transferred in £19,591k of assets and £34,538k of liabilities at the transfer date.

The group established a defined contribution stakeholder scheme for employees who commenced employment after 1 January 2002. Members of the LPC and BRE defined benefit pension schemes have also been offered membership of this scheme on the same terms. The group contributes up to 5% of salary so long as the members do the same. However, members can contribute a higher amount if they wish to do so. The pension cost for the year represents contributions payable by the group to the scheme and amounted to £1,993k (2015: £1,935k) and scheme related expenses.

Contributions to the stakeholder scheme amounting to £3k (2015: £3k) were payable at 31 March and are included in creditors.

The assets of the defined benefit schemes are held separately from those of the group, being invested with Ruffer, Barings and BNY Mellon. The assets of the stakeholder scheme are invested with Scottish Widows.

Management charges of £173k (2015:£229k) were incurred in respect of the defined benefit scheme. Contributions to these schemes amounting to £181k (2015: £177k) were payable at 31 March 2016 and are included in creditors. Monthly contributions to the schemes are determined by a qualified actuary on the basis of triennial valuations using the projected unit method.

Under a 'recovery plan' agreed with the pension trustees (and submitted to the Regulator) the deficit on the BRE and LPC pension scheme is partially secured by a direct charge over the Garston site in favour of the pension fund.

The major assumptions used by the actuary were:

	Combined Scheme	Separate BRE and LPC Schemes	Separate BRE and LPC Schemes
	2016 %pa	2015 %pa	2014 %pa
Rate of increase in salaries	1.80	1.80	2.20
Discount rate for calculation of benefits	3.50	3.30	4.50
Inflation (RPI)	2.80	2.80	3.20

In valuing the liabilities of the pension fund at 31 March 2016, mortality assumptions have been made as indicated below.

The assumptions relating to longevity underlying the pension liabilities at the balance sheet date are based on standard actuarial mortality tables and include an allowance for future improvements in longevity. The assumptions are equivalent to expecting an individual, on retirement, to live for a number of years as follows:

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS For the year 1 April 2015 – 31 March 2016

17 PENSIONS – continued

The BRE and LPC Pension Scheme

- Current pensioner aged 65: 22.2 years (male) and 24.2 (female)
- Future retiree (aged 45) upon reaching 65: 23.9 years (male) and 26.2 (female)

The assumptions used by the actuary are the group's best estimates chosen from a range of possible actuarial assumptions which, due to the timescale covered, may not necessarily be borne out in practice.

The asset valuations of the schemes at that date amounted to £106,947k (2015: £70,880k) for the combined BRE and LPC scheme. These amounts were sufficient to cover 64% (2015: 63%) of the benefits that had accrued to members.

The fair value of the scheme's assets, which are not intended to be realised in the short term and may be subject to significant change before they are realised, and the present value of the scheme's liabilities, which are derived from cash flow projections over long years and thus inherently uncertain, were:

	2016 £'000	2015 £'000
Present value of funded defined benefit obligations	(106,947)	(112,533)
Fair value of assets	68,659	70,880
Net deficit	(38,288)	(41,653)
Movements in present value of defined benefit obligation		
	2016 £'000	2015 £'000
At 1 April	112,533	95,696
Interest on obligation	3,665	4,252
Actuarial (gain) / loss	(6,524)	15,037
Benefits paid	(2,727)	(2,452)
At 31 March	106,947	112,533
Movements in fair value of assets		
	2016 £'000	2015 £'000
At 1 April	70,880	65,471
Expected return on assets	2,318	2,938
Actuarial (loss) / gain	(3,970)	2,745
Contributions by employer	2,193	2,178
Benefits paid	(2,727)	(2,452)
Expenses	(35)	-
At 31 March	68,659	70,880

BRE TRUSTNOTES TO THE FINANCIAL STATEMENTS
For the year 1 April 2015 – 31 March 2016**17 PENSIONS – continued****Amounts recognised in the Consolidated Statement of Financial Activities**

	2016 £'000	2015 £'000
Interest on defined benefit obligations	(3,700)	(4,252)
Expected return on assets	2,318	2,938
	<hr/>	<hr/>
Resources expended (included in other finance costs)	(1,382)	(1,314)
	<hr/>	<hr/>
	2016 £'000	2015 £'000
Actual return less expected return on assets	(3,970)	2,745
Experience (loss) / gain on liabilities	(596)	636
Change in assumptions underlying the present value of the liabilities	7,120	(15,673)
	<hr/>	<hr/>
Actuarial loss	(2,554)	(12,292)
	<hr/>	<hr/>

Assets

The major assets and the return on those assets were as follows:

	Expected return from 31 March 2016 %	Value as % of Total assets 31 March 2016 %	Expected return from 31 March 2015 %	Value as % of Total assets 31 March 2015 %
Diversified Growth Fund	3.5	99	3.3	99
Cash/Other	3.5	1	3.3	1
	<hr/>	<hr/>	<hr/>	<hr/>
Total assets	3.3	100	3.3	100

The actual return on the Scheme's assets over the year to the review date was (1.7)%.

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

17 PENSIONS – continued

Summary of Prior Year Amounts

The history of the scheme for the current and prior periods is as follows:

	2016 £'000	2015 £'000	2014 £'000	2013 £'000	2012 £'000
Present value of scheme liabilities	(106,947)	(112,533)	(95,696)	(97,101)	(81,679)
Fair value of scheme assets	68,659	70,880	65,471	67,412	60,762
Deficit	(38,288)	(41,653)	(30,225)	(29,689)	(20,917)
Experience (loss)/gain	(596)	636	1,293	(784)	(1,484)
On scheme liabilities change in assumptions	7,120	(15,673)	1,788	(12,543)	(1,910)
Experience gain/(loss) on scheme assets	(3,970)	2,745	(5,696)	3,254	(1,190)

In relation to the FRS102 disclosure no deferred tax has been provided on the net deficit of the scheme as no tax liabilities or benefits are expected to arise for the foreseeable future.

The group expects to contribute approximately £2,184k to the defined benefit scheme in the next financial year.

18 FINANCIAL COMMITMENTS

At 31 March 2016 the group had annual commitments under non-cancellable operating lease arrangements as follows:

Plant and machinery expiring:	2016 £'000	2015 £'000
Within one year	1	-
Between two and five years	153	250
	<u>154</u>	<u>250</u>
Land and Buildings expiring:	2016 £'000	2015 £'000
Within one year	15	-
Between two and five years	278	345
	<u>293</u>	<u>345</u>

During the year £187k was recognised as an expense in the Statement of Financial Activities in respect of operating leases (2015: £183k)

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

19 CAPITAL COMMITMENTS

The following commitments for capital expenditure existed at 31 March 2016 for which no provision has been made:

	2016 £'000	2015 £'000
Contracted	324	326

20 CONTINGENT LIABILITIES

There were no contingent liabilities at 31 March 2016 or 31 March 2015 other than those disclosed in note 13.

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

21 SUBSIDIARY AND ASSOCIATE UNDERTAKINGS

The undertakings in which the group's interest at 31 March 2016 was more than 20% were as follows:

	Interest in ordinary share capital	Activity
Trading Companies:		
BRE Group Limited	100%	Management of subsidiary company operations
Building Research Establishment Limited ^{##}	100%	Independent advice and information on building Performance, construction and fire safety
BRE Global Limited ^{##}	100%	Testing and certification of materials and products, and certification of personnel, Buildings, process, systems and supply chains
BRE China*	100%	Sustainability and training
CEEQUAL Ltd ⁺	100%	Methodologies for sustainable infrastructure projects
Fire Investigations UK LLP ⁺	25%	Fire investigation consultancy
Tri-Air Developments Limited*	34.85%	Exploit new technology in air filtration and cleaning systems
Non-Trading Companies:		
BRE Certification ⁺	100%	
BRE (Cardington) Limited * #	100%	
FBE Management Limited ^{##}	100%	
BRE International Limited * #	100%	
BRE Canada Inc*	100%	
BRE Waste and Environmental Body Limited*#	100%	
Building Performance Services Limited*#	100%	
E-State Pro Limited*#	100%	
Construction Audit Group Limited* #	100%	
EFSG Limited #	100%	
The Loss Prevention Certification Board Limited * #	100%	
Building Performance Group Limited*#	100%	
BRE Clean Technologies Limited*#	100%	

* Held through Building Research Establishment Limited

Dormant company

Held through BRE Group Limited

+ Held through BRE Global Limited formerly BRE Global (Newco) Ltd

All of the subsidiaries and associates are registered in England and Wales with the exception of BRE Canada which is registered in Canada and BRE China registered in China.

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

22 RELATED PARTY TRANSACTIONS

Due to the nature of the Trust's operations and the composition of the Trustees (holding other executive and non-executive roles) it is inevitable that transactions will take place with organisations in which a member of the Trustees may have an interest. All transactions involving organisations in which a member of the Trustee's may have an interest are conducted at arms length and in accordance with the Trust's financial regulations and normal sales or procurement procedures.

During the year the group had the following transactions and balances with Tri-Air Developments Limited, a company related by virtue of common directors.

	2016 £'000	2015 £'000
Aggregate sales	-	24
Aggregate debtors owed	323	323

This debt has been fully provided for.

During the year the group had the following transactions and balances with Wates Construction, a company related by virtue of Trustee Chairman.

	2016 £'000	2015 £'000
Aggregate sales	27	82
Aggregate debtors owed	7	8

23 ACQUISITIONS

On 1 November 2015, the Group acquired 100% of the shareholding of CEEQUAL Limited for a cash consideration of £631k. This transaction has been accounted for by the acquisition method of accounting.

The assets and liabilities acquired at the date of acquisition were

	£'000
Intangible assets (customer relationships)	497
Debtors	106
Cash at bank	344
Creditors less than one year	(316)
	<hr/>
	631
	<hr/>

BRE TRUST

NOTES TO THE FINANCIAL STATEMENTS

For the year 1 April 2015 – 31 March 2016

24 POST BALANCE SHEET EVENTS

On 14 July 2016, part of the land at the BRE HQ site in Garston was sold to a developer for residential homebuilding. The gross sales proceeds of £11.35m are due in full to the BRE and LPC Pension Scheme who hold a charge over the land.

In August 2016, BRE launched BRE America LLC. This new wholly owned subsidiary incorporates an existing business BuildingWise LLC which has been acquired in full and will support the launch of our BREEAM product in the USA.

On 18 August 2016, BRE acquired the full share capital of Constructing Excellence Limited in a nil consideration transaction. Constructing Excellence Limited and its wholly owned subsidiary Constructing Excellence in Learning Limited are an established member-led performance improvement network.

On 2 July 2016, Tri-Air Developments Limited went in to voluntary liquidation.