DUCHY *of* CORNWALL

Positive impact for People, Places and Planet

Integrated Impact Report 2025

Two of Nansledan's residents enjoying the local green space

DUCHY *of* CORNWALL

Integrated Impact Report 2025

For the year ended 31st March 2025

Presented to Parliament pursuant to Section 2 of the Duchies of Lancaster and Cornwall (Accounts) Act 1838

Welcome

This Integrated Impact Report highlights the Duchy of Cornwall estate's activities during the year ending 31st March 2025. It shows how we have used the past year to continue our work, while reflecting and improving how we balance commercial success with our commitment to local communities, economies and the natural environment.

Performance and impact

Risk

Governance

Accounts

Other information

The transition to the leadership of the 25th Duke of Cornwall marked a significant moment for the estate. This is the second report under His Royal Highness The Prince of Wales, also The Duke of Cornwall, reflecting on how this new direction is now flourishing into action. Building on the strong foundations established in the first full year, we are seizing the opportunity to strengthen our positive impact, ensuring the Duchy remains a force for good in the years to come.

This Report has been written in line with established standards and guidelines.

Overview of the Duchy

The Duchy of Cornwall was established in 1337 by Edward III. Today, it is a successful estate focused on empowering communities, supporting tenants, promoting mental well-being, and addressing climate challenges through its commitment to net zero and environmental initiatives. The Duchy aims to generate positive impact and value for the future, balancing the environmental, social and economic needs of its communities.

Founded under the Great Charter of 1337, the Duchy is governed by its historic charters and Management Acts.

The Duke of Cornwall does not have access to the Duchy's capital value and pays income tax on the annual revenue surplus he receives from the estate.

Any queries should be sent to: london@duchyofcornwall.org

A Duchy tenant tends to her allotment

Performance and impact

In this section

Introduction

The Duchy of Cornwall is an estate committed to empowering communities, championing its tenants, supporting mental health, and tackling climate change through its net zero goal and environmental initiatives. We aim to generate positive impact, improving the environmental, social and economic future of our healthy communities.

We drive forward-thinking impact across our estate, from landscape recovery projects and reintroducing native wildlife to building healthy communities and supporting innovative, independent businesses.

About the Duchy

Over
52,173
hectares in 19 counties

Over
200
equipped farms

2
built communities, with one proposed in South East Faversham

200
staff across the estate

Over
3,100
new homes completed at Poundbury and Nansledan

Our strategic priorities

The Duchy has four key strategic priorities to support continuous improvement and how we guide our actions. These focus areas direct our decision-making and ensure we work towards long-term success. In this report we are reporting impact via our current strategic priorities.

Net zero and nature

To become a net zero estate by the end of 2032.

Housing and addressing homelessness

To work with partners to address homelessness in the areas we operate.

Mental health

To be an exemplary estate for mental health provision for rural tenants and staff.

Viability

To maintain real value across the estate for our communities as we grow our income.

Huccaby Farm on Dartmoor

Letter from the Secretary

This year just ended, 2024/25, has been one of change and evolution. New Secretary Will Bax shares some thoughts following his first few months.

The contents of the Integrated Impact Report are signed on behalf of the Proper Officers by Will Bax, Secretary and Keeper of the Records, 16th June 2025

Will Bax,
Secretary and Keeper of the Records

It's a great privilege to join the Duchy as its new Chief Executive Officer – or Secretary and Keeper of the Records, as is the historic title.

I'm particularly excited to have joined this amazing organisation at a time of significant change and reflection on how we maximise our impact for the benefit of communities, the environment and nature.

I've spent my first few months listening and learning from colleagues, stakeholders and tenants across the estate. It's clear that the Duchy has an incredible legacy. As we look forward, we fully intend to use this as a springboard to the future, to ensure we maximise positive outcomes and move from sustainable stewardship to active leadership.

Looking back at the past year, there are three highlights:

1. our ongoing work to build healthy communities;
2. working with our partners to progress our net zero and nature goals; and
3. delivering strong financial performance in the face of continued economic volatility.

Healthy communities

People are the life blood of the Duchy. The notion of the wider "Duchy family" is palpable. At the heart of this idea lies community. Whether we are designing and building new communities from scratch, such as the brilliant Nansledan, or supporting isolated rural communities on Dartmoor and Scilly, our approach seeks to help places realise their potential. This year we have been working with partners to address the homelessness challenge in the areas where we operate, particularly with St Petrocs in Nansledan where we have recently started building a new community project to enable people to get back on their feet. There are similar projects we're exploring in other parts of the Estate. All will contribute to The Duke's mission, through Homewards, to demonstrate it's possible to end homelessness in the UK.

Inspired by learnings from Poundbury and Nansledan, we are awaiting planning determination of our new 2,500-home community at South East Faversham in Kent. This will deliver much-needed, nearly 1,000 affordable homes, 50% accessible green space, and critical amenities including a new school, health centre and sports facilities. We have spent significant time in the town listening to locals and exploring their hopes and fears for the future. As with any large urban master plan, we heard a range of views, but it was clear that housing must be accompanied by amenities and green space that support the town to be more liveable, especially for young families, while complementing the already vibrant town centre. We are proud of our plan.

Inspired by The Duke of Cornwall, Duchy teams have also been working with partners on mental health initiatives. We aim to shine a light on the hidden pressures that exist across our communities, particularly in the farming sector and rural community, where loneliness and the relentless nature of the work – alongside a challenging economic backdrop – is creating great anxiety and uncertainty. Enabling a safety net of support is best done in coalition, and we've learnt much from working with partners on how to make a difference. In particular, we have been inspired by the work of We Are Farming Minds in Herefordshire, whose helpline and counselling services sit alongside a fun and fresh approach to building inclusive community. Looking forward, we see an opportunity to do more to build a wider coalition.

Net zero and nature rich

Tackling the climate and nature crises remain two of our core strategic objectives. We have continued to make progress towards our goals, but this is not a journey we can walk alone.

Our aim of becoming net zero across all our activities by 2032 is ambitious. The past couple of years have focussed on laying foundations to underpin delivery alongside focussed action to retrofit properties, support farmers towards net zero and work with our wider supply chain, as well as residential and commercial tenants. There are many challenges, particularly across a farmed estate, but we are making progress and there are some notable successes.

For example, we are proud of our work with the South West Peatland Partnership in restoring and reinvigorating the peat uplands of Dartmoor. This enables the moor to capture and hold carbon more efficiently while also radically improving the hydrology of the uplands environment, its ability to hold water and to preserve rare habitats for wetland species. The spirit of partnership will be critical to our work on Dartmoor in the coming years as we look towards restoring the landscape, its ecology and nature.

It's also been another busy year of working with Duchy farmers. We have a growing movement of changemakers. Seven focus farms are leading the charge, innovating how they work, creating space for nature and learning from one another. Between them our farmers created over 400 hectares of new habitat in the year. Our learning and inspiration programme included a day with Gabe Brown, the father of regenerative farming, who joined a large group of Duchy staff and farmers to share his experience of farming according to a system that creates planet-positive outcomes. Such moments of inspiration and knowledge transfer are critical to our long-term success.

Strong financial performance

We have continued to balance our social objectives with driving strong commercial outcomes. While marginally down year on year, our net surplus, which is passed to HRH The Duke of Cornwall to support his official and charitable work, has remained resilient in the face of continued economic uncertainty. The inherent diversity of our portfolio continues to be useful in spreading risk, with solid performance from our commercial and residential portfolios balancing against a more turbulent period for agriculture. Our major developments at Poundbury and Nansledan march on: the former delivers reliable capital income; the latter is in a phase of balancing infrastructure costs with sales receipts.

We are delighted that Nansledan has been acclaimed by the wider industry, with our latest commercial phase, Kew an Lergh, recognised by the RICS as "Commercial Development Project of the Year". There was further recognition in the form of the Gindroz Award for Excellence in Affordable Housing from the Institute of Classical Architecture & Art (ICAA). Both awards reflect a team effort between the Duchy, our design teams and developer consortiums. We all share a commitment to sustainable urbanism.

This year we invested over £10million in our community development projects, including at Nansledan and Poundbury. We have also invested over £2.8million in environmental initiatives, including our net zero, future farming and woodland programmes. On top of that, we completed many property improvement projects, which include key environmental elements such as solar panels, EV charging points, air source heat pumps and farm infrastructure to mitigate ecological impact.

The latter part of the year saw some changes to our governance environment. We have rationalised the non-executive committee structure of the Duchy, and we appointed new members to The Prince's Council, strengthening our Cornish connections and the commercial oversight of development. We extend our deepest gratitude to the committee members who have stood down. Their contribution has been invaluable, and they will remain part of the extended Duchy family. Full details of our governance arrangements can be found on page 45.

Finally, my personal thanks go to Alastair Martin, our outgoing Secretary, for handing over an organisation in such good heart and health. Alastair served the organisation with distinction for 12 years. His tenure was one of calm leadership, growth and a big step forward in our sustainability mission. We wish him the very best as he moves across to the "other Duchy" with whom we hope to continue working in partnership to tackle big social challenges including climate change, nature recovery and community building.

It is clear we have entered an era of change. We are making the most of the opportunity to step back and reflect: reflect on what society requires of us, reflect on how we support our people, our communities and our places to thrive, and reflect on how we communicate our mission to deliver positive impact for people, for places and for the planet. These are the themes you will discover within this year's report – the same themes we seek to amplify further in the years ahead.

Value creation

We approach our activities with the best investment for our communities in mind, alongside our commitment to positive impact and the environment.

We rely on resources and relationships to create value

Natural
As a historic estate of some 52,250 hectares, natural capital is a major resource.

People
Our people's skills, capabilities, values and commitment, including our employees and Council and Committee members.

Community
Our community relationships that support the effective management of the estate.

Intellectual
The intellect, diversity and long-term service of our people, tenants and The Duke of Cornwall.

Manufactured
Mainly buildings – some very old, some newly constructed – and renewable energy installations.

Financial
The estate's property assets, financial investments, loans and cash.

We always consider what is important to our stakeholders

Understanding what matters most to our stakeholders, and which issues have the most impact on how we create value, helps us manage risks and maximise opportunities.

Being mindful of our reputation and how we communicate.

Understanding our long-term impact on the climate.

Knowing our impact on natural capitals such as soil, air and water.

Prioritising diversity as we continue to build an inclusive workforce.

We live by our values and behaviours

We are visionary
We are proactive, brave and innovative in meeting our objectives and encouraging our partners to do the same; we plan for the future with imagination and wisdom.

We lead with integrity
We respect our heritage and the environment in our actions; we strive to communicate openly and consistently.

We act responsibly
We are accountable, building trust with those around us; we are caretakers of the past, present and future of the Duchy estate.

We encourage inclusivity
We foster a culture of community; we treat customers, colleagues and critics professionally, mindfully and kindly.

We are guided by our strategic priorities

Net zero and nature
We aim to be a net zero and nature-rich estate where communities and enterprises flourish in support of a sustainable world.

We conduct our business in accordance with recognised standards of sustainable management that protect the planet.

Housing and addressing homelessness
As a priority, we aim to work with partners to address homelessness in the areas we operate.

Mental health
We aim to be an exemplar estate for mental health provision for rural tenants and staff.

Viability
We aim to maintain real value across our estate and build capital to allow long-term reinvestment opportunities which support the communities where we operate.

We create long-term value

Through our approach and activities, we generate positive impacts for all stakeholders, balancing environmental, social and economic needs.

Greater financial value
By delivering a growing revenue surplus and increased capital values. See our Financial statements on page 61.

Enhanced natural capital
By supporting sustainable farming and rural communities. Read about how we are reducing our environmental impact on page 18.

Stronger communities
By stimulating local prosperity and supporting rural infrastructure. Read about how we are supporting communities on page 24.

Highlights

£22.9m
distributable surplus

0.6% average
annualised increase over the last five years (2023/24: £23.6m)

3 MW
renewable energy installed capacity

£1,109m
net assets, including £1,081m of investment property assets, £121m of financial investment and £145m of borrowings (2023/24 £1,109m)

194,246 tCO_2e
Scope 1, 2 and 3 emissions (234,771 restated baseline year 2019/2020)

29,257 tCO_2e
emissions removed annually through woodlands, marine assets and renewable electricity

Our year

From developing our communities to strengthening environmental partnerships, these highlights showcase our ongoing efforts to create lasting positive impact across the Duchy.

2024

April: Developing our team members

We congratulated Future Farming Advisors Fern, James and Joe on achieving their BASIS Certificates in Sustainable Land Management, following five intensive days covering legislation, digital mapping, agri-environment schemes, farm economics and habitat management.

June: Recognition for mental health efforts and a commitment to wildlife

The Duchy estate was awarded the Silver Award from the Mind Workplace Wellbeing Index, which recognises significant achievements in promoting staff mental health and the impact made over time.

As part of its commitment to sustainability, the Duchy estate joined UK homebuilders in the Homes for Nature initiative, pledging to install bird-nesting bricks or boxes in all new homes from September 2024.

August: Community engagement

The Nansledan community celebrated the opening of its new Skate Park by hosting a local Skate Jam event, bringing together residents and visitors to enjoy the new facility. The jam was hosted by Maverick Skateparks, which has built the new track on behalf of the Duchy of Cornwall.

May: Mental Health Awareness Week

To mark Mental Health Awareness Week, we brought together Duchy of Cornwall tenant Sam Stables, founder of We Are Farming Minds, and "Farmer Will" Young for a discussion on the importance of mental health support for farmers. For more information, please see the Mental health section.

July: Environmental and regenerative agriculture initiatives

At the Groundswell regenerative agriculture festival in Hertfordshire, The Duke of Cornwall privately attended the event, meeting with Duchy farmers from the Isles of Scilly, Arrallas, Tyberton and Bradninch estates to discuss their regenerative practices.

September: Wildlife and community development

In collaboration with the Keep it Wild Trust, water voles were released onto the Duchy estate in Cornwall for the first time, contributing to the recovery of this endangered species.

The Duke of Cornwall made a private visit to Faversham, where he met with local tenants and explored the proposed South East Faversham development. Learn more in the Housing and addressing homelessness section.

The Duchy of Cornwall Nursery hosted its first-ever Duchy Clothes Show, raising significant funds for Mind Cornwall, further supporting our commitment to mental health.

October: Celebrating our staff and championing education

Honouring 45 years of dedication to the estate, we proudly celebrated a Forestry team member's incredible career milestone.

The Duke of Cornwall visited Duchy College in Cornwall to learn about the educational opportunities being provided for young people in rural areas.

November: Welcoming new leadership and curlews on tour

Will Bax was welcomed as the new Secretary and Keeper of the Records.

Young curlews released as part of a five-year recovery project were tracked in the Algarve.

December: Holiday contributions and ecological restoration

Thirteen organisations, including the Duchy estate, came together to restore around four hectares of salt marsh along the River Dart in Devon, further supporting biodiversity efforts in the region.

2025

January: Working with our tenants on the efforts toward net zero

The Duke of Cornwall visited Lower Blakemere Farm, one of the Duchy estate's Focus Farms, to learn how the farm is adopting regenerative farming practices as part of its journey to net zero.

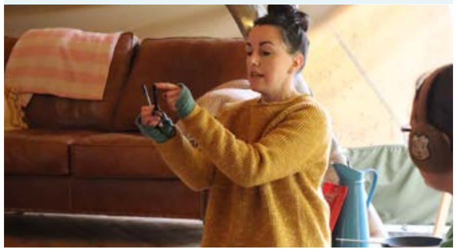
The Duke of Cornwall also privately met with our Hereford woodlands team to hear about their work and educational activity.

Over 12 hectares of woodland were planted at our Focus Farm in Cornwall, Tregooden Farm, as part of our wider woodland creation goal.

February: Community engagement and net zero and nature initiatives

The Duchy of Cornwall Nursery hosted the first Duchy Wildwood Workshops for families, promoting outdoor learning and environmental awareness.

The Duchy hosted its first "Ask the Duchy" pop-up events in Faversham to hear feedback on our development proposal for South East Faversham from the local community.



March: Next generation engagement and woodland creation

The first Duchy "Next Generation" event was hosted in collaboration with We Are Farming Minds, providing an opportunity for young farmers and future leaders to engage with the Duchy's agricultural initiatives and vision for the future.

The first Wistman's Wood saplings are planted as part of efforts to double the size of the ancient temperate rainforest.

The Duke of Cornwall was announced as Royal Patron of We Are Farming Minds. To learn more about this, please see the Mental Health section.

Understanding what matters most

In 2025, we are applying the insights from the 2024 double materiality assessment to strengthen our net zero and nature strategy and align our priorities with stakeholder expectations. This assessment helped identify the key issues that are important to our stakeholders and those that could have a financial impact on the Duchy.

Material issues

This assessment marks the second time the Duchy carried out a double materiality review, the first being in 2019. It involved a thorough process of desk-based research to assess the current net zero landscape and identify relevant material issues. This included a review of the Duchy's existing reports and policies, an analysis of global media, and a review of applicable international reporting frameworks.

Following the research, we developed a primary list of material issues for consultation with a wide range of stakeholders, including tenants, employees, members of the Duchy's governance structures, Duchy pensioners, advisers and customers of our Holiday Lets.

Consultations were followed by a workshop with the Duchy's senior management team, which enabled us to evaluate the findings and determine the final ranking and definitions of the Duchy's material issues. These conclusions will be reviewed by the Executive Committee and The Prince's Council later in the year. The headline results are outlined below, followed by a discussion of the primary material issues identified.

While the issues presented are the most significant as determined by our research and stakeholders, the disclosures in this Report also provide insights into how we are addressing other important areas.

Material issues and their impact on the business, the economy, society and the environment

Environment

1. Climate mitigation and net zero
2. Climate resilience and adaptation
3. Nature stewardship

Social

4. Housing and homelessness
5. Tenant mental health and wellbeing
6. Empowered and inclusive workforce
7. Employee wellbeing
8. Employee health and safety
9. Community impact
10. Public access to private estates

Governance

11. Asset viability
12. Governance and responsible business conduct
13. Fostering public connections

Planet

For the Duchy, the following environmental topics are the most material issues, from both an impact and a financial perspective:

Climate action and resilience

The Duchy's emissions are predominantly indirect (Scope 3), with farming and degraded peatland accounting for 82% of the total. Achieving our net zero goal will require major changes that may impact stakeholders. Even as we reduce emissions, the impacts of global heating continue to grow. Preparing and adapting the estate to extreme weather and other impacts is of high importance.

Nature recovery

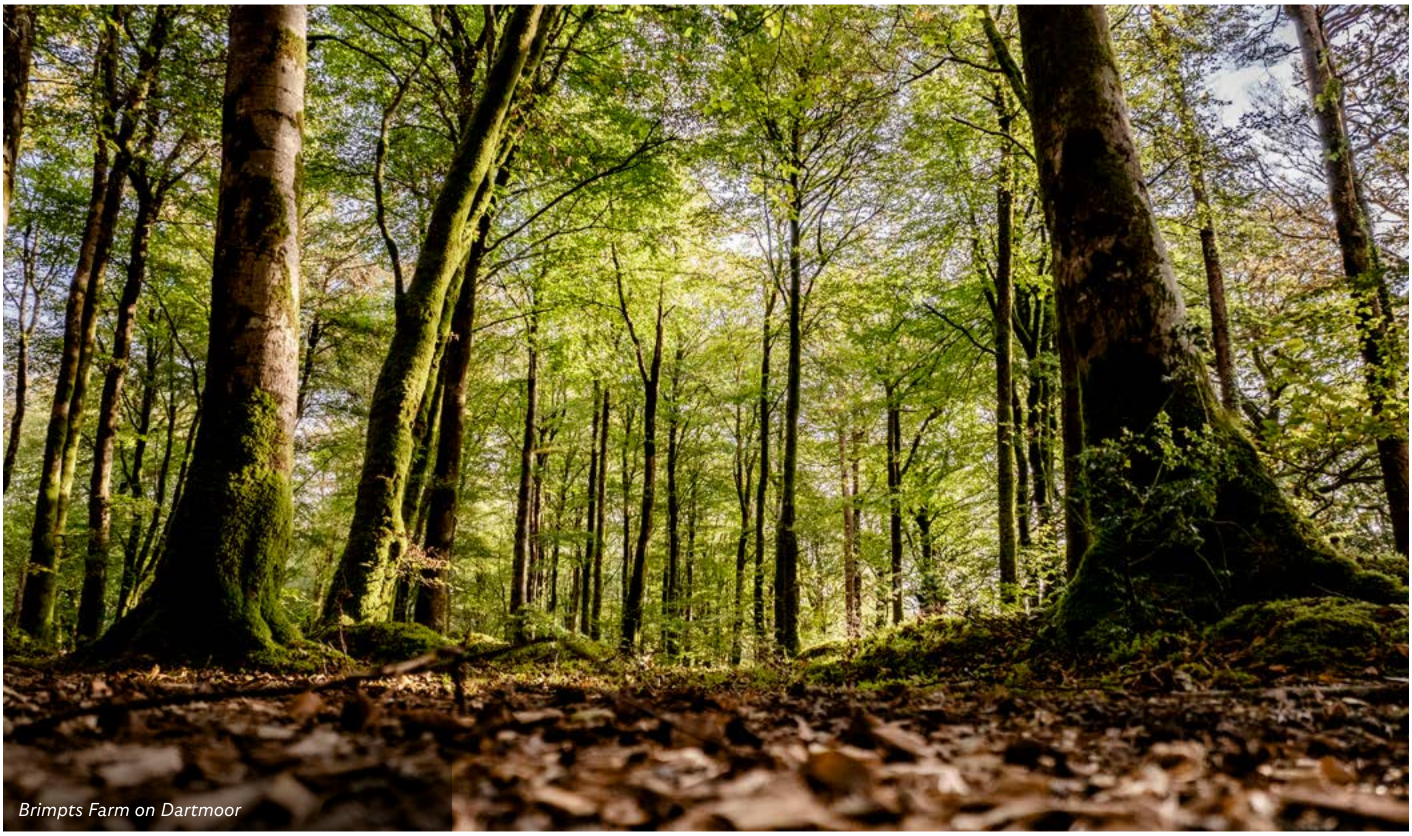
Operating across a wide range of ecosystems, the Duchy has a long-standing commitment to nature. This proactive approach allows us to lead by example and drive positive environmental outcomes across the estate.

People

The Duke of Cornwall is passionate about addressing homelessness by working with The Royal Foundation's Homewards initiative, which aims to demonstrate it is possible to end homelessness. Affordable housing is also an increasing concern, particularly in Duchy areas like the South West. Our rural tenants' wellbeing is a priority too, especially in high-pressure sectors like agriculture. The Duchy's mental health strategy has been in place since 2023 to support its communities, reflecting The Duke of Cornwall's wider commitment to social impact.

Governance and long-term stewardship

The Duchy's unique structure requires balancing profitability, environmental responsibility and tenant livelihoods. Upholding integrity, complying with best practice and maintaining stakeholder trust are vital. Maintaining a sustainable, diverse income depends on the effective long-term use of assets. In a rapidly changing world, this demands careful planning and future-focused investment.



Brimpts Farm on Dartmoor

Net zero and nature

The Duchy of Cornwall is committed to creating a net zero and nature-rich estate as our central sustainability goal. We recognise that long-term prosperity is only possible with a healthy environment.

Two colleagues on Dartmoor

194,246 tCO_2e

net greenhouse gas (GHG) emissions, a 6.9% decrease from our 2019/20 baseline

29,247 tCO_2e

emissions sequestered/recovered in 2024

"Our net zero programme is now well embedded in the Duchy, working hand in hand with our efforts to let nature flourish across the estate. We're starting to see good outcomes from our efforts to tackle climate change on farms, within upland landscapes and throughout our built portfolio. Deepening this impact to accelerate benefits for people and planet is the critical focus."

David Cope, Head of Sustainability

Achieving net zero

Our target to achieve net zero across the estate by the end of 2032 is an ambitious one, the scale of which meets the urgent challenge of climate change. Since we published our programme of action in 2022, many of the foundations required to meet this target have been put in place. The key contributors to our greenhouse gas emissions reductions to date include:

- Adoption of lower emissions and regenerative farming practices by farmers across the estate. 75 farms (approximately 40% of the Duchy's let farms) have now received at least two farm emissions reports, with 65% of them reducing emissions.
- Restoring degraded peatland on Dartmoor, managed by the South West Peatland Partnership. Over 800 hectares have been restored on the Duchy's land holdings, approximately 8% of the total degraded peatland area.
- Improvements to the energy efficiency of buildings in the Duchy portfolio. Since 2019/20, 49 properties have received works to reduce energy consumption, with interventions including improved insulation, window replacements and heat pump installations.

Emissions by activity (tCO_2e)

Activity	2024/25	2023/24
Land use and farming	125,165	130,440
Peatland	36,860	37,211
Construction	9,264	11,059
Financial investments	8,235	10,608
Rural commercial property	4,488	4,227
Residential property	3,407	4,107
Urban commercial property	6,620	6,547
Trading enterprises	1,688	2,149
Other rural and marine assets	-1,838	-1,849
Duchy operational	358	347

Restoring peatlands with the South West Peatland Partnership

Dartmoor is the Duchy's largest single area of ownership, covering over 27,000 hectares, including around 10,100 hectares of deep peat and extensive areas of shallow peat. Peatland is a vital carbon store, but when degraded, it releases carbon dioxide into the atmosphere – and around 80% of the UK's peat is in a dry and degraded state.[1]

The Duchy is a proud member of the South West Peatland Partnership (SWPP), a collaboration of landowners, farmers, local authorities and environmental organisations working to restore and protect peatlands across the region. On Duchy land, the SWPP has delivered significant restoration at sites like Tor Royal Bog near Princetown and the Cranmere area of North Dartmoor, where deep peat and rare habitats are being actively restored.

At Cranmere, contractors working with the SWPP have installed 2,150 peat blocks, 280 timber blocks and 60 log blocks since 2024 to slow water flow and prevent further erosion. Innovative techniques, including the use of local wool to support peat-forming mosses, are also being trialled, combining climate action with support for local farming.

Peatland restoration is central to the Duchy's net zero goals. Since 2008, the Duchy has supported the restoration of over 800 hectares of damaged peat on Dartmoor and continues to contribute significant funding and support to the partnership's ongoing work.

Restoring peatland on Dartmoor

1 https://www.gov.uk/government/news/englands-peatlands-mapped-for-first-time-in-major-step-towards-their-recovery

Enhancing biodiversity and water quality

The Duchy estate is home to numerous habitats and species of significant natural value. We will contribute towards the UK's target to achieve the effective conservation and management of 30% of land and water by 2030, and 50% by 2050. Across our farmed estate, woodlands, marine areas and built properties, we are working to protect high-quality sites and restore those where improvements can be made in the condition and extent of biodiverse habitats. In addition, the Duchy estate is located within 11 National Landscapes (previously known as Areas of Outstanding Natural Beauty) and one National Park.

We have developed the following understanding of our baseline habitats across the estate to inform and target our improvement efforts, as well as to track progress over time.

25,163 ha

of our land is under environmental designations[2], making up 41% of total Duchy estate[3]

33,907 ha habitat on Duchy estate, 56% land holdings

Upland habitats	19,286 ha
Habitat on farms	9,487 ha
Coastal and marine habitats (including rocky foreshore, mudflat, seagrass and salt marsh)	3,224 ha
Woodlands	1,900 ha

Quality of habitat on farms

Good quality	5%
Fairly good quality	4%
Moderate quality	26%
Fairly poor quality	31%
Poor quality	33%
Quality unassessed	1%

Environmental designations

Sites of Special Scientific Interest	115
Special Areas of Conservation	18
National Nature Reserves	4
Special Protection Areas	3
Local Nature Reserves	2
Ramsar Site	1

Ensuring water quality across all bodies of water

The challenge of water quality is well documented and will require collaborative endeavours to resolve. Not enough of the bodies of water in Duchy ownership are in favourable ecological condition – we want them all to match the level of the best, and the Duchy is ready to play our part.

Fresh water

Good ecological condition	16%
Moderate ecological condition	68%
Poor ecological condition	10%
Bad ecological condition	4%
Uncategorised	2%

Estuary

Good ecological condition	20%
Moderate ecological condition	80%
Poor ecological condition	0%
Bad ecological condition	0%
Uncategorised	0%

Salt marsh

Good ecological condition	100% (estimated)
Moderate ecological condition	0%
Poor ecological condition	0%
Bad ecological condition	0%
Uncategorised	0%

Now that we understand where the opportunities for improved water quality exist, we will work with tenants and other partners to make a positive impact in the coming year.

2 DEFRA and Natural England environmental designations identify and protect important habitats, such as Sites of Special Scientific Interest, Special Areas of Conservation, and National Nature Reserves.

3 Duchy of Cornwall total land ownership as of August 2024 is 60,745 ha. This incorporates the terrestrial area stated in our Integrated Annual Report 2024 (52,264 ha), and our riverbed and coastal holdings of 8,481 ha.

Woodland creation across the estate

The Duchy manages over 2,400 hectares of woodland, including areas of national importance such as Wistman's Wood on Dartmoor, the Flits in Herefordshire and Greenscombe Wood in Cornwall – many of which are designated as National Nature Reserves, Sites of Special Scientific Interest or Special Areas of Conservation.

As part of the Duchy's commitment to reaching net zero and enhancing biodiversity, more than 20,000 native saplings were planted in early 2025 at Tregooden Farm, one of the Duchy's Focus Farms in Cornwall. The new woodland will cover 13 hectares, supporting carbon capture, improved soil health and increased habitat for wildlife. This is our first project in delivering our target of creating 500 hectares of new woodland by 2032.

"I am delighted to be working closely with our partners to deliver nature recovery to some of the rarest habitats in the UK; it is only through this partnership that the expansion of these habitats will happen."

Andrew Bakere,
Senior Reserves Manager,
Natural England

Woodland creation at Tregooden Farm in Cornwall

Reintroduction of water voles

In September 2024, the Duchy re-introduced water voles for the first time. In partnership with Keep It Wild Trust, 80 water voles were released as part of a significant investment programme to enhance the River Fowey's wetland corridor in Restormel. Water voles have been a rare species in the region since their extinction in the region in the 1990s.

"This is an important first step in restoring this ancient landscape and a first for the Duchy. Water voles are important mini-ecosystem engineers. Their existence impacts soil and plant biodiversity around their burrows and riverbanks."

Jeremy Clitherow,
Senior Future Farming Advisor

One of the first water voles to be released as part of the project

Improving soil quality across the farmed estate

Healthy soils underpin the long-term viability of agricultural businesses as well as benefiting biodiversity, water quality and climate stability. The Duchy has been working with tenant farmers for several years to measure, protect and enhance soil quality. Currently, soil quality across the estate is in a fair condition, and with the actions in place we have confidence that it will continue to improve.

Soil structure on Duchy farms is assessed using techniques including the Visual Evaluation of Soil Structure (VESS) method. This involves collecting samples from across the farm and examining them by hand to assess key features such as aggregate size, root depth and porosity. Each sample is then scored on a five-point scale, where band 1 indicates the best standard soil structure, and band 5 the worst standard soil structure.

63%

of farms surveyed have VESS scores of 1 or 2 (out of 5), indicating good condition

Improving soil health at Tresallick Farm, Cornwall

Every three years, the Duchy's tenant farmers sample soils to establish a full range of soil health indicators including nutrient status, pH, soil organic matter, water infiltration rates, earthworm counts and soil structure.

At Tresallick Farm in Cornwall, under the management of Patrick and Jack Barrett, several innovations have been introduced which led to substantial benefits to soil health. These changes include the inclusion of clover into newly seeded grass leys and extensive use of the Missouri Sumo drill in place of a plough-based system.

Results show that soil organic matter, a key indicator of overall soil health, has increased from 7.9% in 2021 to 9.2% in 2023, and the average worm count has increased from 9 to 12 per soil pit.

Working to improve soil health across our estate

Net zero and nature in Duchy developments

Duchy developments are designed to meet the highest standards of social and environmental sustainability. This high ambition is playing out very positively, with strong performance in energy efficiency, nature integration and walkable neighbourhoods. We will continue to innovate, working with development partners to be exemplary in this regard.

In 2024, the Duchy celebrated 10 years of its nest box initiative, which encourages birds to nest in integrated nest bricks across its developments. Over 1,200 boxes have been integrated into projects at Nansledan and Tregunnel Hill in Newquay, Trevethow Riel in Truro, and Poundbury in Dorset. The Duchy has committed to installing an average of one nest box per home built, including at its proposed new 2,500-home development at South East Faversham in Kent. In Nansledan there were a total of 620 nest boxes in 2024 with half of them showing signs of use.

98.5%

of new Duchy homes completed in 2024/25 have an EPC A or B

Nansledan residents enjoying a local event

Sourcing locally generated renewable energy

The Duchy of Cornwall is committed to exploring renewable energy as part of our broader net zero and nature efforts. Our aim is to reduce carbon emissions, lower energy costs for residents and support the transition to a more sustainable energy system.

We have trialled offering renewable energy to tenants at below-market rates from locally generated sources. This initiative supports our commitment to net zero and nature. In 2024/25 we initiated feasibility studies across a number of sites and are developing a renewable energy plan. We will start by expanding the extent of rooftop solar on tenant farms, and plan to expand solar energy generation beyond farms to residential and commercial properties, with the goal of making renewable energy and below-market tariff rates a common feature across all Duchy properties, benefiting tenants and supporting a more sustainable future.

30%

of homes built in Duchy developments at Poundbury and Nansledan have been transferred to affordable housing providers, on track to meet targets

Residential retrofit at Longfurlong House, Gloucestershire

Longfurlong House, a Grade II-listed 17th-century property, underwent extensive renovation to reduce energy use and GHG emissions. The project incorporated low-embodied carbon materials and technologies, including internal wall insulation, bio-based loft insulation and a Vaillant air-source heat pump replacing the oil-fired boiler. Mitchell and Dickenson plexiglass secondary glazing was also installed, improving energy efficiency.

Remote energy monitoring allows the Duchy to evaluate post-occupancy performance. EPC modelling estimates an 81% reduction in GHG emissions, from 32.6 tCO_2e to 6.1 tCO_2e annually.

Housing and addressing homelessness

The Duchy of Cornwall is committed to providing high quality and affordable homes and addressing homelessness through innovative housing solutions and community integration. With a focus on providing not just shelter, but the support needed to rebuild lives, the Duchy's approach involves a combination of high-quality housing, opportunities for social and economic integration, and access to facilities and nature.

Affordable homes are integrated across our communities

139

homes delivered with our housing partners last year, 30% of which are affordable

17

"Ask the Duchy" events have been hosted so far in 2025 to discuss our housing development proposal in South East Faversham with local residents

"We aim to build sustainable communities that support people to live healthy, happy lives, in harmony with nature. We want to be part of the solution when it comes to the housing crisis and work with the communities in which we operate to address local need."

Ben Murphy, Estate Director

Creating homes for lasting change

As a developer and owner of residential property, the Duchy plays a crucial role in providing a range of homes (open market and affordable) and tenures (including private rent) across its estate and development projects. In February 2024, the Duchy announced a new project with local Cornish charity St Petrocs, to deliver new homes at Nansledan for up to 24 local people experiencing homelessness in and around Newquay. St Petrocs provides wrap-around support to all their residents, including vital mental health services, training, employment support and housing advice – helping residents rebuild their lives and achieve long-term stability. The first homes are expected to be completed before Christmas 2025, designed to achieve exceptional environmental performance and low running costs for residents, as well as delivering significant social impact for the community.

Community engagement and integration

A key focus of the Duchy's approach is the integration of affordable housing within its communities, addressing local housing alongside community engagement. This strategy ensures that homes across all tenures are part of larger, vibrant communities where residents can access resources and support from both neighbours and local services.

As part of our commitment to building strong communities within our areas of operation, we want to ensure that local people have equitable access to homes within their native areas. In 2024, 69%[5] of our open market homes were sold to people from Cornish postcodes, demonstrating our ongoing dedication to supporting local residents.

As part of its commitment to the Faversham community, the Duchy development team hosted 17 "Ask the Duchy" coffee mornings, pop-ups and events to discuss our proposal for an urban extension, South East Faversham.

30%

of all homes at Poundbury and Nansledan are affordable homes[4]

This development would deliver 2,500 new homes, create jobs and provide new green spaces, with a focus on achieving a 20% net biodiversity gain. We welcomed nearly 500 local people to these events to engage in conversation about the proposed plans, ensuring that the development aligns with the community's needs and aspirations.

Future focus

Looking ahead, we plan to continue our efforts to address homelessness across our estate. This includes exploring new opportunities to provide affordable housing and support services in other areas where the estate operates, working closely to align with Homewards.

Delivering affordable homes in Nansledan

2025 marks the 10th anniversary of Nansledan's first residents moving into their new homes. The Duchy was delighted to celebrate this major milestone, with over 800 homes and 40 commercial properties delivered so far. Nansledan's housebuilder partners have been instrumental in the progress of the project, with CG Fry & Son having delivered 300 homes, Morrish Homes completing 250 and Wain Homes completing 277. Nansledan will eventually comprise up to 3,700 new homes and has been designed as a sustainable urban extension to Newquay, with an already bustling range of shops, cafés, restaurants, offices, health and leisure facilities.

> "We have lived in Newquay for over 20 years. I work on building sites and have been in construction since I left school, so I know what it's like. Nansledan is laid out very well – a lot of thought has gone into how it looks and operates. The Duchy has planned it so well. They really know what they are doing – it's spot on."

Graham and Mandy, Nansledan's 750th residents

4 Homes built in Duchy developments at Poundbury and Nansledan that have been transferred to affordable housing providers.

5 Open market homes in Nansledan sold to people from Cornish postcodes.

Mental health

In 2023, we launched a mental health strategy that addresses the mental health needs of Duchy farming tenants, aiming to provide comprehensive support, reduce isolation and ensure access to resources that promote long-term stability. This strategy takes a holistic approach, recognising the importance of both direct mental health support and community integration.

His Royal Highness greets rural tenants with Matthew Morris

212

farming tenants and their partners across the estate attended social suppers in 2024/25

99 %

of people in places where the Duchy has a significant presence have good access to nature

325

rural tenants and family attended this year's Future Farming engagement events, including webinars and farm walks

"We want to make mental health a normal part of the conversation and believe it is important that our farmers have the opportunity to talk to other farmers. Even if just one individual uses the services, it will have been worth it."

Matthew Morris, Rural Director

The strategy includes the establishment of a dedicated wellbeing service, offering tenants a confidential space to speak to trained professionals about their mental health concerns. A crucial aspect of the strategy is community integration. Throughout the year, training and social events are organised for both staff and tenants, aiming to increase awareness of mental health, reduce isolation and create a sense of belonging within rural communities.

This year, the Duchy launched a new colleague network, the Mental Health and Wellbeing Champions, who provide staff with a confidential, supportive space to chat about any concerns and connect individuals with appropriate support.

Partnerships for change

The Duchy has developed partnerships with several key organisations to support mental health across its estates. These include Mind Cornwall, the Royal Agricultural Benevolent Institution, The Farming Community Network and the charity We Are Farming Minds, co-founded by Duchy tenants Sam and Emily Stables. Through these partnerships, the Duchy provides access to vital resources such as a 24/7 support line, counselling, mental health training and peer support networks. The Lighthouse Charity also visited Duchy developments in Poundbury and Nansledan, leading toolbox talks on the importance of mental health awareness in the construction industry.

Partnering with We Are Farming Minds

The Duchy has partnered with Hereford-based charity We Are Farming Minds to provide counselling, a 24/7 support line, training, events and mental health resources for all Duchy rural tenants. It was founded by Duchy tenants Sam and Emily Stables following their personal experience of mental health. Aligned with The Duke of Cornwall's passion for supporting mental health, The Duke became Royal Patron of the charity in March 2025.


Sam and Emily Stables

"When We Are Farming Minds was founded, the goal was to support the mental wellbeing of farmers and break the stigma around seeking help. To have the support of His Royal Highness feels incredible and it means so much to us and the farming community of Herefordshire and beyond."

Sam Stables, Co-founder of We Are Farming Minds

Kew An Lergh: A small project with a big social impact

In 2024, Nansledan opened its first community hub, run by the Nansledan Community Association and Cornwall Mind. The hub offers space for community groups, clubs, support services, events and local charities, strengthening social connections and promoting wellbeing.

The Duchy of Cornwall's Kew An Lergh development, including the hub, won the 2024 Royal Institution of Chartered Surveyors (RICS) UK National Award for Commercial Development. This small project was praised for its "big social impact" and is the Duchy's first directly delivered commercial development in Nansledan.

"The new community hub has been open for just a few months and we have already seen a variety of community groups utilising the centre and helping to bring the community together."

Theresa Ferguson,
Chair, Nansledan Community Association

Access to nature

Access to nature is vital for mental and physical wellbeing. The Duchy partnered with Fields in Trust to assess access to nature for people living and working around the estate. Their findings show that communities where the Duchy has a significant presence, both in developments and rural areas, enjoy good access to nature. The study showed that:

99%

of people in communities where the Duchy has a significant presence live less than 800 metres' walk from nature

271

metres is the average walking distance to nature from properties in communities where the Duchy has a significant presence

The study used Field in Trust's Green Space Index to enable the Duchy to accurately track progress towards ensuring every community can access nature. We are focused on achieving 100% access to nature for all communities on the estate. Through this initiative, the Duchy aims to further integrate nature into everyday life and create thriving, sustainable communities.

Future focus

Looking to the future, the Duchy of Cornwall plans to expand its mental health strategy, providing even greater access to mental health support services. The Duchy is dedicated to ensuring that every rural tenant has access to the care and resources they need to maintain good mental health. We are delighted to continue partnership with We Are Farming Minds, to support their growth across the rural sector and to continue to provide support for our rural tenants, if ever they need it.

The official opening of the Nansledan Community Centre

Viability

The Duchy of Cornwall's financial performance continues to be guided by our commitment to effective governance, sustainable practices and the responsible management of an estate.

A resident enjoying a dog walk in one of our communities

"We've been delighted to welcome over 140,000 people to the Duchy of Cornwall Nursery over the past year to enjoy time out in nature, find beautiful, quality plants, stylish home furnishings and delicious local food. Our retail spaces are bursting with inspiration, with ever-changing curated collections for the garden and home that highlight Cornish creators. We employ over 70 members of staff from the local community and support the local supply chain where we can."

Karl Taylor,
Head of Enterprise

“By promoting a balance between income generation, environmental responsibility and community support, we’re creating a sustainable future for both the estate and the people connected to it.”

Andrew Phillips, Finance Director

Our income is primarily derived from property letting, financial investments and small trading enterprises. We’re committed to sharing updates on the estate’s financial performance, with insights into key areas such as property income, trading results, operating costs and investments in sustainability initiatives.

Property income performance

Our income is primarily derived from the letting of land and property on standard, commercial lease terms. Property income accounted for 75% of income in 24/25, down from 81% in 23/24. This fell because we sold a major commercial property during the year and are holding the funds in financial investments pending reinvestment. Further detail of property income is in Note 2 to the financial statements on page 70.

Trading enterprises: challenges and investments

The Duchy operates four trading enterprises.

Our woodlands are run for their nature, carbon and societal benefits, while also operating a profitable trade in timber produced according to sustainable, continuous cover principles. This is part of the Capital account, where all proceeds are reinvested in the woodlands.

The Harbour on St Mary’s runs the quay and moorings on the Isles of Scilly for the benefit of the islanders, local businesses and visitors. It aims to produce a small surplus each year from its trading activities – boat moorings, harbour dues etc. – to provide resources for the upkeep of the quay and harbour infrastructure.

The Duchy of Cornwall Holiday Cottages have become established as top-quality destinations in the South West, preserving character properties, providing employment and bringing tourists into the region. Such a high-end offer involves a high cost base. We aim to make a greater surplus than if the properties were let on standard residential leases, but this can be a challenge, particularly with recent building and maintenance cost inflation.

Finally, there is the Duchy Nursery at Lostwithiel. Turnover this year was up 8% to £3.1million, and the business returned to profitability after several loss-making years while the site was refreshed.

Operating costs and investment

An analysis of Revenue account operating costs is provided in Note 2 to the accounts on page 70. Net staff costs have risen by 14%, a function of a standard inflationary pay rise, the implementation of the real living wage for lower-paid staff, and recruitment of additional posts to support key areas of activity. Repairs and maintenance rose by 12% to over £5million on the back of high build-cost inflation and an increased programme of works. Similarly, administration costs rose by 12%, including substantial building repairs to our listed office headquarters in London.

Last we sold a subsidiary and hived up another, so this year we are reporting as a single Duchy entity, rather than as a group. Comparative figures can therefore look rather peculiar. The profit on disposal of a subsidiary shown in the Duchy accounts for the prior year reduces operating costs and exaggerate the year-on-year increase.

Property portfolio and capital return

Investment property at 31st March was valued at £1,081million, marginally up from £1,076million last year. We invested over £14million in capital improvements and at our development sites. Note 8 to the accounts on page 76 sets out the detail of the movements in the investment property portfolio. There was a small loss arising from the valuation adjustments year on year. Market values for agricultural property increased, while our commercial property values fell overall.

Future focus

As we build a refreshed strategy for the Duchy, our asset allocation plans will be further implemented over the coming years. Geographically disparate properties will be sold to create an estate that is more efficient to manage. Sectors where we are overweight will be reduced. Funds released will be reinvested to improve the condition of the built estate and to meet our environmental and social objectives.

2.2%

total return across the portfolio this year: 0.4% capital return plus 1.8% income return

Our land stewards work closely with our tenant farmers across the estate

Risk

In this section

Identifying and addressing risk

In a changing world, we inevitably face risks and uncertainties. Whilst our comprehensive approach to risk management cannot eliminate all risks, it enables us to anticipate potential impacts on the Duchy and develop robust responses.

Wistman's Wood on Dartmoor

The Duchy maintains a thorough risk management process covering all assets and activities, addressing strategic, project, operational, hazard and financial risks. The Prince's Council, Audit and Risk Committee, and Executive Committee incorporate strategic risk considerations in their deliberations.

Executive Committee members oversee project, operational, hazard and financial risks, raising concerns during regular meetings or escalating when necessary. Our governance structure is supported by a detailed risk register, with risks grouped by asset or activity and assigned to responsible individuals for assessment and mitigation.

Risks that could materially impact our work and value creation are categorised as:

- strategic and operational risks; and
- financial risks.

We also evaluate potential existential risks as part of our approach.

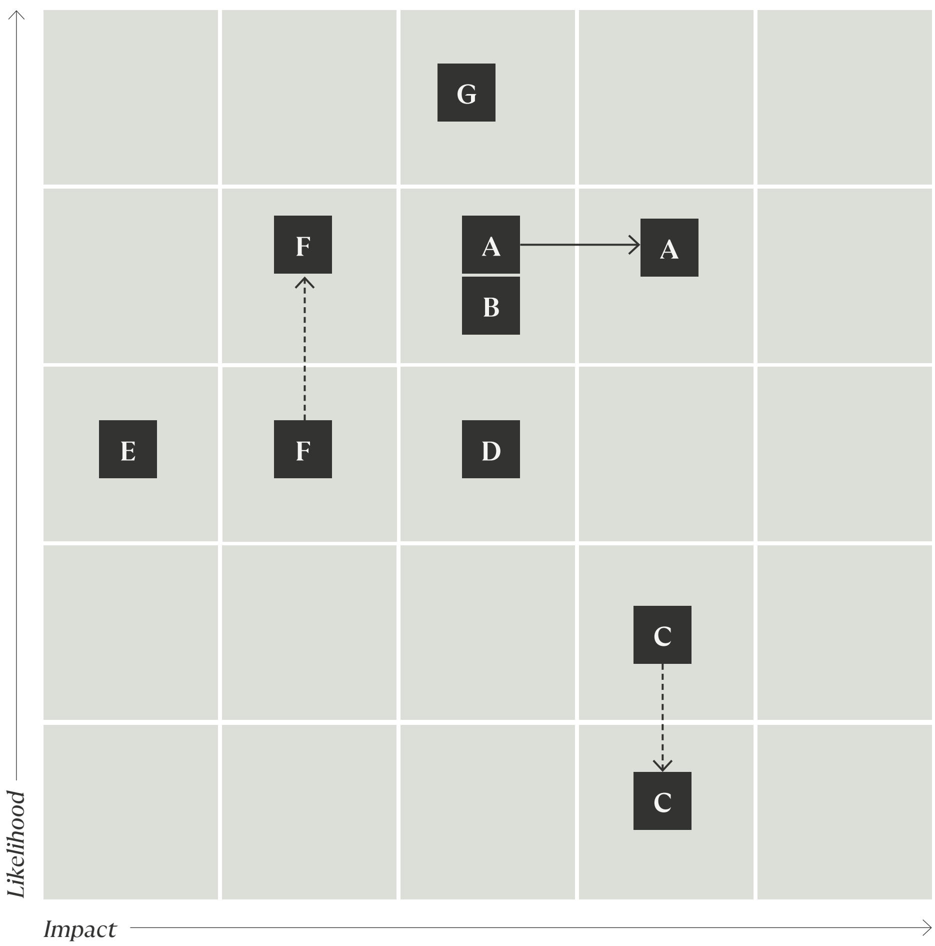
How our risk position has evolved

As of 31st March 2025, the Duchy maintains a stable risk position. Our strategic decision to secure loans at fixed interest rates has shielded us from recent market volatility, preventing potential decreases in property values and rental income. The anticipated reduction in interest rates presents a positive outlook for our tenants' businesses and livelihoods.

Climate change and the resulting extreme weather events continue to represent our most significant external challenge.

The Duchy's principal risks

- **A** Capital cash generation
- **B** Tenants' livelihoods
- **C** Safe buildings and places
- **D** Public understanding and perception
- **E** Property risk
- **F** Credit risk
- **G** Investment risk
- —— 2022/23 to 2023/24, actual movement
- - - - 2023/24 forward, anticipated movement



Strategic and operational risks

Strategic risks are those that could affect long-term direction and the ability to deliver the Duchy's purpose, while operational risks relate to the day-to-day management of the estate and assets. Understanding and managing both is essential to protecting value and achieving long-term goals.

Capital cash generation

The risk	Potential impacts	Our response and management
Our ability to generate capital cash flow depends primarily on property market conditions. Our financial forecasts indicate both a need and opportunity for substantial capital investment in the coming years. We're strategically reallocating funds into higher-impact areas to maximize investment opportunities.	Insufficient capital would limit our ability to meet objectives and achieve our desired impact. *Resources and relationships affected:* • financial; and • manufactured.	We protect against financial uncertainty through careful budget management and long-term planning. Six years ago, we strengthened our financial foundation by securing long-term, fixed-rate loans lasting 40–50 years, which shields us from interest rate volatility. We've reduced risk by selling large single commercial properties and spreading investments across diverse property types. While our development projects and agricultural estates offer significant growth opportunities, they will require creative funding solutions beyond traditional financing methods.

Tenant livelihoods

The risk	Potential impacts	Our response and management
The agricultural sector and rural businesses face complex challenges creating financial, social and environmental uncertainties.	Financial stability directly affects our tenants' ability to both adopt sustainable practices and meet rental obligations. *Resources and relationships affected:* • natural; • financial; and • community.	Our diverse property portfolio helps protect the Duchy from sector-specific downturns. However, our agricultural and rural commercial tenants continue facing significant challenges – from changing consumer preferences to international trade complexities and extreme weather events. Through our Future Farming initiative, we're actively partnering with tenants to develop practical approaches for transitioning to lower-carbon, resilient business models that can thrive in today's changing landscape.

Safe buildings and places

The risk	Potential impacts	Our response and management
Owning a large portfolio of buildings and related structures brings inherent safety risks. Health and safety on-site is especially important during maintenance and improvement works. Similar risks arise from our historic mineral assets (such as mines and quarries), forestry, the Marine Estate, St Mary's Harbour and our trading operations.	Without robust health and safety measures and effective risk management, we risk harm to tenants, staff and the public, as well as potential damage to our buildings. *Resources and relationships affected:* • people; and • manufactured.	Our team of building surveyors and land agents prioritises safety. This year, we recorded one reportable Reporting of Injuries, Diseases and Dangerous Occurrences Regulations incident – the first in many years – which has been carefully reviewed for lessons learned. We operate a detailed risk register and oversight process covering all assets and activities. Our internal health and safety framework is supported by specialist consultants when needed, and all staff receive safety training.

The risk	Potential impacts	Our response and management
Public understanding and perception		
Public understanding of the Duchy estate's role and impact is crucial to enabling long-term value creation.	There is often confusion between the Duchy and unrelated entities such as Duchy Originals (now Waitrose Duchy Organic), as well as the County of Cornwall. Many people are unaware of what the Duchy is, which can affect trust and support. *Resources and relationships affected:* • people; • community; and • knowledge and reputation.	We continue to improve communication through the new Duchy website, media releases, this Annual Report and the Net Zero Carbon Report. Our staff also engages directly with communities linked to Duchy assets. This year, we expanded our communications capacity with a new Communications Manager, external advisers, and recruitment of a Director of Communications, building on the work of our Future Farming Communication and Education Officer.
Planning risk		
There is planning risk at our South East Faversham site in Kent, as well as more broadly across the portfolio.	Delays or issues in securing planning approval could hinder delivery of our development plans, including new homes and communities. *Resources and relationships affected:* • people; • manufactured; • financial; and • community.	We have strengthened consultation and engagement with local communities and their representatives. Additional professional advisers have been brought in, and our internal development team has been restructured to better address these risks.
People and capability		
The Duchy is a complex organisation that depends on ongoing investment in leadership and skills to remain effectively managed.	Without sustained focus in these areas, we risk falling behind in responding to new challenges, which could impact operational efficiency, long-term success and staff engagement. Proactive investment supports better decision-making and the delivery of strategic goals. *Resources and relationships affected:* • people; • intellectual; and • financial.	We have initiated projects to reshape strategy, governance, and structure. The Executive team is being strengthened with new appointments, and we are investing in the wider senior leadership team. Staff engagement is also supported by a new Culture Club initiative and regular internal communication.

Financial risks

Financial risks refer to factors that could affect the Duchy's financial stability, such as fluctuations in investment values, credit risks and changes in interest rates. Managing these risks is crucial to maintaining financial health and achieving strategic objectives.

The risk	Potential impacts	Our response and management
Property		
Property values – both capital and rental – can fluctuate over time, and property is an illiquid asset. An oversupply of a particular property type or in a specific location may lead to void periods. While property values have changed only marginally in the past 12 months, the future viability of farming and the partial removal of agricultural property relief may impact capital values, although land availability remains limited.	A fall in property values would lead to a reduction in the Duchy's asset values. However, even a 10% decline, representing a capital loss of around £100million, would not result in realised losses, as only a small proportion of the portfolio is traded. Property is held for the medium to long term, often for centuries, meaning short-term market fluctuations only affect accounting values.	The Duchy maintains a diversified property portfolio that is closely monitored to minimise overall risk. Asset allocation by class and yield is regularly reviewed, along with unexpired lease terms and potential future capital liabilities. Long-term capital cash flow modelling helps predict when asset realisations may be necessary. For more information about the portfolio, please see note 8 in the Financial statements on page 76.
Credit		
The Duchy faces credit risk related to tenants who may default on rent or, where applicable, their share of maintenance costs.	The creditworthiness of tenants affects the timely receipt of rent. Slow payments are the primary concern, impacting cash flow. Recently, changes in the farm subsidy regime have become a greater concern than the economic impacts of lockdowns, affecting the viability and creditworthiness of farm tenants.	Credit risk related to tenants is regularly assessed, and appropriate actions are taken when necessary. For new lettings, credit checks are carried out, and tenant deposits are held where appropriate.
Investment		
The Duchy holds financial investments worth £121million, representing 9.4% of total assets. Investment values and income returns fluctuate, especially during periods of changing interest rates.	These investments are subject to market volatility, including global conflicts, inflation, interest rate changes and tariff instability. While the impact on investment income has been less than expected, the outlook remains uncertain.	The Duchy uses fund managers to oversee its investment portfolios, which are regularly reviewed to align with the Duchy's broader objectives. These investments are primarily held for income generation and liquidity. Two years ago, we shifted from equities to cash and cash equivalents to capitalise on higher interest rates.

Climate and nature-related financial risks

Climate and nature-related risks remain significant for the long-term viability of the Duchy of Cornwall estate. The Duchy has previously assessed these risks, including both climate-related and nature-related challenges, and continues to monitor them. For detailed assessments and strategies, please refer to our previous report, the Integrated Annual Report 2024.

A sunset in Devon

Existential risks

The risk	Potential impacts	Our response and management
Climate change and severe weather		
The Paris Agreement's target of limiting global warming to 1.5°C is at risk of failing. Farming, land use, development and housing both impact, and are affected by, climate change and must be part of the solution. The UK Government's 2022 Climate Change Risk Assessment highlights a range of costly impacts, from soil health deterioration to reduced water availability, which affect public services, businesses and households.	Severe weather, such as heavy rainfall and flooding can damage land and reduce crop yields. Prolonged drought has implications for crop growth, animal health and fire risk.	We are taking proactive action through our Net Zero Carbon Programme and Future Farming initiative. We model the impacts of climate change and severe weather on tenants, working with them to explore mitigation strategies, adapt to changing conditions and identify ways the estate can contribute to solutions. A dedicated sustainability team of 10 staff has been recruited, including a Head of Sustainability, Future Farming Team Leader, Communications and Education Officer, Sustainable Buildings Officer and Sustainability Analyst. Please see page 14 for more information on the Future Farming team's activity. For the fourth consecutive year, we have approved an annual budget of over £2million to address climate change and biodiversity loss. This fund covers staff salaries, tenant engagement, natural capital projects on farms, biodiversity initiatives, renewable energy research, net zero machinery, evidence gathering and the Curlew recovery project on Dartmoor. To learn more about our goals, please see Net zero and nature on pages 18 to 23.

"Our Future Farming team works closely with farmers and growers to deliver our ambitious goals together, and at scale. We seek to produce high-quality agricultural products from farming systems that regenerate soils; we aim to protect and restore special habitats, and empower Duchy farmers to reduce greenhouse gas emissions on their journey to net zero carbon."

Heather Webb,
Head of Future Farming

6 UN Emissions Gap Report 2024.

Risk governance

The Duchy's full governance structure is set out in the The Prince's Council and Committees section on page 50 of this Report. The Prince's Council takes overall responsibility for governance of the Duchy, supported by a number of sub-committees.

The Prince's Council and the Sustainability Delivery Committee met four times during 2024/25, with agendas covering a wide range of Duchy activity. Sustainability is a standing item and always discussed. At the moment, climate and nature-related risks are brought to the table as and when needed. As this thinking becomes more embedded across the Duchy, these issues will naturally become a more regular part of conversations.

Risk management

Responsibility for identifying and managing climate and nature-related risks is shared across the Duchy. Everyone is encouraged to keep these in mind as part of their day-to-day work, helping build awareness and action into how we operate.

The work is coordinated by department leads and the strategy team, who make sure any new or emerging risks are communicated clearly and acted on. When needed, they escalate issues to the Executive Committee.

Metrics and targets

The Duchy's climate and nature-related metrics are currently focused on tracking changes in our direct impacts. These include our net zero targets (reported on page 18 of this Report) and biodiversity enhancement targets (being prepared for external reporting).

10 Buckingham Gate

Governance

In this section

Governance at a glance

The Dukes of Cornwall have traditionally taken an active role in managing the Duchy. The current Duke continues this approach, chairing The Prince's Council, attending key governance committee meetings and regularly visiting the estate.

His Royal Highness meets with tenants

Transparency

The Duchies of Lancaster and Cornwall (Accounts) Act 1838 gives HM Treasury a role in safeguarding the long-term value of the Duchy. As part of this, Treasury approval is required for property transactions above a set threshold.

The estate is overseen by The Prince's Council and subject to annual independent external audit. The Duchy's accounts are laid before both Houses of Parliament to ensure HM Treasury is meeting its statutory responsibilities.

Members of The Prince's Council contributed to this Integrated Annual Report and confirm it aligns with the International Integrated Reporting Framework issued by the IFRS Foundation. The Council accepts overall responsibility for the accuracy and integrity of its contents.

Operating framework

The Duchy was established in 1337 by Edward III for his son, Prince Edward, under the Great Charter. Over time, additional land was granted through further Charters. Today, the Duchy's land, property and other assets – along with any proceeds from disposals – are managed under the terms of those Charters and the Duchy of Cornwall Management Acts. These set out how assets must be used to benefit the current and future Dukes of Cornwall.

The Duke of Cornwall is entitled to the Duchy's annual net revenue surplus. However, profits from the sale of capital assets are retained and reinvested within the estate to support long-term sustainability and future income.

Leading The Prince's Council

The Prince's Council brings together recognised leaders with expertise across the Duchy's areas of activity. The Duke of Cornwall, well acquainted with the estate from years of visits, chaired every Council meeting during the year. He also attended meetings of the Finance and Audit Committee and the Rural Committee.

The Duke of Cornwall regularly visited Duchy sites across Cornwall, Devon, Herefordshire, Kent and the Isles of Scilly, including our Focus Farm Lower Blakemere in Hereford and Nansledan in Cornwall, meeting tenants, staff and partners.

Reshaping the Governance environment

Strong governance is central to the Duchy's performance. Until February 2025, some Council responsibilities were delegated to specialist Committees, while Council members maintained oversight through direct participation.

In March 2025, these Committees were dissolved and responsibilities redistributed:

- Strategic oversight now sits with an expanded Council, meeting more frequently.
- A new Audit and Risk Committee has been formed.
- The Executive Committee structure has been expanded, with monthly meetings and dedicated groups for Strategy and Change, and for Investment.

The Remuneration Committee continues in place, with a remit to review remuneration practices to ensure staff are well motivated through appropriate and fair compensation and that staff costs remain justified and aligned with good practices.

To support this updated framework, two new members joined the Council in March:

- **Kate Holborow**, a communications professional born and raised in Cornwall, who brings insight from her work in business, community and charity sectors. She previously served on the Rural Committee.
- **Rob Perrins**, CEO of Berkeley Homes and Trustee of the Berkeley Foundation, who was previously a member of the Commercial Property and Development Committee.

You can find biographies of all Council members in The Prince's Council and Committees section on pages 50 to 53.

Governance roles and activities

The structures of the Duchy estate are set out in its charters and management acts. These establish critical roles to ensure we succeed in our purpose of creating positive impact for people, places and planet.

Buckingham Gate is the Duchy's London office

Role and remit	Principal resources and relationships overseen	Matters reviewed
The Prince's Council		
• Chaired by The Duke of Cornwall • Provides advice to The Duke of Cornwall regarding the strategy of the Duchy • Except for the membership of the Secretary and Keeper of the Records, the Council is a non-executive body.	The Prince's Council takes a holistic view of the Duchy's resources and relationships, recognising the estate's impact on people, places and nature. Its advice aims to ensure these are carefully balanced in all decision-making.	The Council met four times during the year – in June, September, December and March. *Key areas of focus included:* • oversight of all Committees' work; • review of risk management across the Duchy; • monitoring of climate and nature programmes; • asset allocation and long-term capital liabilities; • high street regeneration and large-scale renewable energy opportunities; • updated geo-resource strategy; • financial matters, including budgets, forecasts, medium-term cash flow, capital planning and deployment; and • appointment of the High Sheriff of Cornwall.
Executive Committee		
• Chaired by Will Bax, Secretary and Keeper of the Records • Implements strategy and manages all operational activities • Met throughout the year, in May, September, November and monthly since then.	• People • Intellectual • Community • Financial.	*Each meeting includes updates on:* • health and safety; • HR and legal matters; • financial budgets, forecasts and cost base; • net zero and nature strategy, including annual carbon targets; • communications; • staff and mental health surveys; • sustainable procurement; and • digital working programme. *The Committee also reviews:* • progress and risks related to the net zero pathway; • activity from the net zero challenge groups and operational programme board; • internal and external net zero and nature communications, including TCFD and TNFD reporting; • woodland creation and the Marine Estate; • technological advances in construction; • mental health and homelessness; • sustainability outcomes in asset allocation; and • the Duchy's role in Landscape Recovery programmes on the Isles of Scilly, Dartmoor and in Herefordshire.

Governance, engagement and consultation

We see integrated thinking as key to sustainable development. It's long been part of how we manage the estate and make decisions. Our goal is to apply it more systematically across everything we do – to benefit communities, support the natural environment, strengthen the estate's legacy, and improve both financial performance and transparency.

His Royal Highness meets with local tenants on private days to the estate

Section 172 Statement on governance, engagement and consultation

To provide maximum transparency we set out here some thoughts and signposting on how we take various aspects of stakeholder interest into account. These issues and factors have been arrived at through the Integrated Reporting Framework, based on understanding what matters most to our stakeholders.

Fostering a positive work culture

The Duchy has a small number of staff with a relatively flat structure. Departmental team meetings are a regular feature, with meetings in each office attended by Executive Committee members.

All staff have an annual appraisal. A new Culture Club was started in the year. This is open to all who have an interest in helping us nurture a culture that feels great to be a part of.

A comprehensive training programme is available, mandatory where required, with topics ranging from health and safety to management development. We regularly have staff on training contracts, enabling them, for example, to qualify as surveyors or accountants.

For many years our video conferencing system has linked all offices, which is still in place to facilitate remote working.

Fostering business relationships

We engage with our tenants and tenant organisations in myriad ways. Our in-house staff meet regularly with tenants, and we undertake tenant surveys.

There is a dedicated manager for every property, with regional offices across the estate, meaning that over 90% of our properties are within 30 miles of their local office, and many much closer. New residential tenants receive detailed home information packs, and there is also a tenants' intranet for farmers and a regular newsletter. All tenants also receive an annual financial statement of accounts.

Duchy staff meets with the Tenant Farmers Association, the National Farmers Union and the Country Land and Business Association (CLA) at least annually, and are members of various working groups, such as the CLA Institutional Landowners Group. We work with various tenants' groups for mutual gain, such as the provision of rural broadband in Herefordshire and the Farm Resilience Programme, part of the Royal Countryside Fund.

Last year we launched our Sustainable Procurement Policy, which covers our procurement approach for goods and services, and ensures we work with our supply chain to achieve our critical success factors. To support the policy's adoption, we surveyed all our suppliers to discover what help they might need to meet our policy ambitions and have run support webinars covering social impact and social value, climate change and net zero, and equality, diversity and inclusion.

The Royal Foundation of The Prince and Princess of Wales is the primary philanthropic vehicle of Their Royal Highnesses. The Royal Foundation has built very successful programmes addressing environmental and social causes that are very relevant to the Duchy, including The Earthshot Prize (environment), The Centre for Early Childhood, Homewards (homelessness) and United for Wildlife (conservation). We continue to explore opportunities for collaboration with The Royal Foundation across these areas to help The Royal Foundation increase the impact of its work, and also to help the Duchy enhance long-term value via natural capital and community. We have joint working initiatives with The Royal Foundation and the Earthshot Prize at board and operating levels.

Impact of operations on the community and environment

Creating thriving communities is at the heart of our ethos, and we believe that we can carry this out most effectively when we engage with a wide range of stakeholders. Our relationships with, and the impact of our operations on, our stakeholders are a priority, from the conversations a rural land agent has with a long-standing farm tenant to the prompt payment of a local builder.

Maintaining a reputation for high standards of conduct

Communication is fundamental to ensuring that our stakeholders are informed of the work we are doing and the way it impacts them. Their ability to provide feedback informs our efforts. We discuss how we meet our objectives in this regard in the section of this Report on our critical success factor of Reputation, from bi-monthly bulletins from our Future Farming team to engagement programmes with local communities about their needs for better places to live, work and thrive.

Likely consequence of any decision in the long term

The Duchy was established in 1337 and is now headed by the 25th Duke of Cornwall. In this context, the "long term" has real meaning. This is illustrated throughout this Report, but in particular when we discuss our goals and the sections on climate- and nature-related financial disclosures.

The Prince's Council and Committees

Members of The Prince's Council bring a wealth of experience and insight to the Duchy. As respected leaders across a range of sectors – including agriculture, commercial property, estate and investment management, government, law, and finance – they offer valuable perspectives shaped by both UK and international careers. Each member contributes their own specialist knowledge to help guide the Duchy's work. Members of the Council are personally appointed by The Duke of Cornwall.

The Prince's Council

	Dates served	Council	Audit & risk	Remuneration	Executive
Chairman: His Royal Highness The Prince of Wales		Chair			
Lord Warden of the Stannaries – Hugo van Vredenburch	Dec 2022–Present	Member		Chair	
Receiver General – Edward Harley	Dec 2020–Dec 2021 (Council); Dec 2021–present (Council and RG)	Member	Chair	Member	
Attorney General to The Prince of Wales – Sharif Shivji KC	Dec 2020–Present	Member			
Secretary and Keeper of the Records – Will Bax	Nov 2024–Present	Member	Member	Member	Chair
Ian Marchant	May 2012–Present	Member	Member		
Alistair Elliott	September 2020 (as adviser); March 2025–Present (Council)	Member			
Harry Aubrey-Fletcher	March 2023–Present	Member			
Kate Holborow	November 2023 (as adviser); March 2025–Present (Council)	Member			
Rob Perrins	July 2024 (as adviser); March 2025–Present (Council)	Member			

Duchy staff

	Dates served	Council	Audit & risk	Remuneration	Executive
Marie Cook, Operations and HR Director				Member	Member
David Cope, Head of Sustainability		Attended			Member
Matthew Morris, Rural Director		Attended			Member
Ben Murphy, Estate Director		Attended			Member
Andrew Philips, Finance Director		Attended	Member	Member	Member

Chair Member Attended

Hugo Van Vredenburch

Lord Warden of the Stannaries, Hugo was previously Chairman of Interactive Investor, the UK's second-largest investment platform, and prior to that was CEO of TMF Group, a professional services business with over 10,000 colleagues and operations in over 80 countries globally. Early in his career Hugo was a Partner at Goldman Sachs & Co. and worked in New York, London and Tokyo.

Edward Harley

Receiver General, Edward worked for many years and was a Partner at Cazenove. He is a past President of the Historic Houses Association and a trustee of several landed estates, including Burghley. He recently stood down from chairing the Acceptance in Lieu Panel and is a member of the Court of the Goldsmiths' Company. He is based in Herefordshire, where he is a patron of a number of organisations and a Lay Canon Emeritus of Hereford Cathedral. He is His Majesty's Lord-Lieutenant of Herefordshire. Edward is also Chairman of The Duke of Cornwall's Charitable Foundation.

Sharif Shivji KC

Attorney General to The Prince of Wales, Sharif is a barrister in private practice at 4 Stone Buildings in Lincoln's Inn. Prior to his career at the Bar, Sharif worked in investment banking. Sharif's practice involves high-profile commercial disputes (often with an international element) and company, insolvency, financial services and banking law and regulation. Sharif is involved in many different aspects of the legal profession. He is the Chair of the board of the legal advice and representation charity Advocate.

Harry Aubrey-Fletcher

Harry manages a group of rural businesses across Buckinghamshire, Oxfordshire, Berkshire and West Sussex. These include a mixed farming operation with three dairy herds, a diverse property portfolio and a retail and hospitality business. Alongside his rural interests, he has a background in corporate finance and housebuilding and is the founder of the residential development business Carden Group PLC.

Kate Holborow

Born and brought up in Cornwall, Kate (as Kate Wild) is founder of Wild Card, a communications consultancy with offices in Truro, Bristol and London. She was appointed High Sheriff of Cornwall in 2020/21 and represents the Duchy in the High Sheriff of Cornwall appointment process. A Deputy Lieutenant of Cornwall since 2017, she leads on fund development and sponsorship for Young & Talented Cornwall, The Lord Lieutenant's Fund. Kate has been on the board of the Cornwall Chamber of Commerce since 2017. She co-chairs both the Cornwall Lieutenancy Voluntary Sector Committee and the annual Cornwall Christmas Fair at Eden, one of Cornwall's largest fundraisers supporting the Cornwall Community Foundation. In 2023 she was appointed to the inaugural Cornish Lithium Advisory Board.

Rob Perrins

Rob joined Berkeley Group in 1994. He has been a main board member since 2001 and Chief Executive since 2009. Under his management, Berkeley has focused on transforming large-scale brownfield sites into sustainable mixed-use neighbourhoods, working in close partnership with local councils and communities. Rob has worked on projects ranging from single houses to 30-year urban regeneration sites delivering more than 10,000 private and affordable homes. Rob champions Berkeley's unique operating culture and values, which are based on customer focus, individual design, exceptional placemaking and a commitment to delivery for all stakeholders. Rob has been a Trustee of the Berkeley Foundation since its launch in 2011. This independent charity works in partnership with pioneering charities to support disadvantaged young people and their communities.

Will Bax

Will joined the Duchy as Secretary and Keeper of the Records in November 2024 from Retirement Villages Group (RVG), where he had been Chief Executive since 2019. At RVG Will led a business-wide transformation, focusing on changing the expectations and experience of people in later life by building communities that support purpose, social connection, health and wellbeing. Previously, Will was Executive Director at Grosvenor and responsible for its 121-hectare mixed use London Estate. He is a Trustee of the Blenheim Palace Foundation.

Ian Marchant

Ian has a business background in utilities and renewable energy through his previous leadership of Scottish and Southern Energy. He is now Chair of Morgan Advanced Materials and is on the board of Fred Olsen Limited and has also served on the boards of organisations such as John Wood plc, Aggreko plc, Maggie's Cancer Centres charity, Logan Energy and Thames Water. He is a qualified accountant and has expertise in audit, capital allocation and risk management. He is interested in wildlife conservation and is the Honorary President of the Royal Zoological Society of Scotland. He set up the 2020 Climate Group in Scotland, inspired by his interest in climate change mitigation and adaptation and the use of natural capital accounting. He also advises and invests in early-stage companies, principally in the clean tech and sustainability industries.

Alistair Elliott

Alistair is a Chartered Surveyor and Fellow of the RICS. He spent all his career at Knight Frank, where he started as a graduate in 1983, and he retired as Senior Partner and Group Chairman in the spring of 2022 after nine years in the role. Much of his professional experience centred on commercial property markets, especially offices, advising a broad range of occupiers and landlords. As Senior Partner, Alistair had responsibility for chairing the Group Executive Board and oversight of Knight Frank's interests in 50+ territories across the globe covering all aspects of real estate. Amongst other roles Alistair is now Chair of the Grosvenor Property UK and LondonMetric. He is also a Council member for the Duchy of Lancaster.

Other disclosures

The Duke of Cornwall's Charitable Foundation

In the Charitable Foundation's last financial year, it made grants and commitments of c.£240,000 (2024: c.£159,000) to a variety of charities, primarily operating in Cornwall. Grants were primarily made towards the relief of poverty, restoration of churches and environmental initiatives, as well as to a variety of other charitable causes. In October 2023, the trustees agreed to provide up to £3million for the purpose of building and establishing a unit for the homeless at Nansledan on the edge of Newquay. A design-and-build contract is in the process of being drawn up, with construction expected to start in 2025. The grant would be drawn down in instalments as construction progresses.

Charitable donations

Charitable donations made by the Duchy of Cornwall estate amounted to £127,000 (2024: £130,000), made to causes in the following areas:

- agriculture – £18,000 (2024: £24,000);
- environment – £55,000 (2024: £57,000); and
- community – £54,000 (2024: £49,000).

Significant individual donations included:

- £34,000 (2024: £33,000) to Islands' Partnership, a body dedicated to the promotion of the destination of the Isles of Scilly;
- £25,000 (2024: £nil) to Isles of Scilly Wildlife Trust in respect of land management apprenticeship and path clearance; and
- £15,000 (2024: £15,000) to the Dartmoor Hill Farm Project.

Going concern

After making due enquiries and undertaking the normal forecasting procedures, including a five-year financial and strategic plan, the Proper Officers consider that the Duchy has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they have continued to adopt the going concern basis in preparing the financial statements.

Proper Officers' Report

The Lord Warden of the Stannaries, the Receiver General, the Attorney General to The Prince of Wales and the Secretary and Keeper of the Records (the "Proper Officers") are responsible for preparing the Integrated Impact Report and the accounts in accordance with applicable law and regulation.

The Accounts Direction given by HM Treasury dated 13th June 2023 (the "Accounts Direction") requires the Proper Officers to prepare accounts for each financial year. Under the Accounts Direction, the Proper Officers have prepared the Duchy of Cornwall accounts in accordance with UK-adopted international accounting standards (IAS).

Under the Accounts Direction, Proper Officers must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the Duchy of Cornwall and of the surplus or deficit of the Duchy of Cornwall for that period. In preparing the accounts, the Proper Officers are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable UK-adopted IAS have been followed, subject to any material departures disclosed and explained in the accounts;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the accounts on the going concern basis, unless it is inappropriate to presume that the Duchy of Cornwall will continue in business.

The Proper Officers are responsible for safeguarding the assets of the Group and Duchy of Cornwall and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Proper Officers are also responsible for keeping adequate accounting records that are sufficient to show and explain the Duchy of Cornwall's transactions and disclose, with reasonable accuracy at any time, the financial position of the Duchy of Cornwall and enable them to ensure that the accounts comply with the Accounts Direction.

The Proper Officers are responsible for the maintenance and integrity of the Duchy of Cornwall's website. Legislation in the United Kingdom governing the preparation and dissemination of accounts may differ from legislation in other jurisdictions.

Proper Officers' confirmations

In the case of each Proper Officer in office at the date the Proper Officer's report is approved:

- so far as the Proper Officer is aware, there is no relevant audit information of which the Duchy of Cornwall's auditor is unaware; and
- they have taken all the steps that they ought to have taken as a Proper Officer in order to make themselves aware of any relevant audit information and to establish that the Duchy of Cornwall's auditor is aware of that information.

A rural tenant working in Kent

Accounts

In this section

Independent auditor's report to The Duke of Cornwall

Year ended 31st March 2025

Opinion

We have audited the financial statements of the Duchy of Cornwall (the 'Duchy') for the year ended 31st March 2025 which comprise the revenue and capital account statements of comprehensive income, the balance sheet, the statement of changes in capital and reserves, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and UK-adopted international accounting standards (IAS) as applied to the Duchy by the Accounts Direction given by HM Treasury dated 13th June 2023.

In our opinion the financial statements:

- give a true and fair view of the state of affairs of the Duchy as at 31st March 2025 and of the Duchy's revenue surplus and the Duchy's capital surplus for the year then ended;
- have been properly prepared in accordance with UK-adopted international accounting standards as applied to the Duchy by the Accounts Direction given by HM Treasury dated 13th June 2023; and
- have been prepared in accordance with the requirements of the Accounts Direction given by the HM Treasury dated 13th June 2023.

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 Duchy 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

In auditing the financial statements, we have concluded that the Proper Officers' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Duchy's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Proper Officers with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Proper Officers are responsible for the other information. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters

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

- the information given in the Integrated Impact Report and the Proper Officers' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Integrated Impact Report and Proper Officers' Report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the Duchy and their environment obtained in the course of the audit, we have not identified material misstatements in the Integrated Impact Report or the Proper Officers' Report.

Responsibilities of the Proper Officers

As explained more fully in the Proper Officers' Responsibilities Statement set out on page 55, the Proper Officers are responsible for the preparation of the financial statements in accordance with the Accounts Direction given by HM Treasury dated 13th June 2023 and for being satisfied that they give a true and fair view, and for such internal control as the Proper Officers determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Proper Officers are responsible for assessing the Duchy'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 Proper Officers either intend to liquidate the Duchy or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

Identifying and assessing risks related to irregularities

We assessed the susceptibility of the Duchy's financial statements to material misstatement and how fraud might occur, including through discussions with the Proper Officers, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the Duchy by discussions with management and Proper Officers and by updating our understanding of the sectors in which the Duchy operate.

Laws and regulations of direct significance in the context of the Duchy include the Accounts Direction given by HM Treasury dated 13th June 2023 and the Duchy of Cornwall Management Act 1982.

Audit response to risks identified

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of the Duchy's financial statement disclosures. We reviewed the Duchy's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the Duchy's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. We evaluated management's incentives for fraudulent manipulation of the financial statements though incorrect classification of transactions between the Revenue account and Capital account. We tested the allocation of costs between the two accounts including staff costs, repairs and maintenance expenses, net zero and future farming expenditure. We tested unusual journal entries, unrelated to the Duchy's investments or investment properties, along with testing the assumptions and judgements made by management in investment property valuations and pensions.

At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: 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 Duke of Cornwall in accordance with the Duchy of Cornwall Management Act 1982. Our audit work has been undertaken so that we might state to The Duke of Cornwall those matters we are required to state to 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 Duchy of Cornwall and The Duke of Cornwall, for our audit work, for this report, or for the opinions we have formed.

Other reporting required

Opinion on matters required by the Duchy of Cornwall Management Act 1982

In our opinion:

- proper accounting records have been kept by the Proper Officers of the Duchy;
- the Proper Officers of the Duchy have maintained a satisfactory system of control over transactions affect the Duchy property, as defined in the Duchy of Cornwall Management Act 1982; and
- the Accounts are in agreement with the accounting records of the Duchy.

Other matters on which we are required to report by exception

Under the terms of our engagement we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- certain disclosures of Proper Officers' remuneration specified by the Accounts Direction given by HM Treasury dated 13th June 2023.

We have no exceptions to report arising from this responsibility.

Other matters

In our opinion, any conditions or restrictions that are subject to:

A sanction of approval under:

- Section 11 of the Duchy of Cornwall Management Act 1863; or
- Section 2 of the Duchy of Cornwall Management Act 1868; or

An authorisation under Section 3 or 7 of the Duchy of Cornwall Management Act 1982 have been satisfied or complied with.

David Sedgwick
for and on behalf of Saffery LLP

Chartered Accountants
Statutory Auditors

St Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

16th June 2025

Financial statements

Presented to Parliament pursuant to Section 2 of the Duchies of Lancaster and Cornwall (Accounts) Act 1838.

Revenue account statement of comprehensive income

	Note	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Revenue	2	38,210	37,804
Operating costs	2	(14,193)	(19,866)
Operating surplus		**24,017**	**17,938**
Finance income	5	5,220	8,457
Finance costs	6	(3,515)	(3,530)
Net finance income		**1,705**	**4,927**
Net surplus for the year		**25,722**	**22,865**
Represented by:			
Net surplus distributable to HRH		**23,644**	**22,865**
Subsidiary profits recognised in Duchy accounts on disposal (recognised and distributed in prior years' Group accounts)		2,078	–
Net surplus for the year recognised by the Duchy*		25,722	22,865
Other comprehensive income			
Items that will not be reclassified to revenue profit and loss:			
Actuarial (loss)/gain on retirement benefit obligations		(542)	285
Total comprehensive income on Revenue account		**25,180**	**23,150**

*See basis of preparation in note 1 on page 66.

The Duchy is not subject to corporation tax as it is not a separate legal entity for tax purposes. However, His Royal Highness voluntarily pays income tax on the Duchy's net surplus for the year (note 1).

The notes on pages 66 to 90 are an integral part of these financial statements.

Capital account statement of comprehensive income

	Note	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Net gain/(loss) from Fair Value adjustment on investment property	8	26,582	(2,814)
Net gain on the disposal of investment property		51	719
Net gain on revaluation of investment property held for sale	13	5,397	5,230
Net gain on the disposal of investment property held for sale		3,105	2,336
Gain on sale of subsidiaries		10,256	–
Share of profit from joint venture	10	167	266
Finance costs		(210)	(215)
Net loss on the disposal of financial assets	11	(728)	10
Charge from Revenue account for salary costs	2	(1,172)	(1,319)
Other costs		(1,538)	(1,642)
Net surplus for the year		**41,910**	**2,561**
Other comprehensive income			
Items that will not be reclassified to capital profit or loss:			
Net loss on revaluation of owner-occupied property	9	(887)	(704)
Items that may be reclassified to capital profit or loss:			
Net gain/(loss) on the revaluation of financial assets	11	1,423	(245)
Net loss on the revaluation of financial derivatives	15	(554)	(756)
Total comprehensive income on Capital account		**41,892**	**856**

The notes on pages 66 to 90 are an integral part of these financial statements.

Balance sheet

	Note	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Assets			
Non-current assets			
Investment property	8	1,076,497	1,080,764
Property, plant and equipment	9	11,125	11,222
Investments in joint ventures and associates	10	1,320	1,274
Financial assets	11	102,873	121,139
Retirement benefit assets	7	–	598
Derivative financial instruments	15	2,749	2,077
Trade and other receivables	12	8,759	10,997
Total non-current assets		**1,203,323**	**1,228,071**
Current assets			
Inventories		783	736
Trade and other receivables	12	9,508	10,182
Cash and cash equivalents	23	7,875	9,944
		18,166	20,862
Investment property assets held for sale	13	43,072	23,742
Total current assets		**61,238**	**44,604**
Total assets		**1,264,561**	**1,272,675**
Liabilities			
Current liabilities			
Trade and other payables	14	(16,820)	(15,077)
Lease liabilities		(7)	(2)
Total current liabilities		**(16,827)**	**(15,079)**
Non-current liabilities			
Trade and other payables	14	(1,383)	(3,217)
Borrowings	15	(137,361)	(144,987)
Lease liabilities		(53)	(76)
Retirement benefit obligations	7	(84)	–
Total non-current liabilities		**(138,881)**	**(148,280)**
Net assets		**1,108,853**	**1,109,316**
Reserves			
Revenue reserve available for distribution to HRH		4,087	3,409
Retirement benefit reserve		(4,043)	(3,758)
Capital reserve		1,105,757	1,107,369
Hedging reserve		3,052	2,296
Total equity		**1,108,853**	**1,109,316**

The notes on pages 66 to 90 are an integral part of these financial statements.

The financial statements on pages 61 to 65 were approved by the Proper Officers and signed on their behalf by William Bax, Secretary and Keeper of the Records, 16th June 2025.

Statement of changes in capital and reserves

	Revenue account		Capital account		
	Revenue reserve £'000	Retirement benefit reserve £'000	Capital reserve £'000	Hedging reserve £'000	Total reserves £'000
Balance as at 31st March 2023	**5,906**	**(3,501)**	**1,063,311**	**3,606**	**1,069,322**
Net surplus for the year	25,722	–	41,910	–	67,632
Other comprehensive income					
Net loss on revaluation of owner-occupied property (note 9)	–	–	(887)	–	(887)
Net gain on revaluation of financial assets (note 11)	–	–	1,423	–	1,423
Loss on financial derivatives (note 15)	–	–	–	(554)	(554)
Actuarial loss on retirement benefit obligations (note 7)	–	(542)	–	–	(542)
Total comprehensive income/(expense)	**25,722**	**(542)**	**42,446**	**(554)**	**67,072**
	31,628	(4,043)	1,105,757	3,052	1,136,394
Less payments made to HRH					
In respect of current year 25th Duke	(19,601)	–	–	–	(19,601)
In respect of prior year of 25th Duke	(6,873)	–	–	–	(6,873)
In respect of prior year 24th Duke	(1,067)	–	–	–	(1,067)
Balance as at 31st March 2024	**4,087**	**(4,043)**	**1,105,757**	**3,052**	**1,108,853**
Net surplus for the year	22,865	–	2,561		25,426
Other comprehensive income					
Net loss on revaluation of owner-occupied property (note 9)	–	–	(704)	–	(704)
Net loss on revaluation of financial assets (note 11)	–	–	(245)	–	(245)
Loss on financial derivatives (note 15)	–	–	–	(756)	(756)
Actuarial gain on retirement benefit obligations (note 7)	–	285	–	–	285
Total comprehensive income/(expense)	**22,865**	**285**	**1,612**	**(756)**	**24,006**
	26,952	(3,758)	1,107,369	2,296	1,132,859
Less payments made to HRH					
In respect of current year 25th Duke	(19,456)	–	–	–	(19,456)
In respect of prior year 25th Duke	(4,087)	–	–	–	(4,087)
Balance as at 31st March 2025	**3,409**	**(3,758)**	**1,107,369**	**2,296**	**1,109,316**

Revenue reserve

The revenue reserve and only the revenue reserve is available for distribution to HRH.

Capital reserve

The capital reserve contains the gains and losses on the revaluation of assets held to generate income. Proceeds from the disposal of capital assets have to be reinvested. Neither the gains/losses on revaluation nor the proceeds from disposal are available for distribution to HRH.

Statement of cash flows

	Note	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Cash generated from operations	16	19,488	16,809
Contributions to defined benefit scheme		(751)	(674)
Interest paid		(3,601)	(3,614)
Net cash inflow from operating activities		**15,136**	**12,521**
Cash flows from investing activities			
Purchase of financial investments	11	(70,447)	(38,522)
Proceeds from disposal of financial investments	11	49,358	20,011
Tenant loan repaid		14	16
Loans made		–	(180)
Net movement on amounts owed by subsidiaries	12	5,223	470
Net proceeds from sale of subsidiary undertaking		13,679	–
Distributions from joint ventures	10	1,190	283
Distribution received from QMS (Poundbury) LLP		161	–
Purchase of investment property		(1,065)	(9,344)
Property improvements		(8,834)	(5,059)
Property development expenditure		(12,179)	(10,263)
Proceeds from disposal of investment properties		7,994	4,350
Purchase of property, plant and equipment		(1,916)	(1,629)
Proceeds from disposal of assets held for sale		7,348	37,168
Financial investment income received		2,246	5,450
Interest received		2,125	2,942
Net cash (outflow)/inflow from investing activities		**(5,103)**	**5,693**
Cash flows from financing activities			
Proceeds from borrowings		–	7,405
Principal paid on lease liabilities		–	(7)
Payments made to 24th Duke		(1,067)	–
Payments made to 25th Duke in respect of prior year		(6,873)	(4,087)
Payments made to 25th Duke in respect of current year		(19,601)	(19,456)
Net cash outflow from financing activities		**(27,541)**	**(16,145)**
(Decrease)/increase in cash in the year		(17,508)	2,069
Cash and cash equivalents at start of year		25,383	7,875
Cash and cash equivalents at end of year		**7,875**	**9,944**

Notes to the financial statements

1 Accounting policies

Basis of preparation

The Duchy is presenting single entity accounts for the year ended 31st March 2025. The comparative net surplus for the year represents the net surplus for the Duchy as a standalone entity and includes £2,078 of prior year surpluses from JV Energen LLP which were recognised by the Duchy upon disposal. This amount has been included in the group net surplus distributable to HRH in previous years, and hence is not distributable in 2024.

For the year ended 31st March 2024 the Duchy of Cornwall presented consolidated Group accounts. During the year to 31st March 2024, the Duchy disposed of its subsidiary JV Energen LLP and hived up its subsidiary QMS Poundbury LLP.

The financial statements have been prepared on a going concern basis and in accordance with the Accounts Direction issued by HM Treasury dated 13th June 2023 (set out on page 91).

The financial statements of the Duchy have been prepared in accordance with UK-adopted International Accounting Standards and with the requirements of the Companies Act 2006 where applicable in the Accounts Direction issued by HM Treasury dated 13th June 2023.

The Duchy prepares detailed budgets and medium-term forecasts, for both the Revenue and Capital account cash flows, coupled with strategic and operational risk reviews and scenario planning. These reviews indicate that the availability of liquid resources to manage future operations and liabilities will remain considerable. We can confirm that the Duchy will continue to meet its financial commitments and remains a going concern.

The Duchy is in the fortunate position that the balance sheet has grown year on year, with net assets at the balance sheet date of £1,109million.

The financial statements have been prepared in sterling (rounded to the nearest thousand), which is the presentation currency of the Duchy, and under the historical cost convention as modified by the revaluation of land and buildings, Fair Value through other comprehensive income investments and derivative financial instruments held for trading. A summary of the more important accounting policies, which have been applied consistently year on year, is set out below. The preparation of financial statements in conformity with UK-adopted International Accounting Standards requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on management's best knowledge of the amount, event or actions, actual results may ultimately differ from those estimates.

The Duchy allocates items between the Capital and Revenue accounts on the basis of the nature of the transaction. Capital transactions are those that have longer-term benefit to the assets of the Duchy such as the purchase and sale of assets, and expenditure that improves an asset and enhances value. Revenue transactions are likely to be annual, such as rental and interest receipts, property repairs and maintenance, and overhead and administration expenses.

New standards and interpretations not yet adopted

The Duchy has applied the following amendments for the first time for its annual reporting period commencing 1st April 2024:

- Lease Liability in a Sale and Leaseback (Amendments to IFRS 16).
- Classification of Liabilities as Current or Non-Current, Non-current Liabilities with Covenants: amendments to IAS 1.
- Supplier Finance Arrangements (Amendments to IAS 7 and IFRS 7).

The amendments listed above did not have any material impact on the amounts recognised in prior periods and is not expected to significantly affect the current or future periods.

Certain new accounting standards, amendments to accounting standards and interpretations have been published that are not mandatory for 31st March 2025 reporting periods and have not been early adopted by the Duchy. These standards, amendments or interpretations are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

Significant judgements and estimates

Property assets held for sale

Judgement is taken to establish when to classify an investment property as an asset held for sale. The Duchy classifies investment properties as assets held for sale where their carrying amount is likely to be recovered principally through a sale transaction and a sale is considered highly probable within the next 12 months. The Duchy does not treat held for sale investment property as inventory as it does not carry out the development itself and is not in the business of building property for onward sale. Information on properties being openly marketed and the status of sale negotiations is used to aid the decision.

Estimates

Pension valuation

A formal valuation of the pension scheme is undertaken every three years by an external actuary and the most recent result rolled forward to the reporting date. Valuations are based on a number of key assumptions, including estimates of future salary and pension increases, mortality rates and inflation. (See note 7)

Property valuations

Investment properties, investment property assets held for sale and owner-occupied property are all held at Fair Value, in accordance with valuations carried out by external and internal valuers. Valuations are based on a number of key assumptions, including estimates of future rental income, investment yields, and anticipated outgoings and maintenance costs. The external and internal valuers also make reference to market evidence of transaction prices for similar properties. (See note 8)

1 Accounting policies (continued)

Revenue

Revenue is measured at the transaction price allocated to the performance obligations received or receivable, and represents amounts receivable for services provided or goods supplied, stated net of discounts and value added taxes. The Duchy recognises revenue when a customer obtains control of goods or in the accounting period in which the services are rendered and, thus, has the ability to direct the use and obtain the benefits from the good or service.

Property income

This comprises rental income, licence fees, other dues and premiums on lease surrenders on investment properties for the year, exclusive of service charges receivable. Rental income is recognised on a straight line basis over the lease term. Licence fees and other property related dues are recognised on an accruals basis for the period covered.

Sales of produce at the Duchy's Nursery

The Duchy operates a nursery selling plants and other goods. Sales of goods are recognised when the performance obligation is fulfilled which is when a product is sold and control transferred. Sales are usually in cash or by credit card.

Finance income

Income in respect of bank interest, fixed interest and corporate bond investments is accounted for on an accruals basis under the effective interest rate method. Equity income is included when a right to receive the income is established and when probable economic benefits will flow.

Accrued income

Revenue that has met all performance obligations but consideration has not been received in the financial year is recognised in the balance sheet as an asset. The Duchy uses the most-likely amount method.

Deferred revenue

The Duchy recognises a liability for rental income received in advance from the leasing out of investment property. Deferred lease rentals are recognised as revenue on a straight line basis over the lease term.

Foreign currencies

All major foreign exchange dealings relate to the Capital account. Foreign currency transactions are translated into sterling at rates prevailing at the dates of transaction.

Gains and losses arising on conversion or translation are dealt with as part of realised and unrealised investment gains and losses within the Capital account statement of comprehensive income.

Post-retirement benefits

The Duchy operates post-employment schemes that include both defined benefit and defined contribution plans. The liability recognised in the balance sheet in respect of defined benefit pension plans is the present value of the defined benefit obligation at the end of the reporting period less the Fair Value of plan assets. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows against interest rates. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to equity in other comprehensive income in the period in which they arise. Past service costs are recognised immediately in the operating surplus.

For defined contribution plans the Duchy pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The Duchy has no further payment obligations once the contributions have been paid. The contributions are recognised as an employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Net revenue surplus for the year

The Duchy of Cornwall is not subject to tax. On a voluntary basis, His Royal Highness pays income tax at the prevailing rates in respect of the net revenue surplus of the Duchy after deduction of business-related costs.

Investment property valuation

Investment properties, including those held for development, are valued on the basis of Fair Value. Investment properties are those held to earn income and/or capital appreciation. Any surplus or deficit on the revaluation of investment properties is recognised within the Capital account statement of comprehensive income.

Marine and mineral interests included within investment property are only specifically valued where a letting exists or where an interest is likely to be sold for a capital premium in the next year. The interests are valued on an existing use basis.

Owner-occupied property

Properties occupied by the Duchy of Cornwall are valued on the basis of Fair Value. The properties are included within property, plant and equipment. Any surplus or deficit arising on revaluation is taken directly to the Capital account statement of comprehensive income.

No depreciation is provided in respect of these properties: owner-occupied property is, and will continue to be, maintained to a high standard and it is assumed that property values will not fall. As a result, the residual value of the property at the point where the Duchy would cease to use it, or would dispose of it, is expected to be materially in line with Fair Value. As such, any depreciation (between Fair Value and residual value) at any point would be immaterial.

Investment property assets held for sale

Properties being actively marketed with the intention of disposal within 12 months of the balance sheet date are held at Fair Value. They are shown within the balance sheet as investment property assets within current assets. Any surplus or deficit arising on the revaluation of property assets held for sale is recognised within the Capital account statement of comprehensive income. Transfers into and out of investment property happen on a regular basis.

Disposal of properties

The sale of property is recognised when the control has been transferred to the buyer, usually when legally binding contracts that are irrevocable and unconditional are exchanged, which is when legal title passes to the purchaser, on completion. The profit or loss on disposal of properties is taken to the Capital account statement of comprehensive income. The profit or loss on disposal is determined as the difference between the sale proceeds and the carrying value of the asset at the commencement of the accounting period plus additions in

1 Accounting policies (continued)

the period and costs of sale. Properties transferred between categories are also valued at the carrying value at the commencement of the accounting period.

Impairment

All properties are carried at Fair Value. Impairment of other asset types is discussed, where relevant, within their respective accounting policies.

Leases

Leases – the Duchy as lessor

The Duchy has exercised judgement in determining that in all material respects, where it is the lessor, all such leases are accounted for as operating leases on a straight line basis over the term of the relevant lease. In exercising this judgement, consideration has been given to the nature and economic life of the buildings (which are all accounted for within investment properties), and whether substantially all the risks and rewards of ownership remain with the Duchy.

Leases – the Duchy as lessee

Where the Duchy is a lessee, a right-of-use asset and lease liability are recognised at the outset of the lease except for all leases of 12 months or less, which are treated as short-term leases and are accounted for through profit and loss on a straight line basis.

The lease liability is initially measured at the present value of the lease payments that are not paid at that date based on the Duchy's expectations of the likelihood of the lease extension or break options being exercised. The lease liability is subsequently adjusted to reflect the imputed interest, payments made to lessor and any lease modifications. The Duchy applies a single discount rate to portfolios with reasonably similar characteristics.

The right-of-use asset is initially measured at cost, which comprises the amount of the lease liability, any lease payments made at or before commencement date, less any lease incentives received, an estimate of any costs expected to be incurred at the end of the lease to dismantle or restore the asset. The right-of-use asset classified as property, plant and equipment is subsequently depreciated over the shorter of the useful life of the asset and the lease term, unless the title to the asset transfers at the end of the lease term, in which case depreciation is over the useful life. The amount charged to the income statement comprises the depreciation of the right-of-use asset and the imputed interest on the liability.

Plant and equipment

Plant and equipment is stated at historical purchase cost less accumulated depreciation. Cost includes the original purchase price of the asset and the costs attributable to bringing the asset to its working condition for its intended use.

Plant and equipment is purchased out of the Capital account under the terms of warrants issued under Section 7 of the Duchy of Cornwall Management Act 1982.

The plant and equipment is depreciated on a straight line basis, over the expected useful life, and repaid out of the Revenue account statement of comprehensive income applying the following rates:

- motor vehicles – 25% per annum; and
- plant and equipment – 4% to 33% per annum.

The plant and equipment residual values and useful lives are reviewed and adjusted if appropriate at each financial year end. The carrying amount is written down immediately to its recoverable amount if its carrying amount is greater than its estimated recoverable amount.

Financial investments

Financial investments under IFRS 9 are categorised as Fair Value through other comprehensive income and are measured at Fair Value with profits or losses on revaluation being taken to the Capital account statement of comprehensive income.

The Duchy elected to recognise equity financial investments as Fair Value through other comprehensive income to reduce volatility in the income statement; this will result in no recycling through the profit and loss.

Investments in associates and joint ventures

Associates are all entities over which the Duchy has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Joint ventures are undertakings in which the Duchy has an interest and which are jointly controlled by the Duchy and one or more other parties. Investments in associates and joint ventures are accounted for using the equity method of accounting. Under the equity method, the investment is initially recognised at cost, and the carrying amount is increased or decreased to recognise the investor's share of the profit or loss of the investee after the date of acquisition.

The Duchy's share of post-acquisition profits or losses is recognised in the Revenue account statement of comprehensive income. Its share of post-acquisition movements in other comprehensive income is recognised in other comprehensive income with a corresponding adjustment to the carrying amount of the investment. When the Duchy's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Duchy does not recognise further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the associate. The joint venture activity is deemed to be capital related and the profits or losses are recognised in the Capital account statement of comprehensive income.

Inventories

Wood, nursery and other stocks are valued at the lower of cost and net realisable value. Cost is determined using the first-in, first-out basis. Inventory is presented net of provisions held for slow moving, obsolete or damaged items.

1 Accounting policies (continued)

Provisions

Provisions are recognised when the Duchy has an obligation in respect of a past event, where it is more likely than not that payment (or a non-cash settlement) will be required to settle the obligation, and where the amount can be reliably estimated. Provisions are discounted when the time value of money is considered material.

Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at bank and in hand together with overnight money market deposits.

Trade and other receivables

Trade receivables are recognised initially at the amount of consideration that is unconditional, unless they contain significant financing components when they are recognised at Fair Value. They are subsequently measured at amortised cost using the effective interest method, less loss allowance. The Duchy applies the IFRS 9 simplified approach to measuring expected credit losses. This uses a lifetime expected loss allowance for all trade receivables and contract assets.

Trade payables

Trade payables are recognised initially at Fair Value and subsequently measured at amortised cost using the effective interest method.

Borrowings

Borrowings are initially recognised at Fair Value and subsequently measured at amortised cost using the effective interest method.

Upon renegotiation of a loan an assessment is made if the loan is modified or extinguished. Upon modification or extinguishment any associated costs will be recognised in the capital income statement.

Capitalisation of staff costs

Staff costs are recharged to the Capital account on a relevant time basis for dealing with appropriate capital works or transactions.

Derivative financial instruments and hedging activities

Derivatives are initially recognised at Fair Value on the date a derivative contract is entered into and are subsequently remeasured at their Fair Value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Duchy designates certain derivatives as hedges of a particular risk associated with a recognised asset or liability or a highly probable forecast transaction (cash flow hedge).

The Duchy documents at the inception of the transaction the relationship between hedging instruments and hedged items, as well as its risk management objectives and strategy for undertaking various hedging transactions. The Duchy also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in Fair Values or cash flows of hedged items.

The Fair Values of various derivative instruments used for hedging purposes are disclosed in note 15. The full Fair Value of a hedging derivative is classified as a non-current asset or liability when the remaining maturity of the hedging instrument is more than 12 months, and as a current asset or liability when the remaining maturity of the hedging instrument is less than 12 months.

Cash flow hedge

The effective portion of changes in the Fair Value of derivatives that are designated and qualify as cash flow hedges is recognised in other comprehensive income, within the Capital account statement of comprehensive income. The ineffective portion of changes in Fair Value of derivatives is recognised in the surplus or deficit within the Capital account statement of comprehensive income. Amounts accumulated in reserves are reclassified to Revenue account statement of comprehensive income in the periods when the hedged transaction takes place.

When a hedging instrument expires, is sold or no longer meets the criteria for hedge accounting, any effective cumulative gain or loss existing in reserves at that time remains in reserves and is recognised when the forecast transaction is ultimately recognised in the Revenue account statement of comprehensive income. Any resulting ineffectiveness will be taken to the Capital account statement of comprehensive income.

2 Analysis of Revenue account operating surplus

	Note	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Property income:			
Agricultural income		8,425	8,794
Commercial income		20,321	19,085
Residential income		6,645	6,874
Total property income		35,391	34,753
Sale of goods		2,819	3,051
Revenue		**38,210**	**37,804**
Staff costs	4	7,564	8,593
Charge to Capital account		(1,172)	(1,319)
		6,392	7,274
Direct cost of sales		1,100	1,154
Depreciation		503	518
Impairment	9	–	146
Repairs and maintenance		4,460	5,014
Administration		3,581	4,620
Surplus from subsidiary – current year		(644)	–
Surplus from subsidiary – prior years recognised on disposal		(2,078)	–
Other operating costs		879	1,140
Operating costs		**14,193**	**19,866**
Operating surplus		**24,017**	**17,938**

Sale of goods comprises sales at the Duchy Nursery.

During the year the Duchy obtained the following services from the Duchy of Cornwall's auditors and their associates:

	Year ended 31st March 2024 £	Year ended 31st March 2025 £
Fees payable to the Duchy of Cornwall auditor for the audit of the Duchy (31st March 2025) and consolidated financial statements (31st March 2024)	169,000	163,250
	169,000	**163,250**

3 Leasing: operating leases with tenants

The Duchy of Cornwall leases out its investment properties under operating leases with, on average, 60 years remaining to expiry. The aggregate minimum rentals, excluding contingent rents, receivable under non-cancellable leases are as follows:

	31st March 2024 £'000	31st March 2025 £'000
Less than one year	21,070	21,410
Between two and five years	68,579	59,689
After five years	424,942	418,599
	514,591	**499,698**

Leases with no fixed expiry date have been excluded from the figures above.

	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Contingent rents receivable	**3,344**	**2,858**

The value of the assets generating this rental income is detailed in note 8.

4 Staff costs

The number of people employed during the year was as follows:

	Year ended 31st March 2024 Monthly average number	Year ended 31st March 2025 Monthly average number
Administrative	98	106
Estate workers	15	15
Nursery	62	54
Housekeepers	26	30
	201	**205**

The total remuneration was £10.894million (2024: £9.455million) comprising:

	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Wages and salaries	7,148	8,075
Social security costs	777	894
Pension costs	1,023	1,278
Other staff costs	507	647
	9,455	**10,894**

Included within the above figures are £2.301million (2024: £1.893million) of costs capitalised as improvements or development expenditure.

The costs of staff primarily engaged on Revenue account activities are:

	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Wages and salaries	5,737	6,340
Social security costs	615	693
Pension costs	799	999
Other staff costs	413	561
	7,564	**8,593**

Of the above, £1.319million (2024: £1.172million) are recharged to the Capital account reflecting the extent that they are deemed to be enhancing its value.

Other staff costs include benefits (such as health insurance) and skill enhancement costs for appropriate staff.

The emoluments of members of, and advisers to, The Prince's Council were as follows:

	Year ended 31st March 2024 £	Year ended 31st March 2025 £
Alastair Martin	367,085	263,859
William Bax	–	210,869
James Willcocks	8,000	8,000
	375,085	**482,728**

In addition, pension contributions of £17,888 (2024: £24,761) were paid into a money purchase scheme for Alastair Martin and £16,183 (2024: £nil) for William Bax. William Bax replaced Alastair Martin as a member of the Prince's Council on 4th November 2024.

5 Finance income

	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Interest and dividend income from financial investments measured at Fair Value through other comprehensive income	2,251	5,823
Bank interest	2,204	2,558
Loan interest	765	76
	5,220	**8,457**

6 Finance costs

	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Loan interest	3,515	**3,530**

Loan interest cost recognised for the year ended 31st March 2025 is net of £84,000 (2024: £84,000) transferred from hedging reserve in relation to the interest rate swaps.

7 Retirement benefit obligations

The Duchy operates a defined benefit scheme in the UK (the "Duchy of Cornwall Staff Pension Scheme 1978", referred to here as "the Scheme"), which is a final salary scheme that provides benefits linked to salary at retirement or earlier date of leaving service. The Scheme is open to future accrual but closed to new entrants.

The last completed actuarial valuation as at 1st January 2022 showed a funding deficit at that date of £0.517million. The Duchy agreed with the trustees of the Scheme a recovery plan to eliminate this funding shortfall by making additional annual contributions of £0.402million over a six-year period backdated to the valuation date. The results of the valuation as at 1st January 2022 have been used as a basis and then rolled forward to 31st March 2025. An actuarial valuation as at 1st January 2025 is currently in progress.

The Scheme operates under the Pensions Act 2004.

Trustees have the primary responsibility for governance of the Scheme. Benefit payments are from trustee-administered funds and Scheme assets are held in trusts, which are governed by UK regulation. Responsibility for governance of the Scheme, including setting contribution rates, lies jointly with the Duchy and the trustees. However, investment decisions are the responsibility of the trustees only. The trustees are comprised of nominations from the Duchy and members in accordance with the Trust Deed and Rules.

Description of risks to which the Scheme exposes the Duchy:

- Asset volatility – if the Scheme's assets underperform the discount rate a deficit may result and so to mitigate this, the trustees have agreed that the Scheme's investment strategy will be de-risked over time. This is achieved by funding triggers that allow the Scheme to take advantage of favourable market conditions and developments in the funding level. If the funding level improves by a predetermined amount, then a switch to increase the target allocation for liability matching assets will be made.
- Inflation – the majority of benefits are linked to inflation and so increases in inflation will lead to higher liabilities (although for most increases there are caps in place that protect against extreme inflation).
- Longevity – increases in life expectancy will increase the period over which benefits are expected to be payable, which increases the value placed on the Scheme's liabilities.
- Funding shortfall – additional contributions may be required if the assets are not expected to be sufficient to pay for the benefits payable.

There have been no Scheme amendments, curtailments or settlements over the year.

7 Retirement benefit obligations (continued)

Recognition of funded status The amounts to be recognised in the balance sheet are determined as follows:	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Fair Value of assets at end of year	19,451	18,089
Present value of obligations at end of year	(19,535)	(17,491)
Net defined benefit (obligation)/asset	**(84)**	**598**

Expense recognised in income statement	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Current service cost	142	133
Administration expenses	123	152
Operating expense	265	285
Net interest on the net defined benefit obligation	(13)	(8)
Total expense recognised in income statement	**252**	**277**

Reconciliation of value of defined benefit obligations over the year The movement in defined benefit obligations over the year was as follows:	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Present value of obligations at start of year	19,649	19,535
Current service cost	142	133
Interest cost	903	892
Distributions	(866)	(1,105)
Experience losses/(gains)	283	(33)
Actuarial gains arising from change in financial assumptions	(249)	(1,888)
Actuarial gains arising from change in demographic assumptions	(327)	(43)
Present value of obligations at end of year	**19,535**	**17,491**

Reconciliation of Fair Value of assets The movement in the Fair Value of the assets over the year was as follows:	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Fair Value of assets at start of year	19,608	19,451
Employer contributions	751	674
Interest income	916	900
Return on Scheme assets excluding interest income	(835)	(1,679)
Distributions	(866)	(1,105)
Administration expenses and death in service premia	(123)	(152)
Fair Value of assets at end of year	**19,451**	**18,089**

Movement in net defined benefit obligation over the year	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Net defined benefit obligation at beginning of the year	(41)	(84)
Employer contributions	751	674
Expense recognised in income statement	(252)	(277)
Remeasurement (loss)/gain recognised in OCI	(542)	285
Net defined benefit (obligation)/asset at end of year	**(84)**	**598**

7 Retirement benefit obligations (continued)

Remeasurement effects recognised in other comprehensive income (OCI)	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Return on Scheme assets excluding interest income	(835)	(1,679)
Experience (losses)/gains on obligations	(283)	33
Actuarial gains arising from change in financial assumptions	249	1,888
Actuarial gains arising from change in demographic assumptions	327	43
Total (loss)/gain recognised in OCI	**(542)**	**285**

Actuarial assumptions at end of year	31st March 2024	31st March 2025
Discount rate (p.a.)	4.70%	5.60%
Salary increases (p.a.)	4.15%	4.25%
RPI inflation (p.a.)	3.40%	3.40%
CPI inflation (p.a.)	2.90%	3.00%
Pension increases: RPI min 0%, max 5% (p.a.)	3.30%	3.30%
Post-retirement mortality (base table)	S3PxA 'light'adjusted for CMI	S3PxA 'light'adjusted for CMI
Post-retirement mortality (improvements)	2022 projections with 1.5% p.a. long-term trend rate	2023 projections with 1.5% p.a. long-term trend rate

Sensitivity analysis

Based on the assumptions set out above, the impact on the present value of the defined benefit obligations of changing the following individual assumptions (with all other assumptions remaining unchanged) is set out below.

Impact on the value of obligations at the end of the year if:	31st March 2025 £'000
Discount rate reduced by 0.25% p.a.	493
Discount rate increased by 0.25% p.a.	(470)
Salary increases increased by 0.25% p.a.	41
Salary increases reduced by 0.25% p.a.	(41)
Inflation increased by 0.25%* p.a.	409
Inflation reduced by 0.25%* p.a.	(371)
Life expectancy increased by one year	512
Life expectancy decreased by one year	(522)

* This sensitivity allows for the impact on all inflation-related assumptions (salary increases, deferred revaluation and pension increases (subject to the relevant caps and floors)).

The above analyses assume that assumption changes occur in isolation except in the case of inflation, where any change is assumed to have a corresponding impact on salary increases, deferred revaluation and inflation-linked pension increases. In practice this is unlikely to occur and some assumptions may be correlated. The same method (projected unit method) has been applied when calculating these sensitivities as when calculating the defined benefit obligation.

Description of any asset-liability matching strategies

The trustees have agreed that the Scheme's investment strategy will be de-risked over time. This is done by funding triggers that allow the Scheme to take advantage of favourable market conditions and developments in the funding level. If the funding level improves by a predetermined amount, then a switch to increase the target allocation for liability matching assets will be made.

7 Retirement benefit obligations (continued)

Breakdown of value of assets at end of year

The following tables provide information on the composition and Fair Value of assets of the Scheme.

	Quoted £'000	Unquoted £'000	Total £'000
Equities	2,432	–	2,432
Diversified growth fund	1,560	–	1,560
UK corporate bonds: investment grade	10,307	–	10,307
LDI matching and liquidity funds	3,824	–	3,824
Cash	–	155	155
Private markets	–	1,173	1,173
At 31st March 2024	**18,123**	**1,328**	**19,451**

	Quoted £'000	Unquoted £'000	Total £'000
Equities	2,531	–	2,531
Diversified growth fund	1,472	–	1,472
UK corporate bonds: investment grade	9,996	–	9,996
LDI matching and liquidity funds	3,430	–	3,430
Cash	–	69	69
Private markets	–	591	591
At 31st March 2025	**17,429**	**660**	**18,089**

Effect of the Scheme on the Duchy's future cash flows

Description of any funding arrangements and funding policy that would affect future contributions:

The Scheme was in deficit on a funding basis at 1st January 2022, the date of the latest completed annual actuarial report. Funding levels are monitored on an annual basis and the next triennial valuation is due to be completed with an effective date of 1st January 2025.

The Duchy's best estimate of contributions to be paid over following year (£'000)	300
Average duration of the liabilities (years)	12
Expected future benefit payments (£'000):	
Year ending 31st March 2026	1,038
Year ending 31st March 2027	1,188
Year ending 31st March 2028	1,000
Year ending 31st March 2029	1,007
Year ending 31st March 2030	1,014
Five years ending 31st March 2035	6,146

The Duchy also contributes to defined contribution scheme arrangements. The charge was £1.001million (2024: £771,000).

8 Investment property

	Agricultural & Forestry £'000	Commercial £'000	Residential £'000	Development land £'000	Right-of-use investment property £'000	Total £'000
At 31st March 2023	**451,132**	**346,288**	**219,648**	**37,079**	**–**	**1,054,147**
Additions	12	1,058	4	–	–	1,074
Capital improvements	1,866	1,696	4,030	4	–	7,596
Capitalised development expenditure	–	–	–	11,309	–	11,309
Transfers from subsidiary undertaking	–	7,925	2,200	–	–	10,125
Transfers to property, plant and equipment	–	–	(940)	–	–	(940)
Transfers from investment property assets held for sale	–	–	–	2,610	–	2,610
Transfer to investment property assets held for sale	(316)	(27,970)	(874)	(115)	–	(29,275)
Disposals	(5,801)	–	(930)	–	–	(6,731)
Net gain/(loss) from Fair Value adjustments on investment property	41,669	(5,499)	308	(9,896)	–	26,582
At 31st March 2024	**488,562**	**323,498**	**223,446**	**40,991**	**–**	**1,076,497**
Additions	38	–	19	7,437	1,850	9,344
Capital improvements	3,017	208	1,756	4	–	4,985
Capitalised development expenditure	–	–	–	9,196	–	9,196
Transfers from property, plant and equipment	–	–	925	–	–	925
Transfers to property, plant and equipment	(575)	(144)	(318)	–	–	(1,037)
Transfers from investment property assets held for sale	93	–	–	–	–	93
Transfer to investment property assets held for sale	(75)	–	(1,780)	(10,819)	–	(12,674)
Transfers between property categories	(4,307)	3,211	1,084	12	–	–
Disposals	(1,679)	(127)	(1,945)	–	–	(3,751)
Net gain/(loss) from Fair Value adjustments on investment property	13,573	(10,085)	(1,390)	(4,912)	–	(2,814)
At 31st March 2025	**498,647**	**316,561**	**221,797**	**41,909**	**1,850**	**1,080,764**

Property assets held for sale include those that are being actively marketed and are likely to complete during the twelve months following the balance sheet date. During the year to 31st March 2024, following discussions with some of our development partners about the slowdown in the housing market, it was agreed that certain parcels of development land would be drawn down later than had previously been anticipated. Other than timing, no other criteria have changed. This resulted in a transfer of £2.61million of land from current assets held for sale back into investment property.

Fair Value of land and buildings

The Duchy holds four main classes of investment property: Commercial property (Urban and Rural), Agricultural property (Agricultural, Forestry and Other Rural Assets), Residential property and Development land. The Duchy's investment property is measured at Fair Value. For all properties the current use equates to the highest and best use.

All properties are valued on an annual basis. All significant development sites plus 20% by number of the remaining properties in the mainland rural estate are valued by Savills on a rotational basis. For the valuation at 31st March 2025, Savills also valued two additional manors in their entirety and all of the marine portfolio. The balance of mainland rural estate properties are valued by internal valuers who are Royal Institution of Chartered Surveyors (RICS) Registered Valuers and employees of the Duchy of Cornwall. The internal valuers have detailed management knowledge of the properties concerned. The internal valuation team is led by one of the Duchy's employees, an RICS Registered Valuer, supported by the Duchy's Finance Director. All Isles of Scilly properties are valued externally by Savills. All of the London residential properties are valued externally by Savills. All of the urban commercial properties are valued externally by Avison Young. All valuations are in accordance with the RICS Valuation – Global Standards effective from 31st January 2025 (incorporating the IVSC International Valuation Standards) (the "Red Book") and, if relevant, the UK National Supplement effective 1st May 2024.

Valuation fees for external valuers are a fixed amount agreed prior to the valuation and independent of the portfolio value. Internal valuers are not incentivised in any way in relation to property value.

Fair Value measurements using significant unobservable inputs (Level 3)

The Fair Value of the Duchy's property portfolio is determined using a variety of techniques depending on the property type and the terms of the lease. These techniques include the yield methodology, adjusted sales comparison approach, and discounted cash flow, and are consistent with IFRS 13 Fair Value Measurement. They involve a degree of judgement and use data which is not widely publicly available. Inputs to the valuations, some of which are "unobservable" as defined by IFRS 13, include capitalisation rates, discount rates and comparable market values for both rents and vacant possession values. For these reasons, and consistent with EPRA's guidance and practice adopted within the property sector, all valuations of the Duchy's property portfolio are classified as Level 3 as defined by IFRS 13.

8 Investment property (continued)

Valuation processes

Property is valued according to one or more of the following three approaches:

i) yield methodology: the value of the income stream for the term of the lease, by reference to the current rent for the property, rent review provisions, market rent for similar properties, and capitalisation rates from similar properties traded in the same geographic region;

ii) adjusted sales comparison approach: the vacant possession value of similar properties, the time until vacant possession will be achieved, and discount rates for similar properties traded in the same geographic region; and

iii) discounted cash flow: net future cash flows for the duration of a project are discounted at an appropriate rate, and a risk factor may be applied.

The external valuers provide capitalisation and discount rates. They review all valuations performed by the internal valuers and consider all major inputs to the valuation process, including market rents, comparable vacant possession values for similar properties and the unexpired term of leases. Together with the Duchy's internal lead valuer and finance team they review the output from the valuation including the valuation techniques used for each property, adjustments made to default values for unobservable inputs, and the correlation of valuation inputs to data from the Duchy's property and financial systems. They assess valuation movements compared to the prior year valuation (at a property, valuer, regional and property-type level), and review ratios of let value to vacant possession value, values per square metre or per hectare, effective yields and comparisons to property market indices.

All development land is valued externally, the majority on the basis of discounted cash flows. Inputs are applied to each section of each development site, taking into consideration the specific situation for each site – the stage of development, the extent of planning permissions and the contractual arrangements in place. Detailed discussions are held between the external valuers and the Duchy's Estate Director and Finance Director. The two main uncertainties in valuing development land are the eventual market prices for the buildings and land at each site and the rate of future sales.

The valuation results are reviewed by the Duchy's Audit and Risk Committee.

Relationship of significant unobservable inputs to Fair Value and the impact of significant changes to those inputs

Unobservable input	Impact on Fair Value of changes to input	
	Increase in input	Decrease in input
Capitalisation rates	Decrease in Fair Value	Increase in Fair Value
Discount rates	Decrease in Fair Value	Increase in Fair Value
Adjusted comparable vacant possession values	Increase in Fair Value	Decrease in Fair Value
Market rental values	Increase in Fair Value	Decrease in Fair Value

Impact on Fair Value of changes to capitalisation and discount rates (ceteris paribus)

All in £'000	Increase of 50 basis points	As disclosed	Decrease of 50 basis points
Agricultural	371,696	433,742	570,597
Other rural assets	36,941	38,427	40,066
Forestry	26,475	26,478	26,486
Urban commercial	190,771	210,550	235,326
Rural commercial	101,376	106,011	111,260
Residential property	218,646	221,797	225,307

Impact on Fair Value of changes to vacant possession values (ceteris paribus)

All in £'000	Increase of 10%	As disclosed	Decrease of 10%
Agricultural	452,015	433,742	415,469
Other rural assets	39,333	38,427	37,507
Forestry	29,124	26,478	23,839
Residential property	241,028	221,797	202,543

Impact on Fair Value of changes to market rental values (ceteris paribus)

All in £'000	Increase of 10%	As disclosed	Decrease of 10%
Agricultural	456,246	433,742	411,224
Urban commercial	217,955	210,550	203,016

The Fair Values at the balance sheet date, valuation techniques, nature and, where meaningful, range of unobservable inputs are shown in the table below for each class of investment property.

8 Investment property (continued)

Quantitative data about Fair Value measurement using unobservable inputs (Level 3)

	Property type	Fair Value at 31st March 2025 £'000	Valuation techniques	Unobservable inputs	Range of unobservable inputs (where meaningful)
Agricultural & Forestry	Agricultural	£433,742	Yield methodology	Rental values	–
				Capitalisation rate	Farms: 1.4% to 2.6% Bare land: 9% to 10%
			Adjusted sales comparison approach	Adjusted comparable vacant possession values	–
				Discount rate for terminal value	5.5% to 7%
				Estimate of period until vacant possession achieved	0 to 74 years (average 5 years)
	Other rural assets	£38,427	Yield methodology	Rental values	–
				Capitalisation rate	8% to 12%
				Discount rate for terminal value	6% to 12%
	Forestry	£26,478	Adjusted sales comparison approach	Price per hectare	£2,471 to £79,369 (average £13,717) per hectare
	Total	**£498,647**			
Commercial	Urban commercial	£210,550	Yield methodology	Rental values	Industrial: £156 psm Office: £19 to £509 psm Retail: £139 to £148 psm
				Capitalisation rate	Industrial: 6.5% Office: 3.6% to 8% Retail: 6.1% to 6.7% Other: 4% to 12.5%
	Rural commercial	£106,011	Yield methodology	Rental values	–
				Capitalisation rate	6% to 11.75%
	Total	**£316,561**			
Residential		**£221,797**	Yield methodology	Rental values	–
				Capitalisation rate	4% to 6%
			Adjusted sales comparison approach	Adjusted comparable vacant possession values	–
				Discount rate for terminal value	6% to 7%
				Estimate of period until vacant possession achievable, for short-term lets	0 to 17 years (average 0.7 years) Fair Value £149million
				Estimate of period until vacant possession achievable, for long-term lets	0 to 157 years (average 37 years) Fair Value £73million
Development land		**£41,909**	Discounted cash flow	Discount rate	7% to 8% (average 8%)
				Risk factor	5% to 75% (average 8.7%)
				Time to completion	< 1 year to 20 years (average 15.5 years)

8 Investment property (continued)

	Property type	Fair Value at 31st March 2024 £'000	Valuation techniques	Unobservable inputs	Range of unobservable inputs (where meaningful)
Agricultural & Forestry	Agricultural	427,646	Yield methodology	Rental values	–
				Capitalisation rate	Farms: 1.35% to 2.6% Bare land: 9% to 10%
			Adjusted sales comparison approach	Adjusted comparable vacant possession values	–
				Discount rate for terminal value	5% to 7%
				Estimate of period until vacant possession achieved	0 to 75 years (average 5 years)
	Forestry	£27,508	Adjusted sales comparison approach	Price per hectare	£2,471 to £79,369 (average £14,446) per hectare
	Other rural assets	£33,408	Yield methodology	Rental values	–
				Capitalisation rate	8% to 12%
				Discount rate for terminal value	6% to 12%
	Total	**£488,562**			
Commercial	Urban commercial	£218,030	Yield methodology	Rental values	Industrial: £140 psm Office: £18 to £617 psm Retail: £139 to £148 psm
				Capitalisation rate	Industrial: 6% Office: 3.4% to 7.2% Retail: 6.2% to 6.6% Other: 3% to 10%
	Rural commercial	£105,468	Yield methodology	Rental values	–
				Capitalisation rate	6% to 11.75%
	Total	**£323,498**			
Residential		**£223,446**	Yield methodology	Rental values	–
				Capitalisation rate	4% to 5%
			Adjusted sales comparison approach	Adjusted comparable vacant possession values	–
				Discount rate for terminal value	5% to 7%
				Estimate of period until vacant possession achievable, for short-term lets	0 to 18 years (average 0.8 years) Fair Value £154million
				Estimate of period until vacant possession achievable, for long-term lets	0 to 158 years (average 39 years) Fair Value £69million
Development land		**£40,991**	Discounted cash flow	Discount rate	7% to 8% (average 8%)
				Risk factor	5% to 50% (average 6.9%)
				Time to completion	< 1 year to 19 years (average 14.3 years)

9 Property, plant and equipment

	Motor vehicles £'000	Right-of-use motor vehicles £'000	Plant and equipment £'000	Right-of-use plant and equipment £'000	Owner-occupied property £'000	Right-of-use owner-occupied property £'000	Total £'000
At 1st April 2023							
Cost/valuation	253	10	5,828	16	7,296	**47**	**13,450**
Accumulated depreciation	(114)	(9)	(3,508)	(5)	–	–	**(3,636)**
Net book value	**139**	**1**	**2,320**	**11**	**7,296**	**47**	**9,814**
Year ended 31st March 2024							
Additions/improvements	54	–	560	–	1,192	–	**1,806**
Disposal – cost	(7)	(10)	–	–	–	–	**(17)**
Transfer from investment property	–	–	–	–	940	–	**940**
Depreciation charge	(62)	(1)	(481)	(4)	–	–	**(548)**
Disposal – depreciation	7	10	–	–	–	–	**17**
Revaluation	–	–	–	–	(887)	–	**(887)**
At 31st March 2024	**131**	**–**	**2,399**	**7**	**8,541**	**47**	**11,125**
At 31st March 2024							
Cost/valuation	300	–	6,388	16	8,541	**47**	**15,292**
Accumulated depreciation	(169)	–	(3,989)	(9)	–	–	**(4,167)**
Net book value	**131**	**–**	**2,399**	**7**	**8,541**	**47**	**11,125**
Year ended 31st March 2025							
Additions/improvements	52	–	581	–	770	25	**1,428**
Disposal – cost	(32)	–	(64)	–	–	–	**(96)**
Fully written down – cost	(11)	–	–	–	–	–	**(11)**
Transfer from investment property	–	–	–	–	1,037	–	**1,037**
Transfer to investment property	–	–	–	–	(925)	–	**(925)**
Depreciation charge	(74)	–	(495)	(2)	–	–	**(571)**
Impairment	–	–	(146)	–	–	–	**(146)**
Disposal – depreciation	32	–	42	–	–	–	**74**
Fully written down – depreciation	11	–	–	–	–	–	**11**
Revaluation	–	–	–	–	(704)	–	**(704)**
At 31st March 2025	**109**	**–**	**2,317**	**5**	**8,719**	**72**	**11,222**
At 31st March 2025							
Cost/valuation	309	–	6,905	16	8,719	72	16,021
Accumulated depreciation	(200)	–	(4,588)	(11)	–	–	(4,799)
Net book value	**109**	**–**	**2,317**	**5**	**8,719**	**72**	**11,222**

An independent valuation of the land and buildings was performed by valuers – see note 8 for further details. The revaluation deficit was charged to other comprehensive income and is shown in "Capital reserve".

10 Investments in joint ventures and associates

The Duchy has the following undertakings:

Name	Entity type	Principal activities	% of holding 31st March 2024	% of holding 31st March 2025
RP (Poundbury) LLP**	Partnership	Investment property	50	50
Poundbury Spa LLP**	Partnership	Spa operation	15	15

*Registered Office 66 Lincoln's Inn Fields London WC2A 3LH

**Registered Office c/o C G Fry & Son Litton Cheney Dorchester Dorset DT2 9AW

Investments in joint ventures

As at 31st March 2025, the Duchy owned 50% of the members' capital of RP (Poundbury) LLP.

	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Balance at 1st April	1,038	15
Distributed in year	(1,190)	(283)
Share of profit	167	266
Balance at 31st March	**15**	**(2)**

RP (Poundbury) LLP was incorporated on 14th March 2015 and commenced trading on that date. The principal activity of RP (Poundbury) LLP during the year was property development.

The latest unaudited financial statements were produced for the year ended 31st March 2025. The aggregate assets, liabilities, revenue and results for RP (Poundbury) LLP were as follows:

	As at/Year ended 31st March 2024 £'000	As at/Year ended 31st March 2025 £'000
Assets	33	64
Liabilities	(3)	(67)
Profit	**335**	**533**

The partnership results have been included within the Capital account statement of comprehensive income for the year.

Investments in associates

As at 31st March 2025, the Duchy owned 15% of the members' capital of Poundbury Spa LLP but 33% of the voting rights and is therefore deemed to have significant influence over the entity, so accounts for the investment as an associate. No dividends are payable until all loans have been repaid.

	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Balance at 1st April	1,332	1,305
Share of loss	(27)	(29)
Balance at 31st March	**1,305**	**1,276**

The latest management accounts were produced for the year ended 31st March 2025. The aggregate assets, liabilities and results for Poundbury Spa LLP were as follows:

	As at/Year ended 31st March 2024 £'000	As at/Year ended 31st March 2025 £'000
Assets	3,760	3,579
Liabilities	(503)	(515)
Loss	**(176)**	**(193)**

The partnership results have been included within revenue net surplus.

11 Financial assets

	Fair Value through other comprehensive income				
	Equity securities Level 1 £'000	Fixed interest securities Level 1 £'000	Private equity funds Level 1 £'000	Private equity funds Level 3 £'000	**Total £'000**
At 1st April 2023	**50,086**	**31,003**	**–**	**–**	**81,089**
Purchases	–	45,012	25,397	38	70,447
Sale proceeds	(49,358)	–	–	–	(49,358)
Revaluation	–	1,423	–	–	1,423
Loss on disposal	(728)	–	–	–	(728)
At 31st March 2024	**–**	**77,438**	**25,397**	**38**	**102,873**
Purchases	–	19,000	19,522	–	38,522
Sale proceeds	–	(20,011)	–	–	(20,011)
Revaluation	–	507	(752)	–	(245)
At 31st March 2025	**–**	**76,934**	**44,167**	**38**	**121,139**

The Fair Values of financial investments classified as Level 1 are based on quoted market prices on the 31st March 2025 under Fair Value through other comprehensive income. Level 3 investments are valued using valuation techniques in which at least one input is not based on observable market data. There were no transfers of investments between the Fair Value hierarchy levels during the year.

The maximum exposure to the credit risk at the reporting date is the carrying value of the debt securities classified as Fair Value through other comprehensive income.

The carrying value of financial assets, including debt securities classified as Fair Value through other comprehensive income and cash deposits, best represents the maximum exposure to counterparty risk at the reporting date.

12 Trade and other receivables

	31st March 2024 £'000	31st March 2025 £'000
Current assets:		
Trade receivables	4,764	**4,747**
Expected loss allowance – trade receivables	(607)	**(730)**
Other receivables	457	**716**
Prepayments	525	**826**
Accrued income	4,182	**3,756**
Accrued income – variable consideration	187	**867**
	9,508	**10,182**
Non-current assets:		
Other receivables	1,130	**1,113**
Accrued income – variable consideration	7,159	**9,884**
Amounts due from subsidiaries	470	**–**
	8,759	**10,997**

Accrued income – variable consideration relates to land sale receipts recognised but payable in the future where the amount receivable is dependent on future house prices. In estimating the amount of variable consideration to recognise, the most-likely amount method has been used. At 31st March 2025, £9.884million (2024: £7.159million) is receivable after more than one year but all within two to five years.

Other receivables falling due after more than one year mainly comprise £1million loan at 4% repayable at a date to be determined.

All receivables are denominated in Sterling.

As of 31st March 2025, a provision of £730,000 (2024: £607,000) was made against trade receivables.

The impaired receivables mainly relate to tenants who are in financial difficulty.

Trade receivables balances are only written off when there is no reasonable expectation of recovery and when there is no enforcement action in place. Balances are not written off while enforcement action (such as a County Court Judgment) is in place. There is considered to be no reasonable expectation of recovery in situations where the customer has been declared bankrupt, a CCJ expires or the entity has been struck off at Companies House.

12 Trade and other receivables (continued)

The Duchy applies the IFRS 9 simplified approach to measuring expected credit losses. This uses a lifetime expected loss allowance for all trade receivables and contract assets.

To measure the expected credit losses, trade receivables and accrued income have been grouped based on the shared characteristics of the type of property to which they relate. Accrued income relates to unbilled rents that are due in arrears and have a due date after the balance sheet date. They have the same risk characteristics as trade receivables for the same type of property. It has therefore been concluded that the same expected credit loss rates apply to both types of asset. Accrued income – variable consideration relates to deferred development sale receipts and have different risk characteristics.

The expected loss rates are based on risks associated with the particular property types, and our understanding of the situation faced by both specific tenants and the business sectors occupying these properties. The resulting loss allowance for 31st March 2025 is an increase on 31st March 2024 for commercial property, a reflection of more uncertainty in the UK commercial sector. No loss allowance was required in respect of deferred development receipts where there are limited risks due to the counterparties involved with whom the Duchy has had no historic credit losses. Duchy Other represents miscellaneous non-rental income, a revenue stream which remains more volatile. The outlook for other property types remains relatively unchanged.

On that basis, the loss allowance as at 31st March 2025 was determined as follows for both trade receivables and accrued income:

	Agriculture £'000	Commercial £'000	Residential £'000	Other property £'000	Financial investments £'000	Other £'000	Total £'000
31st March 2024							
Expected loss rate	*10.8%*	*2.8%*	*36.8%*	*4.3%*	*0.0%*	*6.5%*	–
Gross carrying amount – trade receivables	1,872	1,532	543	611	–	206	4,764
Gross carrying amount – accrued income	249	2,297	21	500	1,115	–	4,182
Expected loss rate	–	–	–	–	–	*0.0%*	–
Gross carrying amount – accrued income – variable consideration	–	–	–	–	–	7,346	7,346
Gross carrying amount – Other receivables	–	–	–	–	–	1,587	1,587
Loss allowance	**230**	**109**	**207**	**48**	**0**	**13**	**607**
31st March 2025							
Expected loss rate	*11.8%*	*6.3%*	*40.0%*	*7.6%*	*0.0%*	*1.6%*	–
Gross carrying amount – trade receivables	1,535	1,570	488	462	–	691	4,747
Gross carrying amount – accrued income	427	1,785	53	311	1,180	–	3,756
Expected loss rate	–	–	–	–	–	*0.0%*	–
Gross carrying amount – accrued income – variable consideration	–	–	–	–	–	10,751	10,751
Gross carrying amount – Other receivables	–	–	–	–	–	1,829	1,829
Loss allowance	**231**	**213**	**216**	**59**	**0**	**11**	**730**

The loss allowances for trade receivables and accrued income as at 31st March reconcile to the opening loss allowances as follows:

	31st March 2024 £'000	31st March 2025 £'000
Opening loss allowance at 1st April	643	607
Transfer from subsidiary	23	–
Increase in loss allowance recognised in Revenue account	20	238
Net receivables written off	(79)	(115)
Closing loss allowance at 31st March	**607**	**730**

The creation, release and utilisation of the provision for impaired receivables has been included in the Revenue account statement of comprehensive income.

The other classes within trade and other receivables do not contain impaired assets.

The Fair Values of trade and other receivables are not considered to be significantly different from their carrying value.

13 Investment property assets held for sale

	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
At 1st April	14,711	**43,072**
Disposal	(4,920)	**(38,435)**
Capitalised development expenditure	1,192	**1,294**
Capital improvements	27	**–**
Transfer from investment property	29,275	**12,674**
Transfer to investment property	(2,610)	**(93)**
Revaluation in year	5,397	**5,230**
At 31st March	**43,072**	**23,742**

At the year end the Duchy was actively marketing properties for sale at the Fair Values stated above, and these are expected to be sold within 12 months of the balance sheet date. This strategy forms part of the long-term aim to continue to improve and rebalance the property portfolio. Where sales have taken longer to complete than anticipated, some assets may be in this category for longer than 12 months. Further details can be found within the accounting policies. For information about the assumptions used in the valuations of investment property held for sale please see note 8.

14 Trade and other payables

	31st March 2024 £'000	31st March 2025 £'000
Current liabilities:		
Trade payables	2,452	2,506
Accruals	3,788	4,843
Social security and other taxes	1,613	1,227
Payments received on account	1,345	1,245
Income received in advance	7,273	4,961
Other payables	349	295
	16,820	**15,077**
Non-current liabilities:		
Payments received on account	1,383	1,277
Income received in advance	–	1,940
	1,383	**3,217**

The Fair Values of trade and other payables are not considered to be significantly different from their carrying value.

Payments received on account relate to up-front payments related to development sites or property sales.

15 Borrowings and derivative financial instruments

	Less than 1 year £'000	1–5 years £'000	Over 5 years £'000	Total £'000
At 31st March 2024				
Borrowings	–	32,956	104,405	**137,361**
Interest rate swaps – cash flow hedges (Level 2)	–	(2,749)	–	**(2,749)**
At 31st March 2025				
Borrowings	–	40,573	104,414	**144,987**
Interest rate swaps – cash flow hedges (Level 2)	–	(2,077)	–	**(2,077)**

As part of the risk management strategy, the Duchy Finance Committee concluded that it wished to lock in to low interest rates. Management intends to achieve this by hedging the interest rate risk arising on the variable interest payable on bank debt using interest rate swap with a receive variable rate (3M SONIA) and pay fixed interest rate (1.397%). The Duchy has an interest rate derivative designated into a cash flow hedge relationship on the bank loan facility totalling £30million. The notional amount of the interest rate derivative is £30million. As at 31st March 2025, a loss of £0.756million (2024: a loss of £0.554million) was recognised in other comprehensive income in the Capital account statement of comprehensive income, in respect of the effective cash flow hedge relationship. This is classified as a Level 2 financial instrument measured at Fair Value on directly or indirectly observable inputs.

The bank loan of £30million is repayable in 2027 and has been fully swapped to a fixed rate of 2.597%. The Fair Values of borrowings are not considered to be significantly different from their carrying value.

In June 2022, a loan facility of up to £7million was agreed for the construction of specific infrastructure at Nansledan. The loan is repayable by 2026 and has a fixed interest rate of 3%. The total drawn down under facility as 31st March 2025 was £3.754million (2024: £3.754million). During the year, £114,000 (2024: £140,000) of interest payable was capitalised within development additions.

On the 13th December 2024, the Duchy drew down £7.5million in respect of a fixed sum loan facility to be repaid in full with five years of drawdown and a variable interest rate of 1.5% over base rate. During the year, £142,000 (2024: £nil) of interest payable was capitalised within development additions.

On the 29th March 2019, the Duchy issued £105million of bonds maturing between 2059 and 2069 at fixed interest rates of between 2.68% and 2.73%.

The valuation of interest rate swaps (classified as level 2) is taken from the counterparty bank. The economic relationship between hedged item (bank loan) and a hedging instrument (interest rate swap), as well as ineffectiveness (if any), is determined by using the dollar-offset methodology. Under this methodology a hypothetical derivative is constructed on the designation date to model the change in the Fair Value of the hedged item. This is constructed without the inclusion of credit risk. The hypothetical derivative will therefore be constructed as a 'receive fixed GBP, and pay floating GBP SONIA' interest rate swap. Potential sources of ineffectiveness are changes in the credit risk of the Duchy or the counterparty to the interest rate swap (which management considers not material at year end) and movements in the starting value of the hedging instrument on the hedge relationship designation date due to the off-market rate of the interest rate swap. Ineffectiveness (if any) is recorded in profit or loss. The change in Fair Value of the hedging instrument of £0.672million (2024: £0.470million) and the Fair Value of the hedged item of £1.290million (2024: £0.472million) was used as the basis for recognising hedge ineffectiveness for the year.

To comply with the risk management policy, the hedge ratio is based on a GBP interest rate swap with a notional amount of £30million and a maturity date of 31st December 2027 to offset a GBP-denominated bank loan of £30million with a maturity date of 31st December 2027. This results in a hedge ratio of 1:1 or 100%.

Assessment of hedge effectiveness is done at inception of the hedge, at each reporting date and upon a significant change in the circumstances affecting the hedge effectiveness requirements.

Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other income or finance costs.

16 Reconciliation of net surplus to cash generated from operations

	Duchy Year ended 31st March 2024 £'000	Duchy Year ended 31st March 2025 £'000
Net surplus on the Revenue account	25,722	22,865
Net surplus on the Capital account	41,910	2,561
Adjusted for:		
Bond transaction costs	9	9
IFRS 9 effective interest	201	206
Interest and dividend income on Fair Value through other comprehensive income assets	(2,251)	(5,823)
Finance income	(2,970)	(2,634)
Finance costs	3,515	3,530
Defined benefit pension scheme expense	252	277
Share of loss from associate and joint venture	27	29
Share of profit from associate and joint venture	(167)	(266)
Net gain on disposal of subsidiary undertaking	(12,979)	–
Loss on disposal of financial investments	728	–
Net (gain)/loss from Fair Value of investment property	(26,582)	2,814
Net gain from Fair Value of investment property held for sale	(5,397)	(5,230)
Net gain on property held for sale	(3,105)	(2,337)
Profit on disposal of investment property	(51)	(719)
Depreciation	548	571
Impairment	–	146
	19,410	15,999
(Increase)/decrease in inventories	(84)	47
(Increase)/decrease in trade receivables	(2,666)	606
Decrease in trade payables	2,828	157
Cash generated from operations	**19,488**	**16,809**

17 Related party transactions

Two members of The Prince's Council are also trustees of The Duke of Cornwall's Charitable Foundation to which the Duchy of Cornwall, on behalf of The Duke of Cornwall, pays surplus receipts of bona vacantia as detailed in note 18. There were no transactions with the trustees during the financial year and, as at 31st March 2025, there was £nil (2024: £nil) remaining payable to the trustees.

The Duchy invoiced the Prince of Wales's Office for £18,600 (2024 £nil) in respect of carbon offset.

Certain Duchy properties were occupied by His Majesty The King and his office staff for living accommodation or commercial activities. These were let at open market values; the total value of annual rent charged amounted to £475,792 (2024: £520,971). As at 31st March 2025 there was £nil (2024: £999) remaining payable to the Duchy. The Duchy invoiced His Majesty The King £46,965 (2024: £2,714) towards staff time, dilapidations, machinery and material costs for woodland work. At 31st March 2025 there was £nil (2024: £nil) remaining payable to the Duchy. The Duchy also invoiced the Duchy of Lancaster £87,449 (2024: £nil) towards staff time.

Key management personnel are individuals that have the responsibility for planning, directing and controlling the activities of the Duchy. For the year ended 31st March 2025 the Duchy of Cornwall made the following payments to key management personnel:

	Year ended 31st March 2024 £'000	Year ended 31st March 2025 £'000
Short-term employee benefits (salary)	1,342	1,473
Post-employment benefits (retirement benefit plan contribution)	163	178
Benefits	69	73
	1,574	**1,724**

During the year to 31st March 2024, a residential property valued at between £300,000 and £400,000 was sold to the daughter of a senior member of staff. That member of staff played no part in the sale by the Duchy, and the sale process was conducted commercially at arm's length in the normal course of business.

17 Related party transactions (continued)

During the year the Duchy made interest-free loans of £65,000 (2024: £nil) to Isles of Scilly Nature Co. Ltd and £115,000 (2024: £nil) to Upper Wye Valley Nature Partnership Ltd, to help fund working capital. The Duchy is working with both companies on nature recovery projects.

Transactions with RP (Poundbury) LLP and Poundbury Spa LLP are shown in note 10.

18 Bona vacantia

During the year His Royal Highness, by right of his Duchy of Cornwall, received bona vacantia (being the estate of deceased intestates resident in Cornwall and dying without next of kin or assets remaining following dissolution of a company registered in Cornwall) of £254,000 (2024: £246,000) before allowing for ex gratia payments, returns and other associated costs of £144,000 (2024: £100,000). Surplus receipts of bona vacantia by His Royal Highness are paid over to The Duke of Cornwall's Charitable Foundation; £120,000 (2024: £158,000) was paid during the year. At 31st March 2025 the Duchy retained £789,000 (2024: £799,000) within creditors to meet potential future claims from individuals statutorily entitled to estates that had previously passed as bona vacantia to His Royal Highness.

Copies of The Duke of Cornwall's Charitable Foundation financial statements may be obtained from 10 Buckingham Gate, London, SW1E 6LA.

19 Capital commitments

At 31st March 2025 the Duchy had Capital commitments for development expenditures of £0.044million (2024: £1.095million), improvement works £1.740million (2024: £2.424million) and fixed asset acquisitions of £0.756million (2024: £0.972million); total £2.54million (2024: £4.491million).

20 Contingent liabilities

A number of Duchy property leases include a commitment to appropriately compensate tenants at the end of the lease for capital improvements they have made during their tenancy. The improvements must be agreed in advance with the Duchy and a formula is used to derive the value of the improvements at the end of the lease, to ensure appropriate depreciation is included within the value. Due to some leases also including clauses for the tenant to pay the Duchy for dilapidations to the property, the requirement to pay out cash rarely occurs. No provision has been made for these commitments as they are not probable.

At 31st March 2025, the Duchy had contingent liabilities of £2.966million (2024 £3.687million) in relation to bonds on development sites.

21 Financial instruments

	Note	Held at Fair Value through other comprehensive income (Capital) £'000	Held at Fair Value through profit and loss (Revenue) £'000	Amortised cost £'000	31st March 2024 £'000
Assets:					
Financial assets	11	102,873	–	–	102,873
Trade and other receivables excluding prepayments	12	–	–	17,742	17,742
Derivative financial instruments	15	2,749	–	–	2,749
Cash and cash equivalents		–	–	7,875	7,875
		105,622	**–**	**25,617**	**131,239**
Liabilities:					
Trade and other payables excluding non-financial liabilities	14	–	–	(18,203)	(18,203)
Borrowings	15	–	(3,754)	(133,607)	(137,361)
		–	**(3,754)**	**(151,810)**	**(155,564)**

	Note	Held at Fair Value through other comprehensive income (Capital) £'000	Held at Fair Value through profit and loss (Revenue) £'000	Amortised cost £'000	31st March 2025 £'000
Assets:					
Financial assets	11	121,139	–	–	121,139
Trade and other receivables excluding repayments	12	–	–	20,353	20,353
Derivative financial instruments	15	2,077	–	–	2,077
Cash and cash equivalents		–	–	9,944	9,944
		123,216	**–**	**30,297**	**153,513**
Liabilities:					
Trade and other payables excluding non-financial liabilities	14	–	–	(18,294)	(18,294)
Borrowings	15	–	(3,754)	(141,233)	(144,987)
		–	**(3,754)**	**(159,527)**	**(163,281)**

22 Financial risk management

A review of the Duchy's financial and non-financial risks is set out on pages 33 to 41. This includes the strategic and operational risks of capital cash generation and tenant livelihoods, and the financial risks associated with credit investments.

Market risk

All borrowings at floating rates are fully hedged by swap agreements. The Duchy has a diverse financial investment portfolio predominantly invested in funds so as to minimise risk.

Liquidity risk

The table below summarises the maturity profile of the Duchy's financial liabilities on a contractual undiscounted cash flow basis:

	Less than 1 year £'000	2–5 years £'000	More than 5 years £'000	Total £'000
Borrowings	–	41,254	105,000	146,254
Net interest payable on loans/swaps	4,135	14,362	92,180	110,677
Trade and other payables	7,644	–	–	7,644
Lease liabilities	2	3	73	78
At 31st March 2025	**11,781**	**55,619**	**197,253**	**264,653**
At 31st March 2024	10,199	47,198	200,052	257,449

The Duchy reviews the liquidity risk on a regular basis, ensuring detailed forecasts incorporate all contractual obligations.

There is further narrative on how the Duchy manages liquidity risk on page 38 regarding the strategic and operational risks of capital cash generation and tenant livelihoods, as well as discussion on financial credit risk.

Credit risk

The Duchy is exposed to credit risk in relation to its tenants and financial institutions. Credit risk in respect of the Duchy's tenants is reviewed on a regular basis and appropriate action is taken where necessary. For new lettings the Duchy undertakes credit checks and holds tenant deposits where appropriate. For banks and financial institutions, the Duchy's appointed investment consultants assess the credit quality of the organisation, taking into account its financial position, past performance experience and other relevant factors.

There is further narrative concerning credit risk in note 12 regarding expected credit losses for trade receivables and accrued income.

Capital management

Under the 1337 Charter, The Duke of Cornwall is not entitled to the proceeds or profit from the sale of capital assets and only receives the annual income that the assets generate. The Duchy's financial objective in managing capital assets is to continue to improve the quality of the estate while providing an income for future beneficiaries.

The Duchy continually monitors the capital asset weightings, particularly from a diversification and cash flow perspective. Capital cash flow projections are regularly reviewed and updated to ensure that funding is available to meet both liabilities when due and to pursue investment opportunities when considered appropriate. This also ensures that the covenants in relation to the bank loan facilities are adhered to.

23 Cash and cash equivalents

Net debt consists of loans and other borrowings (both current and non-current), less current asset investments and cash and cash equivalents. Loans and other borrowings are measured at the net proceeds raised, adjusted to amortise any discount over the term of the debt.

Net debt is considered to be an alternative performance measure as it is not defined in IFRS. The most directly comparable IFRS measure is the aggregate of loans and other borrowings (current and non-current), current asset investments and cash and cash equivalents.

A reconciliation from the most directly comparable IFRS measure to net debt is given below.

	Duchy 31st March 2024 £'000	Duchy 31st March 2025 £'000
Loans and other borrowings	137,361	144,987
Lease liabilities	60	78
Less: cash and cash equivalents	(7,875)	(9,944)
Net debt	**129,546**	**135,121**

Included within cash and cash equivalents are the following restricted funds:

	Duchy 31st March 2024 £'000	Duchy 31st March 2025 £'000
Rent deposit accounts	194	**355**

Reconciliation of liabilities arising from financing activities:

	1st April 2023 £'000	Cash flows – additional borrowings/ (borrowings repaid) £'000	Disposal £'000	Other non-cash changes £'000	Group 31st March 2024 £'000
Lease liabilities	2,361	(824)	(1,477)	–	60
Borrowings	138,478	(1,291)	(35)	209	137,361
	140,839	(2,115)	(1,512)	209	137,421

	1st April 2024 £'000	Cash flows – additional borrowings/ (borrowings repaid) £'000	Disposal £'000	Other non-cash changes £'000	Group 31st March 2025 £'000
Lease liabilities	60	(7)	–	25	78
Borrowings	137,361	7,405	–	221	144,987
	137,421	7,398	–	246	145,065

24 Covenants

The Duchy has to comply with certain key banking covenants tested annually at the balance sheet date. The covenants require that the consolidated financial indebtedness at that date does not exceed 50% of the consolidated assets as shown in the financial statements and that the consolidated net tangible assets as shown in the financial statements are not less than £400million. The Duchy met both of these requirements with ease at 31st March 2024 and 31st March 2025.

Treasury consents

Treasury consents under Section 7 of the Duchy of Cornwall Management Act 1982:

Authority for a loan of up to £8,000,000 in relation to a property purchase

Authority for expenditure of up to £3,000,000 in respect of fees in respect of planning permission

Authority for expenditure of up to £2,250,000 towards Net Zero and Natural Capital

Authority for expenditure of up to £1,850,000 towards the purchase of a 10-year timeshare interest

Authority for expenditure of up to £1,100,000 towards a development project

Authority for expenditure of up to £921,000 towards Future Farming

Authority for expenditure of up to £620,000 towards Sustainability in Action

Authority for expenditure of not more than £500,000 towards a development project

Authority for grant of a lease not exceeding 0.4046 hectare and not more than 60 years

Treasury consents under Section 11 of the Duchy of Cornwall Management Act 1863:

Authority for the sale of a property for a sum of a minimum of £28,500,000

Authority for the expenditure of up to £9,400,000 on a development project

Authority for the purchase of a property for up to £7,500,000

Authority for the sale of a property for £6,500,000

Authority for the sale of a property for £1,800,000

Authority for the sale of a property for £1,550,000

Authority for a surrender for £1,250,000

Authority for expenditure of up to £1,080,000 on a replacement building

Authority for the sale of development land for £818,000 and share of sale prices

Authority for the sale of a property for not less than £800,000

Authority for the sale of a property for not less than £800,000

Authority for the sale of a property for not less than £750,000

Authority for the sale of a property for £776,000

Authority for the sale of a property for not less than £550,000

William Bax
Secretary and Keeper of the Records
16th June 2025

Appendix

Accounts Direction given by HM Treasury

1. The Duchy of Cornwall shall prepare accounts for the financial year ended 31st March 2023 and subsequent financial years comprising:
   - a report for the year, including a Strategic report, a Proper Officers' Report, a Statement of the Proper Officers' Responsibilities and a Governance Statement;
   - a Revenue Account Statement of Comprehensive Income and a Capital Account Statement of Comprehensive Income;
   - a Balance Sheet;
   - a Statement of Changes in Capital and Reserves; and
   - a Cash Flow Statement, including such notes as may be necessary for the purposes described in the following paragraphs.
2. The accounts shall give a true and fair view of the Revenue Account Statement of Comprehensive Income, Capital Account Statement of Comprehensive Income, Statement of Changes in Capital and Reserves, Cash Flow Statement for the financial year and the balance sheet as at the end of the financial year. Subject to these requirements and the exemptions set out in Schedule 1, the accounts shall be prepared in accordance with UK-adopted International Accounting Standards.
3. The application of the accounting and disclosure requirements of the Companies Act 2006 (CA), accounting standards, and other disclosure requirements is given in Schedule 1 attached.
4. This direction supersedes that of 7th June 2022. It shall be reproduced as an appendix to the accounts.

David Fairbrother
Treasury Officer of Accounts
13th June 2023

Accounting and disclosure requirements

Companies Act 2006

1. The disclosure exemptions permitted by the CA shall not apply to the Duchy of Cornwall unless specifically approved by the Treasury.

2. The CA requires certain information to be disclosed in the Directors' report. To the extent that it is appropriate, information relating to the Duchy shall be contained in the Proper Officers' Report for the year, which shall be signed and dated by the Secretary or other Proper Officer.

3. The Duchy shall take into consideration the CA requirements as they apply to non-listed companies (to the extent that they can be applied in the circumstances of the Duchy).

4. The statements of comprehensive income be prepared in accordance with International Accounting Standard (IAS) 1.

5. The balance sheet shall be prepared in accordance with IAS 1, separating the classification of the current and non-current assets, and current and non-current liabilities on the face of the balance sheet. The balance sheet shall be signed by the Secretary or other Proper Officer.

6. The Duchy is not required to provide the historical cost information described in paragraph 34(3) of Schedule 1 to the SI20081410.

7. The Duchy is not required to comply with the requirement specified in paragraph 35 of Schedule 1 to SI20081410 to maintain a revaluation reserve.

Accounting standards

8. It is considered that the Duchy should prepare separate Statements of Comprehensive Income for both the Revenue and Capital accounts rather than one Statement of Comprehensive Income as required by IAS 1.

Other disclosure requirements

9. The Report for the Year shall, inter alia:
   - state that the accounts have been prepared in accordance with this Treasury Direction;
   - include a brief history of the Duchy and its statutory background, and identify its estates by county and area;
   - list Treasury consents under Section 7 of the Duchy of Cornwall Management Act 1982 granted in that year and
   - provide information concerning the Duchy's charitable and other activities and the principles supporting them. The information should also indicate where copies of the accounts of the charities may be obtained.

10. The notes to the accounts shall, inter alia:
    - disclose the names of the external valuers and the qualifications of the internal valuers;
    - (where it arises) provide details of the terms of any loan from the capital account for revenue purposes, and the purpose for which it is required and, together with explicit assurance that the loan is not being used to inflate the revenue surplus payable; and
    - provide details of the remuneration package of each member of the Prince's Council, together with a note of the pension contributions made in respect of Council members.

11. A formal valuation of the pension scheme was undertaken in 2022 and the contribution rate reviewed to ensure that the deficit is forecast to be made good within the term recommended by the actuary and agreed by the trustees. The pension reserve required by IAS 19 shall be a separate non-distributable reserve within the balance sheet.

Huccaby Farm on Dartmoor

Other information

In this section

Greenhouse gas report

The Duchy of Cornwall has maintained a long-standing commitment to understanding and reducing its greenhouse gas (GHG) emissions.

We have calculated and published GHG data on Scope 1 and 2 emissions for the last 19 years and presented a full Scope 3 GHG baseline for financial year 2019/20 (released in our 2021/22 annual report). Our full strategy for achieving net zero can be viewed in our stand-alone Net Zero Carbon Report, released in 2022. We have a target to achieve net zero across our Scope 1, 2 and 3 emissions by the end of 2032.

Duchy GHG performance

Table 1: Scope 1, 2 and 3 GHG emissions summary[7]

tCO_2e	2019/20 (Scope 3 baseline year)	2021/22	2022/23	2023/24	2024/25
Scope 1 and 2	108	86	90	125	124
Scope 3	234,663			232,045	223,379
Total GHG emissions	**234,771**			**232,170**	**223,503**
Carbon removals	26,175			27,324	29,257
Net	**208,596**			**204,846**	**194,246**

Scope 1 and 2 GHG emissions

Table 2: Scope 1 and 2 GHG emissions breakdown

	Units	2019/20		2021/22		2022/23		2023/24		2024/25	
Location based (L) or Market based (M)		L	M	L	M	L	M	L	M	L	M
Scope 1 – Buildings fossil fuels	tCO_2e	92	32	92	26	85	24	103	45	86	40
Scope 1 – Buildings biomass fuels	tCO_2e	17	17	11	11	10	10	11	11	11	11
Scope 1 – Non-stationary fuels	tCO_2e	45	45	42	42	48	48	62	62	58	58
Scope 2 – Electricity	tCO_2e	190	14	139	7	150	8	181	7	199	15
Total GHG emissions	**tCO_2e**	**343**	**108**	**283**	**86**	**293**	**90**	**357**	**125**	**354**	**124**
GHG intensity: Scopes 1 and 2	tCO_2e/FTE	3.2	1.0	2.3	0.7	2.7	0.8	3.4	1.2	2.7	0.9
Biogenic CO_2 emissions (out of scope)	tCO_2	441	441	330	330	397	397	409	409	411	411
Energy consumption in buildings											
Gas	MWh	325		356		346		358		277	
Electricity	MWh	748		596		775		875		963	
Oil	MWh	129		106		90		124		122	
Total	**MWh**	**1,202**		**1,058**		**1,212**		**1,357**		**1,362**	

7 All values based on a market-based reporting methodology.

The GHG sources included in the Scope 1 and 2 reporting above are:

- Consumption of fossil fuels, electricity and biofuels (e.g. woodchip) in Duchy offices, Holiday Lets and Duchy Nursery, as well as portfolio properties during void periods. These GHG sources correspond to GHGs listed against the buildings and electricity rows in Table 2.
- Fossil fuels consumed through mobile combustion, which covers vessels operating on the Isles of Scilly, vehicles and machinery operated by the Duchy woodlands team, and a small number of vehicles owned and used across the rural estate. These GHG sources correspond to GHGs listed against non-stationary fuels in Table 2.

All offices and trading businesses only purchase electricity generated from renewable sources backed by Renewable Energy Guarantee of Origin certificates, and purchase gas backed by Renewable Gas Guarantees of Origin registered through the Green Gas Certification Scheme. The "market-based" reporting above includes the use of these certificates (indicated in columns marked "M"). The "location-based" reporting is based on grid-average GHG intensity factors for electricity and gas consumption (indicated in columns marked "L").

Several energy efficiency projects have been undertaken over the years at Duchy offices. The Cornwall and Devon offices have biomass boilers, the Hereford office has a heat pump and the Bath office has a roof-mounted solar PV array. The gas boiler in our London office was replaced during 2023/24 and this year contributed to 15% reduction in GHGs from the London office heating and hot water.

Scope 3 GHG emissions

Table 3 provides a breakdown of our Scope 3 GHG emissions by GHG Protocol Scope 3 category for our 2019/20 baseline year, and the most recent two financial years, during which we've established a regular programme of Scope 3 GHG emissions monitoring. Table 4 presents the same data broken down by Duchy asset type, providing additional insight into the GHG-emitting activities within the Duchy's portfolio. These Scope 3 results are derived using market-based GHG accounting principles.

Table 3: Scope 3 GHG emissions breakdown, GHG Protocol categories

Scope 3 emissions by GHG Protocol category		Emissions (tCO_2e)	Removals (tCO_2e)	Emissions (tCO_2e)	Removals (tCO_2e)	Emissions (tCO_2e)	Removals (tCO_2e)
Year		2019/20	2019/20	2023/24	2023/24	2024/25	2024/25
1: Purchased goods and services		4,636	–	6,108	–	7,368	–
2: Capital goods		12,241	–	10,151	–	6,124	–
3: Fuel- and energy-related activities (FERA)		22	–	23	–	30	–
4: Upstream transportation and distribution	Out of scope as immaterial	–	–	–	–	–	–
5: Waste generated in operations	Covered in category 1	–	–	–	–	–	–
6: Business travel		98	–	85	–	99	–
7: Employee commuting		74	–	81	–	87	–
8: Upstream leased assets	Out of scope as immaterial	–	–	–	–	–	–
9: Downstream transportation and distribution	Out of scope as immaterial	–	–	–	–	–	–
10: Processing of sold products	Out of scope as immaterial	–	–	–	–	–	–
11: Use of sold productions	Out of scope as immaterial	–	–	–	–	–	–
12: End-of-life treatment of sold products	Out of scope as immaterial	–	–	–	–	–	–
13: Downstream leased assets		208,706	26,175	204,989	27,324	201,436	29,257
14: Franchises	Out of scope as immaterial	–	–	–	–	–	–
15: Investments		8,886	–	10,608	–	8,235	–
Total		**234,663**	**26,175**	**232,045**	**27,324**	**223,379**	**29,257**
Net total		**208,488**		**204,721**		**194,122**	

Table 4: Scope 3 GHG emissions breakdown, Duchy of Cornwall categories

Duchy asset type	Emissions (tCO_2e)	Removals (tCO_2e)	Emissions (tCO_2e)	Removals (tCO_2e)	Emissions (tCO_2e)	Removals (tCO_2e)
Year	2019/20	2019/20	2023/24	2023/24	2024/25	2024/25
Land use and farming	158,612	23,450	155,039	24,599	151,697	26,532
Peatland	38,593		37,211		36,860	
Construction	12,243		11,059		9,264	
Financial investments	8,886		10,608		8,235	
Rural commercial property	6,890	542	4,769	542	5,030	542
Residential property	3,675		4,107		3,407	
Urban commercial property	3,324		6,547		6,620	
Trading enterprises	1,854		2,149		1,688	
Other rural and marine assets	355	2,182	333	2,182	344	2,182
Duchy operational	231		222		234	
Total	**234,663**	**26,175**	**232,045**	**27,324**	**223,379**	**29,257**
Net total	**208,488**		**204,721**		**194,122**	

The Duchy's 2024/25 net Scope 3 GHG emissions are 5.2% lower than 2023/24, a difference of 10,599 tCO_2e.

The causes of this change are as follows:

- 2,251 tCO_2e removed from the portfolio through asset sales. These included our ownership stake in a biodigester facility near Poundbury, and a commercial warehouse property.
- 5,115 tCO_2e net reductions delivered through activity changes on the 53 Duchy farms that received annual carbon audits during the year.
- 351 tCO_2e net reductions delivered through peatland restoration activities on Dartmoor, with works managed by the South West Peatland Partnership.
- 2,766 tCO_2e reduced as a result in fluctuations of materials consumption in Duchy construction and other procurement activities.
- 526 tCO_2e reduced through changes in the value invested and emissions intensities of our financial asset holdings.
- 414 tCO_2e increased emissions through changes in emissions factors applicable to building energy consumption, fluctuations in measured energy consumption in buildings, and updates to literature-based assumptions for non-measured building energy consumption.

Adjustments to prior year Scope 3 GHG emissions reporting

During this financial year, improvements made to the Farm Carbon Toolkit's farm-based GHG emissions reporting have been applied to historic Duchy farm carbon audits. These updates have materially altered these historic reports, and warrant updating our prior reporting of Scope 3 GHG emissions. Table 5 presents the impact of these changes in our present reporting, when compared to our 2024 Integrated Annual Report.

Table 5: Scope 3 adjustments

	As presented in 2024 Integrated Annual Report				As presented in this Report			
	Scope 3 – Baseline		Scope 3 – 2023/24		Scope 3 – Baseline		Scope 3 – 2023/24	
Duchy asset category	Emissions (tCO_2e)	Removals (tCO_2e)	Emissions (tCO_2e)	Removals (tCO_2e)	Emissions (tCO_2e)	Removals (tCO_2e)	Emissions (tCO_2e)	Removals (tCO_2e)
Land use and farming	148,398	24,342	147,271	25,522	158,612	23,450	155,039	24,599
Peatland	38,593	–	37,211		38,593		37,211	
Construction	12,243	–	11,059		12,243		11,059	
Financial investments	8,886	–	10,608		8,886		10,608	
Rural commercial property	6,890	542	4,769	542	6,890	542	4,769	542
Residential property	3,675	–	4,107		3,675		4,107	
Urban commercial property	3,324	–	6,547		3,324		6,547	
Trading enterprises	1,854	–	2,149		1,854		2,149	
Other rural and marine assets	355	2,182	333	2,182	355	2,182	333	2,182
Duchy operational	231	–	222		231		222	
Total	**224,449**	**27,066**	**224,276**	**28,246**	**234,663**	**26,175**	**232,045**	**27,324**
Net total	**197,383**		**196,030**		**208,488**		**204,721**	

Notes on land-use GHG emissions and removals

In September 2022, the GHG Protocol released draft "Land Sector and Removals Guidance". This guidance is intended to improve corporate reporting of GHG emissions and removals associated with land-based activities. Given the Duchy's extensive land holdings this guidance is applicable to our activities, and the following information addresses those requirements we are able to meet in the context of our 2024/25 emissions reporting. Once the finalised requirements are released, the Duchy will amend its overall GHG reporting structure to integrate these requirements. Table 6 presents a further breakdown of Duchy GHG emissions featuring components of the Land Sector and Removals Guidance.

Table 6: Additional land-use GHG information

Land sector and removals guidance category	tCO_2e
Non-land GHG emissions	33,901
Land management GHG emissions	188,557
Land use change emissions	921
Land management carbon removals, biogenic sink, land-based storage pool	29,257
Total emissions	**223,379**
Total carbon removals	**29,257**
Net total	**194,122**

The Land Sector and Removals Guidance requires a statistical assessment of uncertainty to be reported for carbon removals. The Duchy has investigated the availability of data relating to uncertainty associated with emissions factors and activity data involved in the calculation of its carbon removals. At the present time suitable information has not been available to inform such an assessment, and we must therefore make a judgement in the interim period. A 30% variation to our reported removals total would give a range of 38,034 to 20,480 tCO_2e removed. We will continue to research this topic area and update this estimation, when possible, in future reports.

An important component of the Duchy's land-based GHG balance is soil carbon emissions and removals, which have thus far been omitted from our GHG reporting due to the complexity of the carbon flux dynamics and partial data availability. To address this data gap the Duchy has been working with Downforce Technologies, an organisation using earth observation technology to create a digital twin of farms on the estate to estimate soil carbon stocks and fluxes. Data provided by Downforce indicate the Duchy core farmed estate contains a carbon stock in excess of 13.5million tCO_2e. We will continue to work with our tenants to protect and enhance this stock, and progress the integration of tracking annual soil carbon fluxes into our estate-wide GHG reporting.

As a final point on this topic area, the Land Sector and Removals Guidance requires carbon removals occurring where the reporting organisation controls both the transfer of carbon via carbon sinks and the ongoing storage of the carbon to be reported within Scope 1. Where only one of either the transfer of carbon via carbon sinks, or the storage of carbon, is controlled by the reporting organisation, the associated removals should be reported as Scope 3. Following this guidance, the Duchy reports that approximately 10,800 tCO_2e of removals could be considered to fall within its Scope 1 boundary, and approximately 18,500 tCO_2e of removals could be considered to fall within its Scope 3 boundary. Given the difference in magnitude between our Scope 1 and 2 GHG emissions and this scale of removals, we have opted to maintain our previous presentation format.

GHG calculation method notes

The following contains short summaries of the approach we take to calculating each of our Scope 3 GHG sources.

GHG Protocol Scope 3 Category	Duchy sub-category	Methodology description
Category 1: Purchased goods and services		A spend-based method is used to quantify GHG emissions from purchased goods and services. The top 70% of Duchy and Nursery spend is separated into activity categories (e.g. building repairs, professional services, etc.). Those categories are matched with relevant Environmentally Extended Input-Output (EEIO) emissions factors. Total GHG emissions are uplifted to account for the remaining 30% of spend.
Category 2: Capital goods	Construction	Emissions factors from principal Duchy new-build developments were developed by the Development Consultancy team at PRP Architects using design-and-build data provided by the Duchy of Cornwall and software packages including Tally, 1 click LCA, PHPP and SAP 10. These are combined with annual build rates to arrive at GHG emissions. Carbon emissions released through land-use change were estimated using indicative estimates of baseline soil carbon content and literature sources for losses when disturbed.
Category 3: Fuel and energy-related activities		Application of Transmission and Distribution and Well-to-Tank emissions factors to fuel consumption activities within the Duchy's in-hand properties.
Category 6: Business travel		Travel data is collected via the expensing system and held in the Duchy's finance system. Information on transport modes and travel activities is combined with travel distance estimates and applicable emissions factors.
Category 7: Employee commuting		Staff travel modes and distances are estimated for each office and associated emissions factors applied.
Category 13: Downstream leased assets	Land use and farming	The Farm Carbon Toolkit (FCT) undertake GHG assessments for the Duchy's equipped farms – those where the farm includes farm buildings and accompanying land. This method gathers activity data from farmers and combines it with associated emissions factors. GHGs arising from Duchy agricultural land not associated with equipped farms are estimated at a coarser scale using land management activity approximations and proxy emissions factors.
	Peatland	Estimates of peatland condition are derived from University of Exeter data and combined with appropriate emissions factors from the IUCN Peatland Code.
	Buildings (rural and urban)	Where primary energy consumption data is available this is combined with associated emissions factors. Where primary energy consumption data is not available (for the majority of properties), electricity and natural gas consumption per building is estimated using floor area or EPC code data based on the National Energy Efficiency Data-Framework (NEED) data tables. Where it is more appropriate (e.g. for large or energy-intensive properties), bespoke estimates of energy consumption are calculated.
	Foreshore and riverbed	Carbon removals in the Duchy's intertidal habitats have been calculated by Professor Rick Stafford, Professor of Marine Biology and Conservation at Bournemouth University using data provided by the Duchy and from published removals rates in 2021 reports from Natural England and the British Ecological Society.
	Trees, woodland and forest	Carbon removal is calculated using the Duchy's woodland estate data in combination with biomass lookup tables from the Woodland Carbon Code.
Category 15: Financial investments		For securities portfolios, GHG intensity factors are provided by the Duchy's financial portfolio managers and combined with the extent of our holdings. For cash deposits where emissions factors are not available, average GHG intensities are estimated using the Duchy's historic investment data.

Surface area report

31st March 2025

The Duchy of Cornwall is a landed estate of 52,173.2 hectares. The extent and distribution of the major land holdings at 31st March 2025 were as follows:

	Hectares
Devon	28,435.5
Cornwall	7,533.8
Hereford	5,212.5
Somerset	4,980.9
Isles of Scilly	1,606.3
Dorset	1,313.7
Wiltshire	1,250.2
Gloucestershire	658.4
Shropshire	393.2
Kent	349.0
Nottinghamshire	208.8
Oxfordshire	110.2
Carmarthenshire	95.9
Greater London	10.3
Hertfordshire	7.0
Norfolk	2.2
Essex	2.2
West Midlands	1.7
Berkshire	1.5
Total	**52,173.2**

DUCHY *of* CORNWALL

Integrated Impact Report
Year ended 31st March 2025

www.duchyofcornwall.org

Writing, design and production

The Duchy of Cornwall with Flag Communication Ltd.

www.flag.co.uk

Photography

Hugh Hastings Photography – www.hughhastings.co.uk/
Charles Sainsbury-Plaice Photography – www.agripix.co.uk
Parsons Media – www.parsonsmedia.net
Duchy of Cornwall staff

ISBN: 978-1-0686919-0-4

Front cover image

The front cover shows Dartmoor Focus Farm Brimpts Farm