

**Tithe Barn Trust**

# Board of Trustees' **Annual Report 2021**

including Financial Statements

For the year ended 31 December 2021

Charity Registration Number: 1167108

The logo for Tithe Barn Trust, featuring the words "Tithe", "Barn", and "Trust" stacked vertically in a bold, serif font. The text is white and set against a grey rectangular background.

**Tithe  
Barn  
Trust**

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# Tithe Barn Trust

## Board of Trustees' **Annual Report 2021**

for the year ended 31 December 2021

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## A. Chair's Introduction

I feel incredibly proud of what the Tithe Barn Trust has achieved this year. Despite the Covid-19 global pandemic, with your help, we have continued to build on solid foundations by holding new events to draw a wider audience to the Tithe Barn.

This year has been very much about blended working, beginning the year by hosting an incredibly well attended talk via zoom to 'Your Cambridge U3A', then following government guidance closely we were able to trial new events including an Art Exhibition, in collaboration with the Cambridge Drawing Society, local artist Maureen Mace, and students from Rowan, a Cambridge based charity and arts centre for people with learning disabilities. This was followed by a successful Country Market at the Tithe Barn in partnership with Histon Country Market. This proved once again, what a versatile space the historic, unique timber frame building is. Our thanks go to the National Lottery Heritage Fund for their grant funding for these events and activities.

During the year we welcomed 465 recorded visitors to the Tithe Barn, although we know many more unrecorded visitors enjoy the surrounding green space. The Tithe Barn is a valuable recreational place and continues to provide opportunities to help people to reflect and reconnect.

Activities held included Yoga, Life Drawing, Outdoor Gym, and National Heritage Open Day at the Barn. Local artist Theo Gayer-Anderson returned with Gideon Pain to exhibit their immersive 'Covid Dreams' art installation for the public to experience. We were also delighted to welcome the Cambridge School of Visual & Performing Arts (CSVPA) students back. With the help of a small one-off grant from the Fen Edge Community Association towards cleaning costs, we adhered to Covid safety measures to ensure compliance and visitor safety.

With the support of public and anonymous donors and a generous £17,819 grant by the Postcode Places Trust, the 'Spend a Penny' campaign reached its £30,000 target. This will enable the installation of two eco-friendly toilets plus some cycle racks in late Spring next year, as well as the planting of native shrubs and tree whips.

I have to say a huge thank you to everyone who continues to support the Tithe Barn Trust, from donors, to our neighbours, and everyone who attends our events. Of course, I also have to thank our volunteers. As a small charity with no paid staff, we simply could not continue without their dedication and time.

*Gemma O'Shea, Chair of the Tithe Barn Trust*



*Country Market (May 2021)*

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## B. Objectives and Activities

The Tithe Barn Trust's charitable objective, as set out in the November 2017 Constitution:

*“To preserve and restore for the benefit of the public the historic Tithe Barn at Landbeach in Cambridgeshire, and to provide the public with access to the Barn in order to educate the public about its history and heritage.”*

Our vision is to ensure the long-term survival of the rare and ancient Tithe Barn by breathing new life into the site for everyone to enjoy.

Our aim is to secure a long-term use for the building that will provide it with a financially secure future whilst ensuring that the barn remains an asset for the community can enjoy.

Our objectives are:

- to maintain the Tithe Barn, its land and wider surroundings
- to maximise public access for all, including the local communities and from further afield
- to maximise the barns value of being part of the local heritage and leisure provisions
- to deliver sustainable, efficient and effective core activities and management for the site to generate income to support its long-term upkeep
- where beneficial to develop sustainable and effective partnerships with others
- to raise awareness of the site's unique and special qualities and character – in terms of heritage, landscape and culture to enable full interpretation of the site's diverse heritage
- to carry out exemplar educational events/community-based and/or income generating activities
- to help interested communities, groups and individuals or similar to aid the upkeep of the site
- fundraising to bring water and electricity to the site.

In accordance with the Charities Act 2001, the Trustees confirm they have complied with their duty to have a due regard to the guidance on public benefit in exercising their powers and duties.

The Trust provides access to the historic Landbeach Tithe Barn and its surrounding green space. The green space is accessible all year round and affords a tranquil countryside setting with borrowed views over a grazed common.

The Trust offers free or low-cost entry to our Tithe Barn open days, events and diverse educational activities for young and old alike.

Access is open to anybody – local, regional and visitors from further afield and membership is open to all.

## C. Achievements and Performance 2021

- **Fundraising**
  - Secured £17,819 grant from the Postcode Places Trust for eco toilet and cycle racks. This combined with public donations, helped us to Reach our 'Spend a Penny' Campaign target
  - Received final grant instalment of £8,346 from the National Lottery Heritage Fund and completed the grant evaluation
  - Received a £281 grant from the Fen Edge Community Association towards covid cleaning costs
- **Undertaking heritage works**
  - Further developed our Management and Maintenance plan
  - Maintenance of our countryside hedge alongside the access track
  - Installation of a bespoke entrance gate by Waterbeach Road
- **Liaison with Ely Diocesan Board of Finance** (as the Freeholder of neighbouring land) and their professional advisers; this includes
  - Progressed the draft lease of neighbouring land
  - Liaised with and supported by our neighbouring tenant farmer
- **Membership & volunteering**
  - Updated website for the Tithe Barn and its Trust
  - Issued e-newsletters
  - Organised 'Outdoor Gym' activities which include hedge and path management
- **Education and Learning**
  - Despite the Covid-19 Pandemic, the Trust followed guidance and welcomed 465 visitors in 2021. Open days and events included a Country Market, an Art exhibition, Heritage Open Day, Yoga, Life Drawing, and 'Covid Dreams' Art Installation
  - Zoom talks to 'Your Cambridge U3A', Landbeach Parish Council, and the Cambridge Federation WI
  - We welcomed students from the Cambridge School of Visual & Performing Arts (CSVPA) back.
- **Media**
  - Various articles published in the Cambridge Independent, Ely Standard and local publications
  - Featured on BBC Radio Cambridgeshire, Cambridge 105FM and That's Cambridge TV.



Yoga at the Barn with Julie Davies summer 2021



Covid Dreams Art Installation April 2021



Events and learning at the Tithe Barn in 2021

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## D. Financial Review

Despite difficulties due to the Covid-19 pandemic which impacted our planned events for 2020, the Trust continued to receive donations through memberships, donations, and fundraising events.

Following on from the completion of the works we aim to secure a sustainable future for the barn and the Trust by generating a continuing surplus. This is to ensure that The Tithe Barn Trust is able to meet its future financial obligations relating to the maintenance of the barn and overheads for its fundraising activities.

### Income

During the year the Trust received a total of £26,446 from grants as highlighted in section C above from the National Lottery Heritage fund, Postcode Places Trust and the Fen Edge Community Association.

Memberships and donations increased from a total of £1,718 in 2020 to £13,644 in 2021, in part due to the resumption of a more normal operating environment after the partial end of some restrictions during the year from the Covid19 epidemic.

The Trust continues its moves to a phase of spreading its income from fundraising through community events, barn hire, memberships and donations in order to create a sinking fund for future maintenance and repairs.

### Expenditure

Total Expenditure in 2020 was £27,330 compared with £119,184 in 2020.

There were no costs incurred on restoration in 2021 compared with £87,340 in 2020 and £95 in professional fees compared with £13,524 in 2020. Event costs between 2020 and 2021 were flat at £17,198 in 2021. Other costs in making miscellaneous enhancements such as provision of new gates in total cost £10,036 compared with £971 in 2020.

### Net Surplus

The impact of total activities for the Barn resulted in a surplus being generated of £15,913.

### Cash

The addition of the surplus during 2021 resulted in an increase to the actual year end cash balance to £62,892 as at the year end. There was also an accrual in respect of gift aid reimbursement worth £3,153 which was received during February 2022.

### Reserves

The accounts show restricted funds of £29k which relates to the Spend a Penny Campaign.

### Reserves Policy

In line with our current Reserves Policy our critical level of reserves remains at £1,000. This will be reviewed in 2022 now the restoration works are complete and once committed costs along with future maintenance and management costs of the barn can be accurately established. In 2021 onwards we are developing a sinking fund for maintenance and repair to enable quinquennial repairs as well as long-term major repair of the more costly fabric of the Barn such as the thatched roof. We will take advice and develop an appropriate saving mechanism to ensure such can be achieved and updates will be reported in our Annual Reports.

*Iain Cross, Treasurer, Tithe Barn Trust*

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## E. Structure, Governance and Management

The Tithe Barn Trust is a Charitable Incorporated Organisation (CIO). The CIO is governed by its constitution, dated 14th November 2017, based on the Charity Commission's Foundation model constitution document.

The Tithe Barn Trust's governing body is the Board of Trustees currently comprising of eight Trustees, elected by majority vote at Trustee meetings. The Trustees have full decision-making authority on behalf of the Trust.

<b>Trustee Name:</b>	<b>Office (if any)</b>
Gemma O'Shea	Chair
Iain Cross	Treasurer (from May 2021)
Robert Stripe	Membership secretary
Alan Shipp	
Melanie Hale	
Carolin Göhler	
Emma Naylor	
Kimberley Brightley	

Trustees undergo an initial induction and ongoing training which is appropriate in relation to their skills and experience. All Trustees support the Trust wholly in a voluntary, unpaid capacity.

The main duties of the Trustees are:

- Ensure the charity is carrying out its purposes for the public benefit
- Comply with the charity's governing document and the law
- Act in the charity's best interests
- Manage the charity's resources responsibly
- Act with reasonable care and skill
- Ensure the charity is accountable.

<b>Committee Members</b>	<b>Office (if any)</b>
Maggie Stephens	Secretary
Ray Gambell	
Richard Taylor	

Committee members and volunteers support the Board in planning, as well as varied events and activities. Volunteers with specialist skills act in an advisory capacity to the Board and at times work with other volunteers and Trustees as part of working groups to develop aspects of the work of the charity.

Open Days, guided tours, fundraising, building and nature conservation and other activities are supported by local volunteers – without their enthusiasm, strong support and commitment we would not have achieved as much as we have to date.



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## F. Reference and Administration Information

The Tithe Barn Trust CIO, also known as The Tithe Barn Trust, became a Charitable Incorporated Organisation (CIO) in May 2016 under charity number 1167108.

Registered address: 87 Waterbeach Road, Landbeach, Cambridge CB25 9FA

E-mail: [tithebarntrust@gmail.com](mailto:tithebarntrust@gmail.com)

Website: [www.tithebarntrust.org.uk](http://www.tithebarntrust.org.uk)



### Declaration

The Trustees declare that they have approved the Trustees Annual Report above.

Signed by the Chair on behalf of the charity's trustees

Signed:

A handwritten signature in black ink that reads "Co Shea".

Date: 28/02/22

## G. Plans for the Future

Having completed the urgent repair works in February 2020 we continue to work with partners to open the barn to a wider audience and tell its story. Through a series of free and chargeable events and private hire, we plan to increase community engagement and visitor numbers whilst optimising income streams to ensure the barn has a sustainable future.

Having successfully fundraised for eco toilets and cycle racks, these are planned for installation in late Spring 2022. We are now turning our attention to planning and fundraising for the next phase of our project, to bring water and electricity to the site. This will further enable us, in terms of future community use and sustainability of the Barn.

We have proven to be a resilient charity and have continued to deliver and complete projects, despite the global covid-19 pandemic.

We are currently seeking Event Volunteers and Learning Volunteers. This project can only succeed with your help, so do get involved. This is just the beginning of an exciting journey and a new chapter for the Tithe Barn. Thank you for your support.

## H. Financial Statements

The Tithe Barn Trust  
Profit and Loss Account  
For the Period Ended 31 December 2021

	2021	2020
		£
<b>Income</b>		
Membership	685	150
Donations	12,959	1,568
Grants	26,446	139,560
Gift Aid	3,153	-514
Other Income	0	3
	<b>43,243</b>	<b>140,767</b>
<b>Expenses</b>		
Restoration Works	0	87,340
Professional Fees	95	13,524
Fundraising	17,199	17,349
Other	10,036	971
	<b>27,330</b>	<b>119,184</b>
<b>Net Surplus / (Deficit)</b>	<b>15,913</b>	<b>21,583</b>
Reconciliation of Funds:		
Funds Brought Forward	50,132	28,549
<b>Total Funds Carried Forward</b>	<b>66,045</b>	<b>50,132</b>

Statement of Assets & Liabilities  
For the Period Ended 31 December 2021

	2021	2020
	£	£
<b>CURRENT ASSETS</b>		
Cash Balances	62,892	50,132
<b>CREDITORS AND ACCRUALS</b>		
Accruals	3,153	0
<b>TOTAL NET ASSETS</b>	<b>66,045</b>	<b>50,132</b>
<b>FUNDS OF THE CHARITY</b>		
Restricted funds	29,280	16,550
Unrestricted Funds	36,765	33,583
<b>Total Funds</b>	<b>66,045</b>	<b>50,132</b>

# Independent examiner's report on the accounts

## Section A

## Independent Examiner's Report

Report to the trustees/  
members of

The Tithe Barn Trust

On accounts for the year  
ended

31 December 2021

Charity no  
(if any)

1167108

Set out on pages

3, 4

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2021.

Responsibilities and  
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent  
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:



Date: 22 October 2022

Name:

Alla Listopad

**Relevant professional qualification(s) or body (if any):** ACCA, Fellow Member

**Address:** 28 Graces Road  
London  
SE58PA

**Section B Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

I have completed my examination and can confirm that no material matters have come to my attention in connection with the examination (other than those disclosed below\*) which give me cause to believe that, in any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

**\*Other Matters:**

I would like to comment on additional matters related to the financial report and observations on areas where improvements can be made.

#### **Financial Report ('Accounts')**

I obtained transactions listing and two schedules (Income and Expenditure and Balance Sheet) used for preparation of the Accounts. I checked the balances presented in the Accounts to the Schedule.

I have conducted verification of a sample of income and expenditure from the transaction listing to the supporting documentation (invoices, bank statements, grant receipts). All items selected were supported by the valid documentation. I noted that:

The results of my examination were satisfactory.

#### **Improvement observations and recommendations**

- Chart of Accounts. During the testing of expenditure, I observed instances when cost was not classified correctly. I recommend the Trust reviews the chart of accounts to align with the current activities.