



Registered Charity
no 1167108

Annual Report 2022

for the year ended 31 December 2022
including Financial Statements



Board of Trustees’ Annual Report 2022

for the year ended 31 December 2022
including Financial Statements

Registered Charity no 1167108



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Report Version 4

All images ©Tithe Barn Trust – by members of the Board and Committee

Front cover – first wedding reception held at the Barn (June 2022).

Back cover – the setting of the eco-toilets in context (May 2022).

A. Chair's Introduction

Since its creation, the Trust has made great progress in preserving this wonderful old Tithe Barn. We quest to make it a more viable place for people and our local communities to enjoy. This year has been filled with various delights at the Barn and we have achieved further milestones with the Barn's operational set up being improved and special events held – in particular:

Eco-toilets – following intense discussions and research, successful fundraising made this project possible thanks to fantastic local small and large support from the many individual donors to our 'Spend a Penny' campaign. In addition, this work has been made possible by a substantial award from the Postcode Community Trust, a grant-giving charity funded entirely by players of the People's Postcode Lottery. The Tithe Barn Trust valued all the contributions made towards achieving this significant goal. These fully accessible eco-toilets are now installed and will be available whenever the Barn is open. The installation of these innovative eco-toilets is a tremendous improvement to the Barn's infrastructure and a great asset whilst hosting varied community events from country markets, theatre, storytelling to art classes and nursery school visits etc. And let's also remember that for many people with visible and invisible disabilities a fully accessible toilet can make a vast difference to their lives– it opens doors to them and enables them to enjoy the Barn and its local countryside. Our late May 2022 AGM saw the official opening and introduction to our new buildings.

Pasture – we now have achieved a long lease of part of the pasture. This enabled us to provide improved vehicular access and car parking during events. We ongoingly liaise with our neighbouring farmer to ensure grazing is achieved at best times.

Wedding reception – the first one was hosted at the Barn as part of a private hire and saw the internal building lovingly transformed into a special setting and with a canopy placed nearby on the pasture for outdoor dining made the event complete.

First tree planted – usually we have been bashing vegetation but in February 2022 the Outdoor Gym volunteers also have been busy with the planting of our first tree close to the eco-toilets – a crab apple is now establishing and has been regularly watered by volunteers during its first year of growth.

South Cambridge District Council – we welcomed a large group of officers from the SCDC and Cambridge Greater Planning Team. It was a great chance to thank them and their colleagues for all the support we have received over the recent years but also to share issues, successes and ideas on completed works and any new schemes.

Visitor numbers are good despite having provided only a modest number of events during the first post-Covid year. Many people are impressed by the unusual Barn – its wonky but homely internal layout, the size of the thatched roof and its history as much as its welcoming feel.

Sadly the death of The Queen was announced just before our September Heritage Open Day at the Barn. Despite the clash, we decided to keep the Barn open to enable use of the space for people during this sombre time & to share stories of happy encounters about her long reign and more.

As a small charity we have limited resources and I am hugely grateful for our dedicated volunteers and neighbours giving valuable time. Also for our members, donors and grant providers who support us with funds making the Barn a welcoming local community asset and increasingly thriving heritage place for many to enjoy. **A big thank you to all.**

Carolyn Göhler, Interim Chair of the Tithe Barn Trust



Our September Heritage Open Day at the Barn went ahead acknowledging the recent death of Her Majesty Queen Elizabeth II.

B. Objectives and Activities

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

"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 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 Barn's 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 anyone.



Cambridge Open Studios 2022 at the Barn

C. Achievements and Performance 2022

Fundraising

- Installed the eco-toilets and cycle racks and used a £17,819 grant from the Postcode Places Trust. This combined with public donations, helped us to reach our 'Spend a Penny' Campaign target

Undertaking heritage works

- Further developed our Management and Maintenance plan
- Maintenance of our countryside – vegetation and access routes
- Installation of a simple plank bench adjacent to the eco-toilets
- First tree planting – a crab apple near the eco-toilets

Liaison with Ely Diocesan Board of Finance (as the Freeholder of neighbouring land) and their professional advisers and managers; this includes

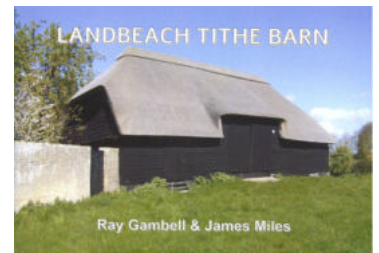
- Achievement of a lease of part of the neighbouring land to enable improved access and car parking
- Ongoing liaison with and supported by our neighbouring tenant farmer

Membership & volunteering

- Ongoing updated website for the Tithe Barn and its Trust
- Issued approximately monthly e-newsletters
- Organised 'Outdoor Gym' activities which include vegetation and path management
- AGM held 24 May 2022

Education and Learning

- Despite the outfall of the Covid-19 Pandemic, the Trust welcomed a steady flow of visitors in 2022
- Open days and events included: a Country Market, Theatre with Shakespeare's 'Macbeth', an Art exhibition, Cambridge Open Studio weekend, Heritage Open Day, Life Drawing sessions
- We welcomed back students from the Cambridge School of Visual & Performing Arts (CSVPA) back and from the Cambridge University's Master of Studies (specialism: Building History).
- Local children nursery Beach Babies enjoyed learning and playing
- We issued a revised version of the history booklet 'Landbeach Tithe Barn' - completed by Ray Gambell and James Miles



Media

- Regular updates published on our social media including Facebook, Twitter and Instagram
- Various articles published on the e-platforms: Landbeach News, Fen Edge News, Waterbeach Babble, Waterbeach News and Visit South Cambs.

D. Public Benefit

Every charity must have charitable purposes or aims and actions that are for the public benefit – the 'public benefit requirements' (as per Charities Act 2006) – and must be demonstrated within the Trustees' Annual Report. The Tithe Barn Trust's charitable objectives are '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'. Public benefit is at the heart of the charity and its decision making. It is accomplished through the way we look after and provide open access to the public through our diverse events and education programme. Access to the historic building is at low or no cost. Parking is free for visitors arriving by car or bike. We keep any charges for our open days and other events as well as education activities at low and subsidised levels. Most events are all open to non-members, being provided free of charge. Membership of the Tithe Barn Trust is open to all, and we offer reduced fees for members, some age and local community groups. Access is not limited by geography or other and visitors come from all over the UK and abroad.

The Tithe Barn Trust takes confidentiality of information in relation to our individual members and donors very seriously. We do not sell, share or divulge any detail of members, or other supporters, to any organisations outside the Trust and we only use information with prior agreement to contact members and other supporters about membership, events and activities together with other relevant updates.

Special Project update – the eco-toilets

Manufactured in Europe by Kazuba, these high-quality toilets work off-grid using no electricity but just readily available solar and wind energy. Their advanced but simple technology ensures that the products of the aerobic decomposition process are odourless and non-toxic. Liquids evaporate through the chimney whilst the more solid waste fully dries out and in time can be used as a compost for trees and shrubs being planted on the site. Importantly this results in overall low maintenance and costs. It leaves a more environment-friendly footprint with no water required, nor sewage cleaning or travel mileages needed to tackle this type of waste.



Setting out of the eco-toilets' footprint in early May



The installers Cai and Adam at their completed project (May)



Sleek interior with additional vandal-proof mirror



Inspection and understanding the working of the new WCs and seeding grass and wildflowers. As representatives of the former Landbeach Society, Ray Gambell & Robert Stripe officially open the toilets on 21 May 2023.

The project would not have been possible without the generous donations by many individuals as part of our 'Spend the Penny Campaign', unanimous donors and with the help from our volunteers together with an award from the Postcode Community Trust, a grant-giving charity funded entirely by players of the People's Postcode Lottery. The Tithe Barn Trust values all the contribution made towards achieving this really significant goal.



Events and learning in the Tithe Barn in 2022



Outdoor Gym – spring 2022



Wedding reception



Welcoming SCDC Officers



Music session by Dom Howard



Life drawing sessions



Welcoming a local WI



Cambridge Open Studios at the Tithe Barn



Christmas celebration with simple decorations and re-enactment of the nativity story



Beach Babies are fascinated with everything to do with the eco-toilets. ↑

E. Financial Review

The Trust had a modest year financially as it fully embraced migrating its income generation from income for purposes of restoration and capital enhancement works into income for supporting the running costs of the barn both present and future.

A major achievement during the year was for the installation of 2 new eco toilets and securing a 99-year lease for use of an adjoining field. These facilities significantly enhanced the Trust's ability to rent out the Barn for various types of events. Such events began generating income during the year.

We aim to secure a sustainable future for the barn and the Trust by generating a continuing surplus in order to ensure that The Tithe Barn Trust is able to meet its future financial obligations relating to the maintenance of the barn and overheads.

With the migration of operations of the trust from restoration of the barn to one based upon financial sustainability and stability, it was deemed appropriate to revise the chart of accounts so that the accounts could be better aligned to future budgets and for more easy performance evaluation. For Capital style enhancements to the estate, a new Capital and depreciation policy was instituted. This was made on the basis of historical cost and useful life of those fixed assets.

Income

Memberships and donations decreased from a total of £13,644 in 2021 to £ 975 in 2022. With fundraising for the eco toilets having been completed during 2021, there were no equivalent campaigns run during the year. Income from running community events and renting the space out however began to make a contribution, £2,276 in 2022. During the year, a booklet providing information on its history was printed with £48 worth of sales during the year. This excellent piece of work will not only contribute sales income each year for the foreseeable future but will provide a good marketing platform for promoting the barn to future clients. Total income was £3,385 during 2022. The aim of the Trust is to add to its sinking fund for future maintenance and repairs.

Expenditure

Total Cash Expenditure in 2022 was £ 34,188 compared with 2021 when it was £27,330.

Over £29,000 of this was incurred on capital items including the Eco Toilets £28k, cycle racks £1k and an entrance gate £1k.

For P&L items, of Total Expenditure of £5,183, there were professional fees of £1,234 incurred during 2022 compared with £8,060 in 2021, Event & Fundraising costs of £1,061 in 2022 compared with £9,238 in 2021.

Depreciation of Fixed Assets of £677 occurred for the first time following institution of a new Fixed Assets & Depreciation policy. There were various other running costs of £2,211 during the year compared with £4,378 in 2021.

Net Surplus

The impact of total activities for the Barn resulted in a net deficit of £1,798 in 2022 compared to a Net Surplus of £21,567 in 2021. The impact of the restatement of accounts for 2021 resulted an increase in the Net Surplus for 2021 from £15,913 as originally presented in the 2021 Annual Report.

Cash

Despite the cash outflows arising in the main from the purchase and installation of the new Eco toilets, cash reserves remain robust with a 2022 year end cash balance of £35,919.

Total Fund

The small net deficit in 2022 resulted in a small reduction in Total Funds from £71,699 in 2021 to £69,901 in 2022.

Reserves

With the expenditure on the Eco toilets having been completed during the year, the Trust no longer holds any restricted funds.

Reserves Policy

In line with our current Reserves Policy our critical level of reserves remains at £1,000.

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 is being developed. We will take ongoing advice and develop an appropriate saving mechanism to ensure that this can be achieved. Updates will be reported in our Annual Reports. This will be reviewed once committed costs along with future maintenance and management costs of the barn are accurately established.

Iain Cross, Treasurer, Tithe Barn Trust

F. 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.

Trustee Name:	Office held (if any)
Gemma O'Shea	Chair (until May 2022)
Iain Cross	Treasurer
Robert Stripe	Membership Secretary
Alan Shipp	
Melanie Hale	
Carolin Göhler	Interim Chair (from May 2022)
Emma Naylor	(until May 2022)
Kimberley Brightley	
David Chalcraft	(from May 2022)

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.

Committee Members	Office held (if any)
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.

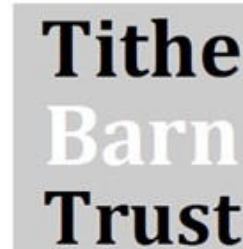
G. Reference and Administration Information

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: tithebaritrust@gmail.com

Website: www.tithebaritrust.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:

Signature:

A handwritten signature in blue ink, appearing to read "Carolin Göhler".

Name:

Carolin Göhler

Date:

21/09/23

H. Plans for the Future

Having completed the urgent repair works to the Barn in February 2020, installing the eco-toilets in May 2022 and overcoming the covid-19 pandemic, we are now in a better place to hold events and enable visitors to stay longer to enjoy the building, its landscape and activities. Through a series of free and chargeable events and private hire, we increasingly provide community engagement and achieve more visitor numbers whilst ongoing optimising income streams to ensure the Barn has a sustainable future. We continue to work with partners to open the Barn to a wider audience and tell its story.

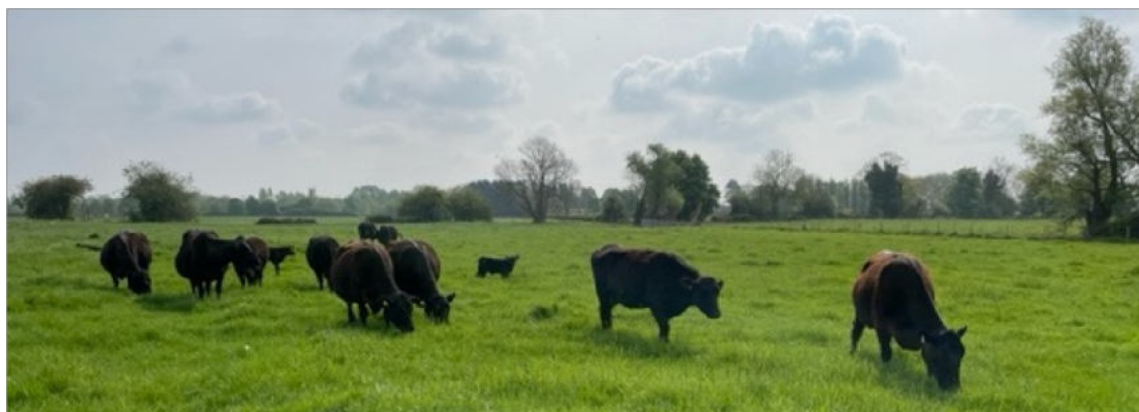
Since autumn 2022 we are now turning our attention to planning and fundraising for the next phase of our project, to bring water and electricity (including sensitively positioned LED lighting) to the site. It is a project which will take approximately 3 years to complete and in time will further enable us to further community use of the Barn. Further specialist repairs are required to timber elements of the Barn such as gable ends, door tops and flooring and we are liaising with heritage advisors on the best ways forward.

We have proven to be a resilient Charity and have continued to deliver and complete projects and despite limited funds and the global Covid-19 pandemic.

We are currently seeking new Trustees (as part of the natural rotation) and are especially keen to hear from people with event organisation and management experience to support our committee as well as volunteers able (from building maintenance to media and communication, education to events organisation) and indoor and outdoor maintenance work.

We thank all our members, supporters and volunteers taking us along this continued exciting journey and look for new passionate people to join us. Thank you for your support.

The Tithe Barn Team



Our neighbouring farmer's Aberdeen Angus cattle graze the lush pastures from spring onwards

I. Financial Statements

The Tithe Barn Trust – Profit and Loss Account for the Period Ended 31 December 2022

	2022	2021
	£	£
Income		
Membership	90	685
Donations	885	12,349
Gift Aid	50	3,153
Grants		26,446
Event Income	2,276	610
Interest	36	
Other	48	
	3,385	43,243
Expenses		
Restoration Works		
Professional Fees	1,234	8,060
Blds & Estate Maintenance	517	
Depreciation	677	
Events Costs & Fundraising	1,061	9,238
Other	1,694	4,378
	5,183	21,676
Net Surplus / (Deficit)	- 1,798	21,567
Reconciliation of Funds:		
Funds Brought Forward	71,699	50,132
Total Funds Carried Forward	69,901	71,699
Statement of Assets & Liabilities		
for the Period Ended 31 December 2022		
	2022	2021
	£	£
Fixed Assets		
Cost	34,659	5,654
Accum Depreciation	- 677	
Net Fixed Assets	33,982	
CURRENT ASSETS		
Cash Balances	36,012	62,892
CREDITORS AND ACCRUALS		
Accruals	- 93	3,153
TOTAL NET ASSETS	69,901	71,699
FUNDS OF THE CHARITY		
Restricted funds		29,280
Unrestricted Funds	69,901	42,419
Total Funds	69,901	71,699
Restricted Funds		
Spend a penny campaign		29,280
NLHF		

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 2022	Charity no (if any)	1167108
Set out on pages	3, 4 <small>(remember to include the page numbers of additional sheets)</small>		

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2022.

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:	<i>A. Listopad</i>	Date:	1 NOVEMBER 2023
Name:	Alla Listopad		
Relevant professional qualification(s) or body (if any):	ACCA, Fellow Member		

Address:	7 ASTBURY ROAD
	London
	SE15 2NL

Section B	Disclosure
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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.



Tithe Barn

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Landbeach
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