

**The Keppleway Trust**

Trustees' report and consolidated  
financial statements

Registered charity number 1015762

30 September 2021

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## Reference and administrative details

Registered charity number	1015762
Chairman	Revd JR Libby
Trustees	Revd JR Libby ME Browne MG Libby S Bevan C Armstrong
Centre Manager	Mr Neil Addington
Registered Address	The Keppleway Centre Keppleway Hill Broughton-in-Furness Cumbria LA20 6HE
Solicitors	Burnetts, Carlisle
Bankers	Barclays Bank Plc, Kendal, Cumbria
Registered accountants	MHA Moore and Smalley, Kendal

## Trustees' report

The Trustees present their report and the financial statements of the Trust for the year ended 30 September 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102) in preparing the annual report and financial statements of the Trust.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the Trust's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

## Reference and Administrative Information

The Causeway Trust was created by a Declaration of Trust dated 24 September 1992 and was registered as a charity on 16 December 1992. By a deed dated 1 October 1994 the Trust's name was changed to The Kepplewray Trust. The charity is registered with the Charity Commission under charity number 1015762. The Trustees, executive officers and principal addresses of the Charity, together with its professional advisers, are given on page 3.

## Objects, aims, objectives and activities

### Charitable Objective

The main objective of the Trust is the advancement of the education and awareness of individuals and groups of disabled and non-disabled people through residential and day programmes of adventure, learning, challenge and relaxation in a fully accessible and inclusive Christian environment. Through its trading company, Kepplewray Limited, a large mansion ('Kepplewray') in the Lake District was acquired which, after substantial renovation, enables the Trust to meet its charitable objective. Programmes at Kepplewray stretch mental and physical capabilities and deliberately promote the inclusion of disabled and disadvantaged people so that their conditions of life might be improved.

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

## Achievement and performance

Due to the continued COVID 19 global pandemic, the financial year 2020/2021 proved to be an extremely challenging year. Although the first national lockdown had been lifted during the previous financial year, confidence in booking residential or day activity experiences remained very low as two further national lockdowns followed in November 2020 and January 2021. For the part-year that the Centre was open, 73 groups were able to visit compared to 38 the previous year, undertaking mostly non-residential visits. With the majority of our traditional markets such as schools unable to make plans until at least mid-May, we relied on a large number of new, smaller groups supported by our Participation Inclusion Fund (below) to generate income for the Centre.

The Participation Inclusion Fund, launched in October 2020 and supported by intensive fund-raising has transformed our engagement with community and charity-based groups supporting less advantaged young people since the advent of the pandemic. The Fund has also proved to be a lifeline for dozens of these groups, as well as many low-income families, in providing over 1,700 highly subsidised places for vital activity-based visits, with most coming here for their first time. Reflecting on this, the High Sheriff of Cumbria noted when he met several groups to benefit from the Fund that, 'the many wonderful and transformative experiences we heard from groups of disadvantaged young people visiting Kepplewray during COVID was wonderful. Raising funds to be able to offer these fantastic subsidies to so many young lives this year is one of a small number of great things to come out of COVID.'

Continued.....

## **Trustees' report** *(continued)*

### **Achievement and performance (continued)**

Keppleway continued to take advantage of the support available from the government through grants, furlough arrangements and loans and also through the generosity of donors which along with the decision to furlough most of the staff team allowed the Centre to survive until the end of this financial year and beyond.

We continued to build important relationships and partnerships with organisations reaching beyond the locality, such as the Universities and Colleges Christian Fellowship (UCCF), the Church Pastoral Aid Society (CPAS), the Lake District National Park (LDNP), The Outdoor Partnership, and Active Cumbria. We have also gained the interest and public endorsement of local MPs.

Despite the difficulties in attracting guests during the pandemic, we have continued to maintain and develop the building with the replacement of the hot water system and repairs to the plumbing, made possible by welcome external grants. This is in addition to internal decoration and maintenance such as additional damp-proofing.

Our thanks are also due to all of those who have made this continued momentum possible. To the staff team in particular, but also to my fellow trustees, to our donors, to our returning user groups, to our essential prayerful supporters and to the Broughton-in-Furness community. The combined efforts of all of these groups have enabled our inclusive journey to continue and to evolve even through a period of great uncertainty and vulnerability.

### **Burundi Link – The Bethesda Project**

Keppleway has continued to raise funds, provide training and technical support to the Bethesda Project in Burundi. It is part of the outreach work of the Anglican Diocese of Musinga and focuses on helping the sick, poor, disabled and outcasts in Musinga and surrounding villages.

Disability is not well understood in the region, and children with any sort of problem are typically denied education. Bethesda intervenes in many cases by educating families, facilitating / providing medical appointments / medication and aids such as prosthetics and wheelchairs. It also seeks to ensure a means of making a living for those who have none and who are often shunned as a result of their problems. It is a privilege to be involved in this ministry.

During this Covid year the role of the Bethesda Project has been even more important in this impoverished nation. The 4x4 vehicle used by the project became unsafe so a campaign was launched in UK to raise funds for a replacement. We are delighted to say that the £20,000 target was achieved and a vehicle has now been purchased in Burundi.

### **Management Development**

In line with good practice, and very much as part of the work of the Development Team, we continue to develop our internal systems, support our staff, implement, review and amend our policies in order to deliver the best possible service to our guests.

### **Thanks**

Donations and grants are vital to the development of the Centre. We are very grateful to all of our supporters and donors.

### **Financial review and results for the year**

The Trust's year end is 30 September, and the accounts are independently examined annually. The consolidated results are shown in the unaudited accounts attached to this report.

### **Investment Policy**

The Trustees do not envisage the Trust holding investments in the foreseeable future apart from shares in its trading subsidiary. Any shares donated to the group will be sold as soon as they are fully listed.

**Continued.....**

## **Trustees' report** *(continued)*

### **Reserves Policy**

The groups available reserves at 30 September 2021 are in deficit by £708,435 (2020: £727,708) (Charity reserves in deficit by £68,324 (2020: £83,170)). Of this amount £696,404 (2020: £706,370) represents long term loan liabilities (Charity £239,140 (2020: £239,140)) which are not due for repayment until more than 12 months from the balance sheet date. After allowing for the above the Groups short term free reserve deficit amounts to £12,041 (2020: £21,338) (Charity reserves are positive by £27,300 (2020: in deficit by £36,818)). The trustees aim to return the Group deficit to a positive position by a satisfactory conclusion to the negotiations which are taking place which are detailed in note 1 on Going Concern.

### **Future Development**

Work on our five-year Strategic Plan is in abeyance while we consider the short, medium and long-term impact of Covid-19. This has put fresh impetus into applying for grant assistance to replace loss of residential and activity income, and negotiating payment holidays on loans as well as reducing every other expenditure category to the lowest feasible level. Our Strategic Director has refocused our marketing on the Participation Inclusion Fund (above), where generous support from grant making trusts enables us to offer significant bursaries to many hundreds of disadvantaged and disabled members of mixed ability groups. This is generating interest in day activities and creating relationships which will be interested in residential experiences once the COVID pandemic is controlled or government advice more consistent.

The most significant development is the long-anticipated partnership with another Christian trust (as detailed in Note 1, Going Concern, below). Over the coming years, the beneficial impact of low interest funding leading to a 'sale and lease back' arrangement, will lower our operating costs, enable significant investment in the premises and secure Keppleway Trust's work and future.

## **Structure, governance and management**

### **Governing Document**

The charity is governed by its Trust deed dating from 1992. The Trustees are granted wide powers of investment and of application of Trust funds towards the charitable objects of the Trust except that they may not undertake permanent trading activities in raising funds to achieve its objects.

### **Governing body**

The charity is governed by its trustees, of whom there are currently five. They are responsible for the administration of the objects of the Trust, having overall control and holding the legal, financial and management responsibility of the charity. They meet at least quarterly, but also receive regular reports from the Management Group.

### **Recruitment, appointment, induction and training of new Trustees**

Potential new trustees are approached by the Chairman on the basis of eligibility, availability, expertise and personal competence. They are normally invited to join the Keppleway Management Group before being invited to become a trustee. On the group, they are introduced to all of the workings of the Charity. As trustees, they receive copies of Charity Commission newsletters and are informed of training courses that may be suitable for them.

### **Group structure and relationships**

On 1 January 1995 the Trust signed a 99 year lease agreement with Keppleway Limited, which is wholly owned by the Trust, to secure the exclusive use of the property at Keppleway and enable the Trust to further its charitable objectives. The results of Keppleway Limited are shown in note 15 to the financial statements.

### **Risk Management**

The Trustees have identified the major risks to which the charity is exposed. Those risks have been reviewed and systems established to mitigate them. In keeping under review the Trust's activities, Trustees are mindful of the potential for any changes to the present range of risks, especially those concerning the arrival of Covid-19 and will adjust systems when and where required.

**Trustees' report** *(continued)*

**Statement of trustees' responsibilities**

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales/Northern Ireland requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed.

They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.



**The Reverend J R Libby**  
Chairman of the Trustees

Date 13/06/2022 .....

## Independent Examiner's Report to the Trustees of the Keppleway Trust

I report to the charity trustees on my examination of the accounts of the charity (the 'parent charity') and its subsidiary (the 'group') for the year ended 30 September 2021 which are set out on pages 10 to 28.

### 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 charity's accounts (both parent and group) carried out under section 145 of the 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

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the Act. I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

*Colin Johnson*

**Colin Johnson FCCA**  
**MHA Moore & Smalley**  
Chartered Accountants  
Kendal House  
Murley Moss Business Village  
Oxenholme Road  
Kendal. Cumbria. LA9 7RL

Date .....13/06/2022.....



## Consolidated statement of financial activities

for the year ended 30 September 2021

	Notes	Restricted funds	2021 Unrestricted funds	Total	2020 Total
		£	£	£	£
<b>Income and endowments from:</b>					
Donations and legacies	2	42,164	26,882	69,046	105,853
Charitable activities:					
Grants received	3	80,600	83,182	163,782	84,390
Accommodation and activities income		-	181,002	181,002	136,244
Other trading activities		-	729	729	915
Other		-	645	645	3,078
<b>Total income and endowments</b>		<b>122,764</b>	<b>292,440</b>	<b>415,204</b>	<b>330,480</b>
<b>Expenditure</b>					
Raising funds:					
Fundraising trading		-	677	677	836
Fundraising costs		-	32,770	32,770	30,620
Charitable activities					
Provision of accommodation and activities		41,451	257,187	298,638	269,901
Other		-	25,120	25,120	15,024
<b>Total expenditure</b>	4	<b>41,451</b>	<b>315,754</b>	<b>357,205</b>	<b>316,381</b>
Net income/ (expenditure)		81,313	(23,314)	57,999	14,099
Transfers between funds	14	(41,265)	41,265	-	-
Tax on activities		-	(2,617)	(2,617)	(2,642)
Net movement in funds		40,048	15,334	55,382	11,457
Reconciliation of funds:					
Fund balance brought forward	14	40,013	24,369	64,382	52,925
Fund balance carried forward	13, 14	80,061	39,703	119,764	64,382

## Trust statement of financial activities

for the year ended 30 September 2021

	Notes	Restricted funds £	2021 Unrestricted funds £	Total £	2020 Total £
<b>Income and endowments from:</b>					
Donations and legacies	2	42,164	26,882	69,046	105,853
Charitable activities:					
Grants received	3	80,600	56,682	137,282	59,390
Accommodation and activities income		-	181,002	181,002	136,244
Other		-	5,452	5,452	7,887
<b>Total income and endowments</b>		<b>122,764</b>	<b>270,018</b>	<b>392,782</b>	<b>309,374</b>
<b>Expenditure</b>					
Raising funds:					
Fundraising costs		-	12,561	12,561	15,282
Advertising & Marketing		-	20,209	20,209	15,338
Charitable activities:					
Provision of accommodation and activities		41,451	235,331	276,782	260,394
Other		-	29,385	29,385	15,024
<b>Total expenditure</b>	4	<b>41,451</b>	<b>297,486</b>	<b>338,937</b>	<b>306,038</b>
Unrealised loss on investment	9	-	-	-	(17,000)
Net income/ (expenditure)		81,313	(27,468)	53,845	(13,664)
Transfers between funds	14	(41,265)	41,265	-	-
Net movement in funds		40,048	13,797	53,845	(13,664)
Reconciliation of funds:					
Fund balance brought forward		40,013	24,797	64,810	78,474
Fund balance carried forward		80,061	38,594	118,655	64,810

**Balance sheet**  
**at 30 September 2021**

	<i>Note</i>	<b>Group</b>		<b>Charity</b>	
		<b>30 Sept</b>	30 Sept	<b>30 Sept</b>	30 Sept
		<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Fixed assets</b>					
Tangible assets	8	<b>748,138</b>	752,077	<b>78,918</b>	79,967
Investments	9	<b>-</b>	-	<b>28,000</b>	28,000
		<b>748,138</b>	752,077	<b>106,918</b>	107,967
<b>Current assets</b>					
Stocks		<b>2,727</b>	1,668	<b>2,258</b>	1,308
Debtors: amounts falling due within one year	10	<b>16,434</b>	6,736	<b>16,434</b>	6,736
Debtors: amounts falling due after more than one year	10	<b>-</b>	-	<b>143,516</b>	192,788
Cash at bank and in hand		<b>160,753</b>	96,192	<b>156,909</b>	44,387
		<b>179,914</b>	104,596	<b>319,117</b>	245,219
<b>Creditors: amounts falling due within one year</b>	11	<b>(111,884)</b>	(85,921)	<b>(68,240)</b>	(49,236)
<b>Net current assets</b>		<b>68,030</b>	18,675	<b>250,877</b>	195,983
<b>Total assets less current liabilities</b>		<b>816,168</b>	770,752	<b>357,795</b>	303,950
<b>Creditors: amounts falling due after more than one year</b>	12	<b>(696,404)</b>	(706,370)	<b>(239,140)</b>	(239,140)
<b>Net assets</b>		<b>119,764</b>	64,382	<b>118,655</b>	64,810
<b>Income funds</b>					
Restricted funds	13, 14	<b>80,061</b>	40,013	<b>80,061</b>	40,013
Unrestricted funds	13, 14	<b>39,703</b>	24,369	<b>38,594</b>	24,797
		<b>119,764</b>	64,382	<b>118,655</b>	64,810

These financial statements were approved by the board of Trustees on 13/06/2022  
and were signed on its behalf by:



.....  
**The Reverend JR Libby**  
*Trustee*

## Notes (forming part of the financial statements)

### 1. Accounting policies

#### **Basis of preparation**

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2015.

The charity has applied Update Bulletin 1 as published on 2 February 2016 and does not include a cash flow statement on the grounds that it is applying FRS 102 Section 1A.

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

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

#### **Funds**

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. There are no designated funds in the period.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income and gains are allocated to the appropriate fund.

#### **Income recognition policies**

All incoming resources are included in the Statement of Financial Activities (SOFA) when it is probable the charity will be legally entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income.

- Accommodation and activity income are recognised when the party has stayed at the premises and the service has been provided. If a stay spans the year end, income will be accrued for the proportion of the stay falling into the earlier year.
- Voluntary income is received by way of grants, donations and gifts and is included in full in the SOFA when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the charity are recognised when the charity becomes unconditionally entitled to the grant. For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received.
- The value of services provided by volunteers is not incorporated into these financial statements. Where services are provided to the charity as a donation that would normally be purchased from our suppliers, this contribution is included in the financial statements at an estimate based on the value of the contribution to the charity. Donated services and facilities are analysed in note 2.
- Investment income is included when receivable.

## Notes (continued)

### 1. Accounting policies (continued)

#### **Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid after taking account of any trade discounts due.

#### **Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

#### **Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

#### **Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

Other costs comprise the costs of running the charity, including strategic planning for its future development, also external audit, any legal advice for the trustees, and all the costs of complying with constitutional and statutory requirement, such as the costs of Trustees' meetings and of preparing statutory accounts and satisfying public accountability.

Rent charged to the charity by its subsidiary company is treated as a cost of the charity, and the intra-group income and costs are excluded from the consolidated figures.

#### **Tangible fixed assets and depreciation**

Tangible fixed assets are capitalised and included at cost including any incidental costs of acquisition. Assets which are used by the group for direct charitable purposes are allocated as such. There are no assets otherwise classified.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost on a straight line basis over their expected useful economic life as follows:

Freehold property	Nil
Leasehold improvements	Nil
Fixtures and fittings	10%/20%
Equipment	10%/20%
Motor vehicles	25%/12.5% for motorcars 10% with residual value of £1,000 for minibuses
Equipment in Burundi	33%

The trustees perform annual impairment reviews to ensure that the recoverable amount is not lower than the carrying value.

#### **Operating leases**

Rentals payable under operating leases are charged against income based on occupancy levels.

#### **Investments**

Current asset investments are stated at market value at the balance sheet date. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the period.

Fixed asset investments are stated at cost less any provision for permanent diminution in value.

#### **Stock**

Stock consists of finished goods for resale and is valued at the lower of cost and net realisable value.

## Notes (continued)

### 1. Accounting policies (continued)

#### **Related party transactions**

The Trustees have taken advantage of the exemption in the FRS 102 and have not disclosed related party transactions with its subsidiary undertaking.

#### **Pensions: Defined Contribution**

The Charity set up a pension scheme with The Peoples' Pension in March 2016 to comply with automatic enrolment requirements. Contributions to the scheme are charged in the SOFA as they become payable.

#### **Going concern**

The trustees are mindful of the risk that Covid-19 and variants could still negatively affect residential user groups. However, there is great encouragement from the way activity income and total income have continued strongly and the amounts which the first year of our Participation Inclusion Fund (PIF) has provided. This PIF formed part of our business development strategy - the subsidised places which it provides are also attracting full group bookings around the several disadvantaged or disabled members supported by the PIF. This has enhanced Kepplewray's profile and attracted new user groups. Other funds have been provided by supportive trusts which are financing repairs and renewals to the building.

Post financial year end the PIF has continued to contribute strongly and the order book also remains strong. We are disappointed that the long proposed sale and lease back arrangement for the building has not yet materialised but this is still very much anticipated with the other party lending funds as a gesture of good will while arrangements are finalised. We have also been accepted as preferred partners in a regional regeneration scheme which could add greatly to our profile and guest proposal.

With these projects, our income and order book strong and costs flexible and constrained out of necessity to navigate COVID, the trustees are satisfied that it is appropriate to prepare the accounts on a going concern basis.

## Notes (continued)

### 1. Accounting policies (continued)

#### *Government grants*

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

### 2. Donations and gifts

	2021		2020	
	Group £	Charity £	Group £	Charity £
Individuals	53,604	53,604	54,033	54,033
Donated facilities	9,566	9,566	9,566	9,566
Charitable foundations	5,876	5,876	17,254	17,254
Companies	-	-	25,000	25,000
	<b>69,046</b>	<b>69,046</b>	<b>105,853</b>	<b>105,853</b>

Of the £69,046 received in 2021 (2020: £105,853) £42,164 was restricted funds (2020: £45,234) and £26,882 was unrestricted (2020: £60,619).

The charity is indebted to individuals for providing interest-free loans to the group. The value placed on this contribution is £9,566 (2020: £9,566), (Trust £9,566 (2020: £9,566)). The income equivalent is recognised within incoming resources as a donation, and an equivalent charge is included within interest payable.

### 3. Grants received

	2021 Group	2021 Charity	2020 Group	2020 Charity
	£	£	£	£
Agnes Dixon Trust	8,000	8,000	-	-
All Churches Trust	7,500	7,500	-	-
Alpkit Foundation	500	500	-	-
Anonymous	1,600	1,600	-	-
Archer Trust	3,000	3,000	-	-
Beatrice Laing Trust	5,000	5,000	-	-
Bramall Foundation	-	-	10,000	10,000
Bruce Wake Charitable Trust	-	-	1,380	1,380
CGP Trust	1,750	1,750	-	-
Cumbria Community Foundation	3,000	3,000	1,500	1,500
Edward Gosling Foundation	-	-	3,600	3,600
Firdale Christian Trust *	1,000	1,000	-	-
Frieda Scott Charitable Trust	7,500	7,500	-	-
Hadfield Trust	3,000	3,000	2,000	2,000
Harold & Alice Bridges Charity	3,000	3,000	-	-
Hedley Foundation	3,600	3,600	-	-
HMRC Job Retention Scheme *	48,182	48,182	38,320	38,320
John Gilpin Trust	-	-	2,000	2,000
Keswick 2 Barrow *	-	-	190	190
Kingmoor Park Charitable Trust *	5,000	5,000	-	-
Kingmoor Park Charitable Trust	5,000	5,000	-	-
Lord Barnaby Foundation	1,500	1,500	-	-
Lord Barnaby Foundation *	2,500	2,500	-	-
McConks	500	500	-	-
Proven Family Trust	-	-	400	400
Rawdon-Smith Trust	900	900	-	-
Rumic Foundation	500	500	-	-
Sir John Fisher Foundation	20,000	20,000	-	-
SLDC Business Support Grant *	26,500	-	25,000	-
Solomon's Charitable Trust	750	750	-	-
Whirlwind Charitable Trust	4,000	4,000	-	-
	<b>163,782</b>	<b>137,282</b>	<b>84,390</b>	<b>59,390</b>

Grants marked with a (\*) represent unrestricted grants, all other grants are restricted.



## Notes (continued)

### 4. Total expenditure – Group

	Staff costs	Other direct costs	Other allocated costs	2021
	£	£	£	£
Fundraising trading	-	677	-	<b>677</b>
Fundraising costs	8,621	3,939	-	<b>12,560</b>
Advertising	17,170	3,039	-	<b>20,209</b>
Provision of accommodation and activities	120,666	173,707	-	<b>294,373</b>
Other	15,719	13,666	-	<b>29,385</b>
Exceptional item	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditure	162,176	195,029	-	<b>357,205</b>
	<hr/>	<hr/>	<hr/>	<hr/>

	Staff costs	Other direct costs	Other allocated costs	2020
	£	£	£	£
Fundraising trading	-	836	-	836
Fundraising costs	3,282	12,000	-	15,282
Advertising	2,961	12,377	-	15,338
Provision of accommodation and activities	134,521	135,380	-	269,901
Other	9,848	5,176	-	15,024
	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditure	150,612	165,769	-	316,381
	<hr/>	<hr/>	<hr/>	<hr/>

Staff costs as per Note 6. Other direct costs include:

	2021	2020
	£	£
Accountants' remuneration	<b>7,340</b>	8,973
Depreciation and profit on disposal of asset	<b>14,909</b>	16,051
Interest payable	<b>18,726</b>	20,415
	<hr/>	<hr/>

## Notes (continued)

### 4. Total expenditure (continued) – Charity

	Staff costs	Other direct costs	Other allocated costs	2021
	£	£	£	£
Fundraising costs	8,621	3,939	-	<b>12,560</b>
Advertising	17,170	3,039	-	<b>20,209</b>
Provision of accommodation and activities	120,666	156,117	-	<b>276,783</b>
Other	15,719	13,666	-	<b>29,385</b>
	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditure	162,176	176,761	-	<b>338,937</b>
	<hr/>	<hr/>	<hr/>	<hr/>

	Staff costs	Other direct costs	Other allocated costs	2020
	£	£	£	£
Fundraising costs	3,282	12,000	-	15,282
Advertising	2,961	12,377	-	15,338
Provision of accommodation and activities	134,521	125,873	-	260,394
Other	9,848	5,176	-	15,024
	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditure	150,612	155,426	-	306,038
	<hr/>	<hr/>	<hr/>	<hr/>

Staff costs as per Note 6. Other direct costs include:

	2021	2020
	£	£
Accountants' remuneration	<b>4,100</b>	5,176
Depreciation and profit on disposal of asset	<b>12,019</b>	13,161
Interest payable	<b>9,566</b>	9,577
	<hr/>	<hr/>

## Notes (continued)

### 5. Trustees' remuneration

The Trustees received no remuneration during the year, either from the charity, or from Kepplewray Limited in their capacity as directors (2020: £Nil). Reimbursement of travel and meeting expenses to trustees amounted to £Nil (2020: £Nil).

### 6. Staff numbers and costs

The total wages and salaries costs for the group were as follows:

	<b>2021</b>	2020
	£	£
Wages and salaries	<b>151,089</b>	140,133
Social security costs	<b>5,108</b>	4,924
Pension costs	<b>5,979</b>	5,555
Group total	<b>162,176</b>	150,612

There were no employees receiving more than £60,000 in the year (2020: None).

The average number of employees during the year, analysed by function, was as follows:

	<b>Number of employees</b>	
	<b>2021</b>	2020
Cost of generating funds	<b>1</b>	1
Charitable activities	<b>4</b>	4
Management and administration of the charity	<b>3</b>	3
Group total	<b>8</b>	8

Kepplewray Limited has a total of 2 (2020: 2) directors.

## Notes (continued)

### 7. Pensions

Defined Contribution Scheme: contributions amounted to £5,979 (2020: £5,555). There were no amounts outstanding at the period end (2020: £Nil). Of the £5,979 in 2021 (2020: £5,555) £nil was restricted costs (2020: £nil) and £5,979 unrestricted costs (2020: £5,555).

### 8. Tangible fixed assets

Group	Freehold land and buildings £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
<b>Cost</b>				
At 1 October 2020	802,717	263,043	51,043	1,116,803
Additions	-	598	10,500	11,098
Disposals	-	-	(2,995)	(2,995)
At 30 September 2021	802,717	263,641	58,548	1,124,906
<b>Depreciation</b>				
At 1 October 2020	106,984	231,722	26,020	364,726
Charge for year	-	9,121	5,916	15,037
Disposals	-	-	(2,995)	(2,995)
At 30 September 2021	106,984	240,843	28,941	376,768
<b>Net book value</b>				
<b>At 30 September 2021</b>	<b>695,733</b>	<b>22,798</b>	<b>29,607</b>	<b>748,138</b>
At 30 September 2020	695,733	31,321	25,023	752,077

All of the fixed assets of the group are used by the group for direct charitable purposes.

## Notes (continued)

### 8. Tangible fixed assets (continued)

Charity	Land and leasehold improvements	Equipment	Motor vehicles	Total
	£	£	£	£
<b>Cost</b>				
At 1 October 2020	67,477	168,217	51,043	286,737
Additions	-	598	10,500	11,098
Disposals	-	-	(2,995)	(2,995)
At 30 September 2021	67,477	168,815	58,548	294,840
<b>Depreciation</b>				
At 1 October 2020	27,477	153,273	26,020	206,770
Charge for year	-	6,231	5,916	12,147
Disposals	-	-	(2,995)	(2,995)
At 30 September 2021	27,477	159,504	28,941	215,922
<b>Net book value</b>				
<b>At 30 September 2021</b>	<b>40,000</b>	<b>9,311</b>	<b>29,607</b>	<b>78,918</b>
At 30 September 2020	40,000	14,944	25,023	79,967

All of the charity's fixed assets are used by the charity for direct charitable purposes.

## Notes (continued)

### 9. Investments

#### Fixed asset investments: Investments in subsidiary undertaking

	2021 £	2020 £
<b>Charity</b>		
Ordinary £1 shares in Kepplewray Limited		
Cost at 1 October 2020 and 30 September 2021	<b>116,000</b>	116,000
<b>Net book value</b>		
Net book value at 1 October 2020	<b>28,000</b>	45,000
Unrealised loss on investment	-	(17,000)
Net book value at 30 September 2021	<b>28,000</b>	28,000

### 10. Debtors

	2021 £	2020 £
<b>Group</b>		
Trade debtors	<b>12,134</b>	3,353
Other debtors	<b>4,300</b>	3,383
	<b>16,434</b>	6,736
<b>Charity</b>		
Trade debtors	<b>12,134</b>	3,353
Other debtors	<b>4,300</b>	3,383
Group company (*)	<b>143,516</b>	192,788
	<b>159,950</b>	199,524

\*The amount owing from the group company is due after more than one year. The charity's subsidiary company, Kepplewray Limited, is currently reliant on the charity to assist with bank loan repayments. Kepplewray Limited is not currently in a position to repay the group debt. Accordingly, this debtor is stated as being due after more than one year. As stated in note 1, page 14, Going Concern, the Trustees are in negotiation with a supportive trust to secure long-term finance to restructure the group's financial affairs which will assist with the repayment of outstanding debts.

## Notes (continued)

### 11. Creditors: amounts falling due within one year

	2021 £	2020 £
<b>Group</b>		
Bank loans and overdrafts	34,000	28,500
Trade creditors	21,030	13,780
Other taxation and social security	4,883	3,799
Accruals and deferred income	51,971	39,842
	<hr/> 111,884 <hr/>	<hr/> 85,921 <hr/>

Movements in deferred income are as follows:

	2021 £	2020 £
Balance at 1 October 2020	26,323	42,353
Amount (released)/deferred in the year	22,525	(16,030)
Balance as at 30 September 2021	<hr/> 48,848 <hr/>	<hr/> 26,323 <hr/>

The bank loan and overdraft are secured by a first legal charge over the land and buildings of Kepplewray Limited.

	2021 £	2020 £
<b>Charity</b>		
Bank overdraft	-	-
Trade creditors	16,837	11,237
Other taxation and social security	2,266	1,157
Accruals and deferred income	49,137	36,842
	<hr/> 68,240 <hr/>	<hr/> 49,236 <hr/>

Movements in deferred income are as follows:

	2021 £	2020 £
Balance at 1 October 2020	26,323	42,353
Amount (released)/deferred in the year	22,525	(16,030)
Balance as at 30 September 2021	<hr/> 48,848 <hr/>	<hr/> 26,323 <hr/>

## Notes (continued)

### 12. Creditors: amounts falling due after more than one year

	2021 £	2020 £
<b>Group</b>		
Bank loans	442,764	495,730
Other loans	287,640	239,140
	<u>730,404</u>	<u>734,870</u>
Analysis of loans		
	£	£
Wholly repayable within five years:		
By instalments	48,333	48,221
Other than by instalments	287,640	239,140
Not wholly repayable within five years:		
By instalments	394,431	447,509
Other than by instalments	-	-
	<u>730,404</u>	<u>734,870</u>
Included in current liabilities	(34,000)	(28,500)
	<u>696,404</u>	<u>706,370</u>



## Notes (continued)

### 12. Creditors: amounts falling due after more than one year (continued)

The Barclays Bank loan (£394,432) is repayable over twenty-five years and will be repaid in full by December 2033. It bears interest at 2% over base rate. The bank loan is secured by a fixed charge over the freehold property of Keppleway Limited. The flexible business loan with Barclays Bank, taken out in November 2015, also secured by a fixed charge over the freehold property of Keppleway Limited, was repaid in full in March 2021. Consequently, the amount of secured liabilities at 30 September 2021 amounted to £394,432 (2020: £445,730).

A government-secured bounce back loan for £50,000 was taken out with Barclays Bank in July 2020, to ease the impact of the coronavirus restrictions. Monthly repayments on this loan commenced in August 2021 and will be repaid in full by July 2026.

Other loans totalling £287,640 (2020: £239,140) are interest free. The Directors and Trustees have received assurance from the lender confirming there is no obligation to repay before July 2023.

	2021 £	2020 £
<b>Charity</b>		
Other loans	<b>239,140</b>	239,140
Bank loans	-	-
	<u><b>239,140</b></u>	<u>239,140</u>
Analysis of loans		
	£	£
Wholly repayable within five years		
By instalments	-	-
Other than by instalments	<b>239,140</b>	239,140
Not wholly repayable within five years		
By instalments	-	-
Other than by instalment	-	-
	<u><b>239,140</b></u>	<u>239,140</u>
Included in current liabilities	-	-
	<u><b>239,140</b></u>	<u>239,140</u>

### 13. Analysis of group net assets between funds

2021	Restricted funds £	Unrestricted funds £	Total funds £
<b>Group</b>			
Tangible fixed assets	-	748,138	748,138
Current assets	80,061	99,853	179,914
Current liabilities	-	(111,884)	(111,884)
Long term liabilities	-	(696,404)	(696,404)
	<u>80,061</u>	<u>39,703</u>	<u>119,764</u>
2020	Restricted funds £	Unrestricted funds £	Total funds £
<b>Group</b>			
Tangible fixed assets	-	752,077	752,077
Current assets	40,013	64,583	104,596
Current liabilities	-	(85,921)	(85,921)
Long term liabilities	-	(706,370)	(706,370)
	<u>40,013</u>	<u>24,369</u>	<u>64,382</u>

### 14. Statement of funds - Group

2021	General funds £	Restricted funds £	Total £
At beginning of year	24,369	40,013	64,382
Income and endowments	292,440	122,764	415,204
Resources expended	(315,754)	(41,451)	(357,205)
Transfer	41,265	(41,265)	-
Tax payable	(2,617)	-	(2,617)
	<u>39,703</u>	<u>80,061</u>	<u>119,764</u>
2020	General funds £	Restricted funds £	Total £
At beginning of year	30,780	22,145	52,925
Income and endowments	264,366	66,114	330,480
Resources expended	(275,411)	(40,970)	(316,381)
Transfer	7,276	(7,276)	-
Tax payable	(2,642)	-	(2,642)
	<u>24,369</u>	<u>40,013</u>	<u>64,382</u>

## Notes (continued)

### 14. Statement of funds – Group (continued)

The general reserve represents the free funds of the charity which are not designated for particular purposes.

The other transfers made between funds (as shown in the statement of financial activities) relate to restricted income which has been expended on assets and is no longer required to be shown within the restricted funds balance.

### 15. Subsidiary company

The charity owns the whole of the issued share capital of Kepplewray Limited, a company registered in England. The subsidiary owns the property leased to the charity, from which the charity's activities take place. All activities of the company have been consolidated on a line by line basis in the SOFA.

A summary of the results of the subsidiary is shown below:

Kepplewray Limited

	<b>Total 2021</b>	Total 2020
	£	£
Turnover	<b>5,521</b>	9,498
Cost of sales	<b>(676)</b>	(836)
Gross profit/(loss)	<b>4,845</b>	8,662
Administrative expenses	<b>(27,191)</b>	(22,899)
Other operational income	<b>26,500</b>	25,000
Net profit/(loss)	<b>4,154</b>	10,763
Tax payable	<b>(2,617)</b>	(2,642)
	<b>1,537</b>	8,121
<hr/>		
The aggregate of the assets, liabilities and funds was:		
Assets	<b>673,534</b>	724,274
Liabilities	<b>(644,425)</b>	(696,702)
	<b>29,109</b>	27,572

## **Notes** *(continued)*

### **16. Related party transactions**

There were no related party transactions during the current and previous year.

### **17. Taxation**

As a charity, Keppleway Trust is exempt from tax on income and gains falling within sections 472-474 of the Corporation Tax Act 2010, sections 478-489 of the Corporation Tax Act 2010, or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the Charity.

### **18. Control**

There is no single controlling party of the Trust in the current and previous year.

### **19. Operating Lease**

Keppleway Trust leases the premises from Keppleway Limited under a 99-year lease dated 1 January 1995. The annual rental is subject to occupancy levels but will not exceed £70,000.

## Detailed Trust income and expenditure account for the year ended 30 September 2021

	2021 £	2020 £
<b>Incoming resources</b>		
Donations	22,341	77,780
Grants received	89,100	21,070
Gift aid and covenant income	19,460	28,073
Accommodation income	181,002	136,244
Other income	5,453	6,482
Events	27,244	1,405
Government grants	48,182	38,320
<b>Total incoming resources</b>	<b>392,782</b>	<b>309,374</b>
<b>Direct charitable expenditure</b>		
Salaries	162,176	150,612
Freelancers	28,850	9,203
Bethesda costs	33,972	18,629
Expenses	-	204
<b>Staff costs</b>	<b>224,998</b>	<b>178,648</b>
Rental	4,793	8,583
Rates and premises cost	13,469	18,715
Repairs and maintenance	26,756	16,367
Accommodation provision costs	31,749	29,542
<b>Establishment costs</b>	<b>76,767</b>	<b>73,207</b>
<b>Total direct charitable expenditure</b>	<b>301,765</b>	<b>251,855</b>
<b>Other expenditure</b>		
Advertising & Marketing	6,939	12,377
Fundraising	40	12,000
<b>Other costs</b>	<b>6,979</b>	<b>24,377</b>
Telephone, postage and carriage	2,464	1,776
Audit and accountancy	4,100	5,176
Bank charges and interest	507	481
Loan interest	9,566	9,577
Depreciation and profit on disposal of fixed asset	12,019	12,796
Bad debt	1,537	-
<b>Administrative expenses</b>	<b>30,193</b>	<b>29,806</b>
<b>Unrealised loss on investment</b>	<b>-</b>	<b>17,000</b>
<b>Total expenses</b>	<b>338,937</b>	<b>323,038</b>
<b>Net movement in funds</b>	<b>53,845</b>	<b>(13,664)</b>

*This page does not form part of the statutory financial statements.*