

**COMPANY REGISTRATION NUMBER: 02808349**

**CHARITY REGISTRATION NUMBER: 1026765**

**The Bay Trust**  
**Company Limited by Guarantee**  
**Financial Statements**  
**29 September 2023**

**BURGESS HODGSON LLP**  
Chartered accountants & statutory auditor  
Camburgh House  
27 New Dover Road  
Canterbury  
Kent  
CT1 3DN

**The Bay Trust**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 29 September 2023**

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**The Bay Trust**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)**  
**Year ended 29 September 2023**

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 29 September 2023.

**Reference and administrative details**

<b>Registered charity name</b>	The Bay Trust
<b>Charity registration number</b>	1026765
<b>Company registration number</b>	02808349
<b>Principal office and registered office</b>	Ripple Down House Dover Road Ringwould Deal Kent CT14 8HE

**The trustees**

Mr J Backwell	
Mr C Bicker	(Resigned 19 June 2024)
Mr A Gould	(Resigned 20 June 2023)
Mr K Harrison	(Resigned 1 October 2022)
Ms K Kneale	
Ms E Pette	
Mr E Rube	

<b>Auditor</b>	Burgess Hodgson LLP Chartered accountants & statutory auditor Camburgh House 27 New Dover Road Canterbury Kent CT1 3DN
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**The Bay Trust**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 29 September 2023**

**Structure, governance and management**

**Governing document**

The organisation is a Charitable Company limited by guarantee, incorporated on 13th April 1993 and registered as a Charity on 4th October 1993. The Company was established under a Memorandum of Association which established the objects and powers of the Charitable Company and is governed under its Articles of Association. In the event of the company being wound up, members are required to contribute an amount not exceeding £1.

**Recruitment and appointment of new trustees**

The Directors of the Company are also Charity Trustees for the purposes of charity law and under the Company's Articles. Under the requirements of the Memorandum and Articles of Association, one third of the Board of Trustees must retire from office at the Annual General Meeting. A retiring member is eligible for reappointment. In addition, a Trustee shall vacate their office at the conclusion of the Annual General Meeting after they attain the age of 70 unless they have been reappointed as a member of the Board of Trustees during the meeting. The Trustees are nominated and appointed by the Trustees.

**How the charity makes decisions**

The Trustees routinely meet quarterly to deal with a standard agenda including Strategies, Policies, Updates and Reports such as Financial, Charitable Outcomes, Education Standards, Health & Safety, Safeguarding, Charity Governance, etc. Major changes or new initiatives are made or approved by Trustees; Day to day running of the Trust and implementation is delegated via mandates to the Executive Director and a Management Group, which often includes the Chair. This meets weekly for operations, and monthly for Strategy and Development. In addition, Trustees become involved in various initiatives that involve their chosen areas of interest or expertise.

**Induction and training of new trustees**

When it is necessary to appoint new Trustees, the individuals are selected on the basis that they bring complimentary skills to the Charity. The existing Trustees have procedures in place to establish the individual's understanding of the overall responsibilities of the Trusteeship and previous experience of other charitable organisations.

**Close relationships**

The Charitable Company has a close relationship with The Cleary Foundation and the Carbon Free Group C.I.C. (common Directors).

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.



**The Bay Trust**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 29 September 2023**

**Objectives and activities**

**Objectives and origins**

The Bay Trust is an environmental charitable trust whose objects are:

- 1) To promote and provide for education and science in the UK and elsewhere, in particular but not by way of limitation in the fields of environmental protection, preservation and conservation;
- 2) To promote for the public benefit the preservation of the natural beauty, flora and fauna of St. Margaret's at Cliffe, and other such areas as the trustees shall from time to time determine; and
- 3) The primary focus of the Trust is to assist improving lives through outdoor learning and connections with the natural world- delivering wellbeing through nature.

The Trust's day-to-day activities involve environmental education and environmental exploration - showcasing new models for health and sustainable living.

The Trust's origins are borne out of the environmental and philanthropic activities of Fred Cleary CBE (1905-1984) and the work of The Cleary Foundation. The Trust was incorporated and registered as a charity in 1993, and in 2008 incorporated the St Margaret's Bay Trust, founded in 1970 by the Cleary Foundation.

**Public benefit**

The charity trustees have complied with their duty as set out in the Charities Act 2011 to have due regard to public benefit guidance published by the Commission.

**Activities undertaken to further charitable purposes for the public benefit**

The core activities of the Trust are:

- (i) The provision of experiential environmental educational programmes for children and adults (including teachers).
- (ii) The active management of the Trust's land assets (natural environment and buildings) so that they can:
  - Demonstrate the environmental principles being espoused by the Trust
  - Improve local biodiversity, visual amenity and, where applicable, local food production capacity.
- (iii) Playing an active role in supporting local community initiatives that are in alignment with the Trust's charitable objectives. The Trust undertakes these activities from two locations, approximately three miles apart:
  - Rippledown Environmental Education Centre (Ripple Down House) in Ringwould; and
  - The Pines Calyx (The Pines Garden) in St. Margaret's Bay.

**Strategic report**

The following sections for achievements and performance and financial review form the strategic report of the charity.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 29 September 2023**

**Achievements and performance**

During the past 12 months the Trust's key actions and achievements have been as follows:

**Environmental/Educational**

- (i) Providing environmental education programmes, in partnership with East Kent Schools Together Partnership and both the United Nations Association (Climate & Oceans) and Furnace Brook CiC, for school-age children focusing on ecosystem restoration and within frameworks set by UN Sustainable Development Goals
- (ii) Supporting environmental education work with legacy donations and building an evidence base to continue and expand on such work with externally-sourced funds from the 2023-24 financial year
- (iii) Delivery of further courses on permaculture, with London-based social enterprise Social Landscapes CiC, at The Pines Garden.
- (iv) Delivery of research work, supported by Kent County Council funding, to support arts organisations to embed environmentally sustainable principles into their work and use the assets of the Trust to further mutually beneficial educational and creative initiatives in future years
- (v) Continuing work to manage Trust sites on ecosystem restoration principles, including aspects of rewilding, creation and use of biochar and growing food in hugelkultur beds and using these as educational demonstrators.
- (vi) Continued use of food grown in the Pines Garden in menus for corporate hirings of the Pines Calyx.
- (vii) Hosting of preparatory events for the creation of a Cross-Channel Geopark, with partners from across the Kent Downs National Landscape and protected landscape organisations from northern France, ahead of attempts to secure a UNESCO designation in 2024/25.
- (viii) Continued sub-letting of Ripple Down House to an education setting, providing outdoor learning opportunities for its school-age clientele.
- (ix) Hosting of the Alliance for Sustainable Building Products Annual Conference 2023 at The Pines Calyx (a hybrid event which involve showcasing the environmental credentials of The Pines Calyx to a UK-wide audience)

**The Bay Trust**  
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**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 29 September 2023**

**Achievements and performance *(continued)***

**Social/Local Economy**

- (i) Continuation of volunteer programmes, involving individual volunteers and corporate volunteering days helping the Trust deliver work from orchard management to fence-repair.
- (ii) Continuation of Programmes for both children and adults with physical and mental health difficulties and disabilities; particularly those who are NEET (Not in Education, Employment or Training).
- (iii) Commencing knowledge-transfer work with an allotment initiative of the Dover Big Local scheme.
- (iv) Active Support and guidance to initiatives in the wider area aimed at securing a prosperous and low carbon future for East Kent, including in particular local community-based renewable energy initiatives and exemplar healthy low carbon buildings.

During the year the Trust continued to invest significantly in professional expertise to move forward planned land transfers and associated planning applications in respect of its investment property portfolio (as referred to further in the financial section of the report below). A rejection of planning approval, made by an external party on one parcel of charity land, led to a reconsideration of this approach and the Trust thus reviewed how its property portfolio could be used to best support its core charitable purposes. The outcome of that review informed the shaping of a 2023-26 business plan, set for adoption early in the 2023/24 financial year.

The Trust continued to progress on-going planning for delivery of a range of initiatives where the key outcomes jointly agreed with chosen partners included -

- a) Delivery of a significant improvement of the quality and quantity of residential units in alignment with the identified local housing needs in various localities with particular emphasis upon the environmental aspects of any works, with designs expected to ensure long term enhancement of both local biodiversity and visual amenity.
- b) Particular consideration given to use of local suppliers and contractors in the any works undertaken.
- c) Joint work with the Trust to maximise youth training opportunities (in particular in construction and horticultural areas).
- d) All regeneration initiatives designed and delivered in a manner that will significantly increase local biodiversity and enhance visual amenity.

**The Bay Trust**  
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**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 29 September 2023**

**Financial review**

The year has been a challenge with the sound management and improvement of its property assets and the investment needed; continuing evolution of the research and development aspects of a sustainable, low carbon world; and the education of children and young people in nature and sustainability.

Whilst the charity entered the financial year with no intentions to dispose of further property assets, the potential to do so again in future - so as to underpin a focus on the charity's purposes - was being considered, as part of preparation for the 2023-26 business plan, towards the close of the year. This would be within a framework of the Trust's work being delivered on one site of its own, plus those of its beneficiaries and online, making substantial reductions in its indebtedness and reinvesting in new assets to support future operations.

The past four years of improvement, development and disposal of property assets, improving operational systems and fall-off of income from previous sources due to the coronavirus pandemic and cost of living crisis has placed a considerable burden on cash flow. Notwithstanding this the Trust retains a property portfolio that directly works to achieve its charitable objectives, whilst at the same time increase its operational capacity for future developments as listed below.

The principal funding sources of the charity are based upon the provision of outdoor learning and health and wellbeing; research, development and improvement of the natural and built environment; the provision of continuing professional development for professionals connected with these fields; and visitors to the resources we provide such as the Pines Garden and Tea Rooms.

Total Funds available to the charity at the year-end totalled £3,773,026 (2022: £3,775,591). This total is made up of £3,625,143 (2022: £3,627,708) Unrestricted Funds; and £147,883 (2022: £147,883) Restricted Funds.

Given the size of the balance sheet, historically the Trust has not had a fixed amount or percentage for cash reserves other than maintaining a healthy cash flow consistent with the day-to-day operations - usually a minimum 3 months operating costs plus a sound budget for property assets.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 29 September 2023**

**Plans for future periods**

The key activities planned over the next 12 months are as follows -

- (i) To adopt a three-year business plan for the period 2023-26, focused on delivery of the Trust's environmental education purposes and financial management strategy suitable for a post-pandemic economy.
- (ii) To further the #GenerationRestoration education initiative, both in partnership with East Kent Schools Together, the United Nations Association (Climate & Oceans) and Furnace Brook CiC and by The Bay Trust itself by securing new external resources so as to enhance delivery of ecosystem restoration-based work in school and community spaces as well as on the charity's own sites
- (iii) To secure resources to increase use of assets at the Trust's Pines Gardens site, so as to improve the charity's educational offerings - both through formal learning (e.g. courses, events, tours etc.) and informal methods (e.g. via interpretation for casual visitors).
- (iv) To continue to promote the Trust's purposes through initiatives of partner and external organisations with national and international reach. This will include seeking to maximise opportunities arising from the Pines Garden and Calyx being located on the King Charles III Coastal Path and inclusion of Trust land as one of 50 Geosites within the Cross Channel GeoPark.
- (v) To continue to promote the Trust's purposes through new partnerships with organisations from the creative industries sector.
- (vi) To ensure all work of the Trust is aligned with specific United Nations Sustainable Development Goals.

**Trustees' responsibilities statement**

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, 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 applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

# **The Bay Trust**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

#### **Year ended 29 September 2023**

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and 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 Companies Act 2006. 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 trustees' annual report and the strategic report were approved on 25.7.24 and signed on behalf of the board of trustees by:



Mr J Backwell  
Director

**The Bay Trust**  
**Company Limited by Guarantee**  
**Independent Auditor's Report to the Members of The Bay Trust**  
**Year ended 29 September 2023**

**Opinion**

We have audited the financial statements of The Bay Trust (the 'charity') for the year ended 29 September 2023 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 29 September 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011.

**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 charity 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 trustees' 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 charity'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 trustees with respect to going concern are described in the relevant sections of this report.

# **The Bay Trust**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of The Bay Trust *(continued)***

#### **Year ended 29 September 2023**

##### **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 trustees 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

##### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

##### **Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charity'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 trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.



# **The Bay Trust**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of The Bay Trust *(continued)***

#### **Year ended 29 September 2023**

##### **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 extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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.

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we have considered: the nature of the industry, control environment and performance of the entity.

We also consider the results of our enquiries of management, relating to their own identification and assessment of the risks of irregularities and possible related fraud. This includes reviewing available documentation on their policies and procedures and performing tests of controls to evidence their effectiveness.

Throughout the audit testing we are considering the incentives that may exist within the organisation for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We ensure we have an understanding of the relevant laws and regulations and remain alert to possible non-compliance throughout the audit.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

# **The Bay Trust**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of The Bay Trust *(continued)***

#### **Year ended 29 September 2023**

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

#### **Use of our report**

This report is made solely to the charity's members, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Andrew Collyer (Senior Statutory Auditor)

For and on behalf of  
Burgess Hodgson LLP  
Chartered accountants & statutory auditor  
Camburgh House  
27 New Dover Road  
Canterbury  
Kent  
CT1 3DN

**The Bay Trust**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 29 September 2023**

		Year to 29 Sep 23			Period from 1 Oct 21 to 29 Sep 22
	Note	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
<b>Income and endowments</b>					
Donations and legacies	5	388,205	—	<b>388,205</b>	262,167
Charitable activities	6	275,035	—	<b>275,035</b>	161,730
Investment income	7	42,367	—	<b>42,367</b>	28,762
<b>Total income</b>		<u>705,607</u>	<u>—</u>	<u><b>705,607</b></u>	<u>452,659</u>
<b>Expenditure</b>					
Expenditure on raising funds:					
Investment management costs	8	—	—	—	790
Expenditure on charitable activities	9,10	708,172	—	<b>708,172</b>	723,598
<b>Total expenditure</b>		<u>708,172</u>	<u>—</u>	<u><b>708,172</b></u>	<u>724,388</u>
Net losses on investments	12	—	—	—	195,464
<b>Net expenditure and net movement in funds</b>		<u>(2,565)</u>	<u>—</u>	<u><b>(2,565)</b></u>	<u>(467,193)</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		3,627,708	147,883	<b>3,775,591</b>	4,242,784
<b>Total funds carried forward</b>		<u>3,625,143</u>	<u>147,883</u>	<u><b>3,773,026</b></u>	<u>3,775,591</u>

The statement of financial activities includes all gains and losses recognised in the year.  
All income and expenditure derive from continuing activities.

The notes on pages 17 to 28 form part of these financial statements.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**29 September 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible fixed assets	17	2,241,637	3,615,693
Investments	18	2,720,312	1,412,486
		<u>4,961,949</u>	<u>5,028,179</u>
<b>Current assets</b>			
Stocks	19	1,216	1,216
Debtors	20	25,772	22,226
Cash at bank and in hand		4,723	81,076
		<u>31,711</u>	<u>104,518</u>
<b>Creditors: amounts falling due within one year</b>	21	<u>719,995</u>	<u>609,902</u>
<b>Net current liabilities</b>		<u>688,284</u>	<u>505,384</u>
<b>Total assets less current liabilities</b>		<u>4,273,665</u>	<u>4,522,795</u>
<b>Creditors: amounts falling due after more than one year</b>	22	<u>500,639</u>	<u>747,204</u>
<b>Net assets</b>		<u>3,773,026</u>	<u>3,775,591</u>
<b>Funds of the charity</b>			
Restricted funds		147,883	147,883
Unrestricted funds:			
Revaluation reserve		2,951,581	2,951,581
Other unrestricted income funds		673,562	676,127
<b>Total unrestricted funds</b>		<u>3,625,143</u>	<u>3,627,708</u>
<b>Total charity funds</b>	25	<u>3,773,026</u>	<u>3,775,591</u>

For the year ending 29 September 2023 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The statement of financial position  
continues on the following page.  
The notes on pages 17 to 28 form part of these financial statements.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Statement of Financial Position** *(continued)*

**29 September 2023**

These financial statements were approved by the board of trustees and authorised for issue on ....., and are signed on behalf of the board by:

*25. 7. 24*

Mr J Backwell  
Director



The notes on pages 17 to 28 form part of these financial statements.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Statement of Cash Flows**  
**Year ended 29 September 2023**

	2023 £	2022 £
<b>Cash flows from operating activities</b>		
Net expenditure	(2,565)	(467,193)
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	101,053	112,454
Net losses on investments	–	195,464
Dividends, interest and rents from investments	(42,367)	(28,762)
Interest payable and similar charges	9,313	7,852
Loss on disposal of heritage assets	–	1,734
Accrued (income)/expenses	(51,010)	2,500
<i>Changes in:</i>		
Trade and other debtors	(3,546)	(4,666)
Trade and other creditors	(31,122)	(126,305)
Cash generated from operations	(20,244)	(306,922)
Interest paid	(9,313)	(7,852)
Net cash used in operating activities	<u>(29,557)</u>	<u>(314,774)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	42,367	28,762
Purchase of tangible assets	(8,397)	(7,257)
Proceeds from sale of heritage assets	–	(1,734)
Purchases of other investments	(26,426)	–
Proceeds from sale of other investments	–	394,536
Net cash from investing activities	<u>7,544</u>	<u>414,307</u>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	(37,083)	(50,876)
Payments of finance lease liabilities	(17,257)	(17,379)
Net cash used in financing activities	<u>(54,340)</u>	<u>(68,255)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(76,353)</b>	<b>31,278</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>81,076</b>	<b>49,798</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>4,723</u></b>	<b><u>81,076</u></b>

The notes on pages 17 to 28 form part of these financial statements.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 29 September 2023**

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is Ripple Down House, Dover Road, Ringwould, Deal, Kent, CT14 8HE.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

The Bay Trust meets the definition of a public benefit entity under FRS 102.

**Going concern**

The company holds investments in Fixed Assets which it can sell to generate cash to continue to meet payments on balances as they fall due.

As a result of the assets The Bay Trust holds, the Trustees believe that the Charity remains a going concern for the foreseeable future.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes. Restricted funds can only be used for particular restricted purposes within the objectives of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes. Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 29 September 2023**

**3. Accounting policies** *(continued)*

**Incoming resources**

All incoming resources are recognised on the Statement of Financial Activities when the charity is legally entitled to the funds, any performance conditions attached to the items of income have been met, it is probable the income will be received and the amount can be quantified with reasonable accuracy.

Income received in advance of the provision of a service is deferred until the criteria for recognition are met.

**Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

**Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

**Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Functional Property	- 2% straight line
Fixtures & Fittings	- 10% straight line



**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 29 September 2023**

**3. Accounting policies** *(continued)*

**Investments**

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

**Investment property**

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

**Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

**Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

**Financial instruments**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

Loans and borrowings are initially recognised at transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a finance transaction it is measured at present value.

**Defined contribution plans**

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 29 September 2023**

**4. Limited by guarantee**

The company is a company limited by guarantee. The members of the company are the Trustees named on page 1. In the event of the company being wound up, the liability in respect of the guarantee is £1 per member of the company.

**5. Donations and legacies**

	Unrestricted Funds £	<b>Total Funds 2023 £</b>	Unrestricted Funds £	Total Funds 2022 £
<b>Donations</b>				
Donations	3,284	<b>3,284</b>	803	803
<b>Legacies</b>				
Legacies	384,921	<b>384,921</b>	261,364	261,364
	<u>388,205</u>	<u><b>388,205</b></u>	<u>262,167</u>	<u>262,167</u>

**6. Charitable activities**

	Unrestricted Funds £	<b>Total Funds 2023 £</b>	Unrestricted Funds £	Total Funds 2022 £
Income from Pines Calyx	38,637	<b>38,637</b>	22,295	22,295
Income from Rippledawn	36,667	<b>36,667</b>	14,958	14,958
Tea Room Income	132,225	<b>132,225</b>	124,477	124,477
Other Income	67,506	<b>67,506</b>	–	–
	<u>275,035</u>	<u><b>275,035</b></u>	<u>161,730</u>	<u>161,730</u>

**7. Investment income**

	Unrestricted Funds £	<b>Total Funds 2023 £</b>	Unrestricted Funds £	Total Funds 2022 £
Income from investment properties	42,367	<b>42,367</b>	28,762	28,762

**8. Investment management costs**

	Unrestricted Funds £	<b>Total Funds 2023 £</b>	Unrestricted Funds £	Total Funds 2022 £
Light and heat	–	–	790	790

**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 29 September 2023**

**9. Expenditure on charitable activities by fund type**

	Unrestricted Funds £	<b>Total Funds 2023 £</b>	Unrestricted Funds £	Total Funds 2022 £
Charitable activities	666,312	<b>666,312</b>	623,808	623,808
Support costs	41,860	<b>41,860</b>	99,790	99,790
	<u>708,172</u>	<u><b>708,172</b></u>	<u>723,598</u>	<u>723,598</u>

**10. Expenditure on charitable activities by activity type**

	Activities undertaken directly £	Support costs £	<b>Total funds 2023 £</b>	Total fund 2022 £
Charitable activities	666,312	31,960	<b>698,272</b>	717,098
Governance costs	—	9,900	<b>9,900</b>	6,500
	<u>666,312</u>	<u>41,860</u>	<u><b>708,172</b></u>	<u>723,598</u>

**11. Analysis of support costs**

	<b>2023 £</b>	<b>2022 £</b>
Legal fees	<b>31,960</b>	93,290
Audit fees	<b>9,900</b>	6,500
	<u><b>41,860</b></u>	<u>99,790</u>

**12. Net losses on investments**

	Unrestricted Funds £	<b>Total Funds 2023 £</b>	Unrestricted Funds £	Total Funds 2022 £
Gains/(losses) on investment property	—	—	(195,464)	(195,464)

**13. Net expenditure**

Net expenditure is stated after charging/(crediting):

	<b>2023 £</b>	<b>2022 £</b>
Depreciation of tangible fixed assets	<b>101,053</b>	112,454
Loss on disposal of heritage assets	—	1,734
Operating lease rentals	<b>1,071</b>	1,733

**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 29 September 2023**

**14. Auditors remuneration**

	Year to 29 Sep 23 £	Period from 1 Oct 21 to 29 Sep 22 £
Fees payable for the audit of the financial statements	<u>9,900</u>	<u>6,500</u>

**15. Staff costs**

The total staff costs and employee benefits for the reporting period are analysed as follows:

	Year to 29 Sep 23 £	Period from 1 Oct 21 to 29 Sep 22 £
Wages and salaries	245,729	202,580
Social security costs	6,058	3,934
Employer contributions to pension plans	4,290	2,565
	<u>256,077</u>	<u>209,079</u>

The average head count of employees during the year was 18 (2022: 21). The average number of full-time equivalent employees during the year is analysed as follows:

	2023 No.	2022 No.
Operating activity staff	17	20
Administrative staff	1	1
	<u>18</u>	<u>21</u>

No employee received employee benefits of more than £60,000 during the year (2022: Nil).

**16. Trustee remuneration and expenses**

No trustees received remuneration from the Charity for their role as trustees during the year. No expenses or benefits were paid to any trustees during the year.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 29 September 2023**

**17. Tangible fixed assets**

	Functional Property £	Fixtures and fittings £	Total £
<b>Cost</b>			
At 30 September 2022	4,036,658	323,394	<b>4,360,052</b>
Additions	6,500	1,897	<b>8,397</b>
Transfers	(1,490,000)	—	<b>(1,490,000)</b>
<b>At 29 September 2023</b>	<b>2,553,158</b>	<b>325,291</b>	<b>2,878,449</b>
<b>Depreciation</b>			
At 30 September 2022	488,757	255,602	<b>744,359</b>
Charge for the year	80,785	20,268	<b>101,053</b>
Transfers	(208,600)	—	<b>(208,600)</b>
<b>At 29 September 2023</b>	<b>360,942</b>	<b>275,870</b>	<b>636,812</b>
<b>Carrying amount</b>			
<b>At 29 September 2023</b>	<b>2,192,216</b>	<b>49,421</b>	<b>2,241,637</b>
At 29 September 2022	<b>3,547,901</b>	<b>67,792</b>	<b>3,615,693</b>

**Finance leases and hire purchase contracts**

Included within the carrying value of tangible fixed assets are the following amounts relating to assets held under finance leases or hire purchase agreements:

	Functional Property £
<b>At 29 September 2023</b>	<b>94,831</b>
At 29 September 2022	<b>97,256</b>

**18. Investments**

	Investment properties £
<b>Cost or valuation</b>	
At 30 September 2022	1,412,486
Additions	26,426
Other movements	1,281,400
<b>At 29 September 2023</b>	<b>2,720,312</b>
<b>Impairment</b>	
<b>At 30 September 2022 and 29 September 2023</b>	
<b>Carrying amount</b>	
<b>At 29 September 2023</b>	<b>2,720,312</b>
At 29 September 2022	<b>1,412,486</b>

All investments shown above are held at valuation.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 29 September 2023**

**18. Investments** *(continued)*

**Investment properties**

Investment properties have been revalued based on valuations provided by the Trustees, and were last revalued at 30 September 2018. The Trustees believe that the valuations continue to reflect the open market value of the properties.

**19. Stocks**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Raw materials and consumables	<b><u>1,216</u></b>	<b><u>1,216</u></b>

**20. Debtors**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade debtors	<b>11,331</b>	5,029
Prepayments and accrued income	<b>2,238</b>	5,402
Other debtors	<b><u>12,203</u></b>	<b><u>11,795</u></b>
	<b><u>25,772</u></b>	<b><u>22,226</u></b>

**21. Creditors: amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<b>43,985</b>	32,218
Trade creditors	<b>35,799</b>	32,879
Accruals and deferred income	<b>16,079</b>	67,089
Social security and other taxes	<b>27,244</b>	29,714
Obligations under finance leases and hire purchase contracts	<b>11,293</b>	18,686
Other creditors	<b><u>585,595</u></b>	<b><u>429,316</u></b>
	<b><u>719,995</u></b>	<b><u>609,902</u></b>

Included in bank loans and overdrafts is an amount of £33,985 (2022: £33,218) which is secured by charges over properties owned by the Trust.

Included in other creditors is an amount of £550,000 (2022: £330,000) which is secured by charges over a property owned by the Trust.

**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 29 September 2023**

**22. Creditors: amounts falling due after more than one year**

	<b>2023</b>	2022
	<b>£</b>	£
Bank loans and overdrafts	<b>170,726</b>	219,576
Payments received on account	<b>5,000</b>	–
Obligations under finance leases and hire purchase contracts	–	9,864
Other creditors	<b>324,913</b>	517,764
	<b><u>500,639</u></b>	<u>747,204</u>

Included in bank loans and overdrafts is an amount of £170,726 (2022: £219,576) which is secured by charges over properties owned by the Trust.

Included in other creditors is an amount of £324,913 (2022: £517,764) which is secured by charges over a property owned by the Trust.

Other long term loans above include amounts repayable over 1 year on the following outstanding loans:

Cleary Foundation	<b>324,913</b>	517,764
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**23. Finance leases and hire purchase contracts**

The total future minimum lease payments under finance leases and hire purchase contracts are as follows:

	<b>2023</b>	2022
	<b>£</b>	£
Not later than 1 year	<b>11,293</b>	18,686
Later than 1 year and not later than 5 years	–	9,864
	<b><u>11,293</u></b>	<u>28,550</u>

**24. Pensions and other post retirement benefits**

**Defined contribution plans**

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £4,290 (2022: £2,565).

**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 29 September 2023**

**25. Analysis of charitable funds**

**Unrestricted funds**

	At 30 Sep 2022	Income	Expenditure	Transfers	Gains and losses	At 29 Sep 2023
	£	£	£	£	£	£
General fund	676,127	705,607	(708,172)	—	—	673,562
Revaluation reserve	2,951,581	—	—	—	—	2,951,581
	<u>3,627,708</u>	<u>705,607</u>	<u>(708,172)</u>	<u>—</u>	<u>—</u>	<u>3,625,143</u>

	At 1 Oct 2021	Income	Expenditure	Transfers	Gains and losses	At 29 Sep 2022
	£	£	£	£	£	£
General fund	948,320	452,659	(724,388)	195,000	(195,464)	676,127
Revaluation reserve	3,146,581	—	—	(195,000)	—	2,951,581
	<u>4,094,901</u>	<u>452,659</u>	<u>(724,388)</u>	<u>—</u>	<u>(195,464)</u>	<u>3,627,708</u>

**Restricted funds**

	At 30 Sep 2022	Income	Expenditure	Transfers	Gains and losses	At 29 Sep 2023
	£	£	£	£	£	£
Restricted Funds	147,883	—	—	—	—	147,883

	At 1 Oct 2021	Income	Expenditure	Transfers	Gains and losses	At 29 Sep 2022
	£	£	£	£	£	£
Restricted Funds	147,883	—	—	—	—	147,883



**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 29 September 2023**

**25. Analysis of charitable funds (continued)**

**RESTRICTED FUNDS SPLIT**

<b>Restricted fund</b>	<b>£</b>
Building Fund	130,533
Big Lottery Fund	9,850
Up on the Downs Fund	7,500
<b>Total</b>	<b>147,883</b>

**Building Fund**

The Building Fund is for a new purpose built education and training facility to compliment and expand the educational programmes at Rippledawn. It is being constructed using the latest designs in green technology and using sustainable materials where able.

**Big Lottery Fund**

A grant received to provide social activities in an outdoor environment for young people with additional needs.

**Up on the Downs Fund**

A grant received from the Up on the Downs Landscape Partnership scheme for the restoration and management of Bay Hill Grassland and Steps Bank Woodland.

**26. Analysis of net assets between funds**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Tangible fixed assets	2,131,521	110,116	2,241,637
Investments	2,720,312	–	2,720,312
Current assets	31,750	37,767	69,517
Creditors less than 1 year	(757,801)	–	(757,801)
Creditors greater than 1 year	(500,639)	–	(500,639)
<b>Net assets</b>	<b>3,625,143</b>	<b>147,883</b>	<b>3,773,026</b>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Tangible fixed assets	3,505,577	110,116	3,615,693
Investments	1,412,486	–	1,412,486
Current assets	66,751	37,767	104,518
Creditors less than 1 year	(609,902)	–	(609,902)
Creditors greater than 1 year	(747,204)	–	(747,204)
<b>Net assets</b>	<b>3,627,708</b>	<b>147,883</b>	<b>3,775,591</b>

**The Bay Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 29 September 2023**

**27. Financial instruments**

The carrying amount for each category of financial instrument is as follows:

	2023 £	2022 £
<b>Financial assets that are debt instruments measured at amortised cost</b>		
Cash and cash equivalents	4,723	81,076
Trade debtors	11,331	5,029
	<u>16,054</u>	<u>86,105</u>
<b>Financial liabilities measured at amortised cost</b>		
Trade creditors	35,799	32,879
Accruals	16,079	67,089
	<u>51,878</u>	<u>99,968</u>

**28. Analysis of changes in net debt**

	At 30 Sep 2022 £	Cash flows £	At 29 Sep 2023 £
Cash at bank and in hand	81,076	(76,353)	4,723
Debt due within one year	(50,904)	(4,374)	(55,278)
Debt due after one year	(229,440)	58,714	(170,726)
	<u>(199,268)</u>	<u>(22,013)</u>	<u>(221,281)</u>

**29. Related parties**

During the year Mr E Rube, a Trustee, lent the charity £5,000 (2022: £nil) with repayments of £nil (2022: £nil). Interest of £nil (2022: £nil) was charged by Mr E Rube in respect of the outstanding loan. At the balance sheet date Mr E Rube was owed £5,000 (2021: £nil).

During the year The Cleary Foundation have made loans to the charity of £nil (2022: £nil). Mr C Bicker was a trustee of the Bay Trust and the Cleary Foundation throughout the period, Mr A Gould was also a trustee of both entities until his resignation in June 2023. In the current year repayments of £9,750 (2022: £19,500) have been made. Interest of £36,899 (2022: £43,824) was charged by The Cleary Foundation in respect of the outstanding loan. At the balance sheet date the Bay Trust owes the Cleary Foundation £874,913 (2022: £847,764).