

REGISTERED COMPANY NUMBER: 06659140 (England and Wales)  
REGISTERED CHARITY NUMBER: 1128253

Report of the Trustees and  
Unaudited Financial Statements  
for the Period  
1 November 2023 to 28 February 2025  
for  
Herne Bay Pier Trust

McLean Reid  
Chartered Accountants  
1 Forstal Road  
Aylesford  
Kent  
ME20 7AU

Herne Bay Pier Trust

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for the Period 1 November 2023 to 28 February 2025

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Report of the Trustees  
for the Period 1 November 2023 to 28 February 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the period 1 November 2023 to 28 February 2025. The trustees have adopted the provisions of 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) (effective 1 January 2019).

## **OBJECTIVES AND ACTIVITIES**

### **Objectives and aims**

The company is a charity and company limited by guarantee whose objects are the preservation, renovation, reconstruction and enhancement of Herne Bay pier and the surrounding area. The Trust see the pier as a major asset in the regeneration of this seaside town, one of the most deprived wards in the local council area.

The charity's main objective has always been to reclaim, regenerate and rebuild the existing desolate Victorian pier which was left empty after the demolition of the old sports centre. The Trust aims to make it a community asset for the enjoyment and benefit of the people and visitors of Herne Bay.

### **Significant activities**

Herne Bay Pier continues to be a major attraction for both residents and visitors to the town all year round with of course the summer season being the busiest. We are still able to make our attraction free to visit which is not the case for many other piers in the country and are pleased to still be welcoming and friendly to all our visitors which is born out by the wonderful reviews we receive on Google, Trip Advisor and our own website. For the 2nd year running reviews from millions of Tripadvisor travellers have placed the Pier in the top 10% worldwide visitors attractions.

The retail huts have seen almost 100% occupancy although we have seen a few changes in tenants and there is one hut currently vacant but there is always a waiting list

We delivered a busy programme of events throughout the year including a full summer of live music events in the evening, hosting the annual Herne Bay Jazz Festival once again working in conjunction with Kai Hoffman's Jazz Fest. More family fun at Easter and Halloween and our third Light Up the Night event run in collaboration with Cruse Bereavement which is proving to be more and more popular.. We followed this up at Christmas with our now annual Laser Spectacular which once again drew in the crowds. Santa took up residence in his Grotto and hundreds of Santas ran up and down the pier again all in aid of Pilgrims Hospice. We have collaborated with various local groups which included the RNLI, Pilgrims Hospice and The League of Friends of the Kent & Canterbury Hospital.

The Lord Mayor and Lady Mayoress hosted a successful fundraiser on the pier in aid of the Lady Mayoress's Charity in July which was attended by many chain wearing guests who enjoyed riding on the carousel and entertainment from the Up the Creek Ukulele Players.

Yet again we are indebted to the tireless efforts of our wonderful band of volunteers who steward at our events and the Pier Crew who carry out weekly maintenance and repairs and are supported by our trustees.

The new planters have brightened up the pier (thanks to Glen and Alison for their help with these). We have installed many more plaques this year and the demand is increasing with new applications coming in every week. It is wonderful to hear how much the pier has mattered to so many people over the years.

The pier has once again been used as a film location several times throughout the year although very often we are subject to an NDA so are not able to disclose any juicy details.

As agreed we have extended our accounting year until the end of February 2025 which now aligns with our annual invoicing and activities which run from 1st March.

Our wholly owned trading subsidiary, Herne Bay Pier Enterprises Limited, has donated to the charity 100% of its profits for the extended period to 28th February 2025, which amounted to £19,611 (year to 31st October 2023: £39,769).

### **Public benefit**

The Trustees have had regard to the Charity Commission's guidance on Public benefit.

Report of the Trustees  
for the Period 1 November 2023 to 28 February 2025

## **FINANCIAL REVIEW**

### **Financial position**

The Trust funds at 28th February 2025 were as follows:

Current account £79,281 (31st October 2023: £57,861)  
Events/maintenance £8,304 (31st October 2023: £8,304)  
Petty Cash £93 (31st October 2023: £9)  
Tenants deposits £5,768 (31st October 2023: £5,276)  
Reserve Account £54,890 (31st October 2023: £54,910)  
Total £148,336 (31st October 2023: £126,360)

The Trusts aim is to keep the Reserve Account at a minimum of £40k to enable the Trust to cope with any major incidents e.g. Fire, Gales, and Vandalism.

The Trustees are taking all possible steps to alleviate any impact on the Charity's operations as far as possible. However, the Trustees cannot reasonably estimate the impact any unknown events may have on the Charity's financial position, results of operations or cash flows in the future.

### **FUTURE PLANS**

The Trust has various projects to enhance the Pier and the experience for the public and these include the following some of which are ongoing:

1. The weatherproof canopy to cover the seating area in front of the stage is still being considered and we have had constructive communication and discussions over design and cost.
2. A large LCD screen to enable live events and films to be shown. This remains on our wishlist but would require substantial funding
3. The addition of windshield screens around the food court area remains on our wishlist
4. The idea of storage batteries to store the excess electricity generated from our solar panels has been revisited and we are unsure if this is the best way forward due to reports on the safety of these batteries concerning fire risks. We feel the better way forward is to obtain the best prices for the export of any excess and following an idea put forward by a member we are now in the process of setting up a working party to investigate the possibility of contacting the larger power companies to explore any interest they may have in working with us on potential eco power projects
5. The addition of a larger hut at the end of the Pier is now going forward for planning. The costs for this project have been estimated in the region of £35,000. We recently made a bid to Canterbury City Council for funds from the Strategic Grant fund but were unsuccessful on this occasion but we are continually on the look out for any funding where we can match their criteria
6. The addition of further huts to maximise all the space on the Pier also remains on the wishlist.
7. We will be looking at the provision of disabled portaloos
8. We will continue to actively seek funding opportunities to enable the above
9. The board has agreed that we will extend our accounting year until the end of February 2025 which will align our annual invoicing and activities which run from 1st March

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies act 2006.

The organisation is a charitable company limited by guarantee, incorporated on 29 July 2008 and registered as a charity on 25 February 2009.

### **Charity constitution**

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 each.

### **Recruitment and appointment of new trustees**

The directors of the company are also charity trustees for the purposes of charity law. Regular trustee skills audits are carried out to identify the resources available within the Committee and gaps addressed through training and by seeking new members with the requisite experience.

The Canterbury City Council in their position as landlord can install up to two Trustees to the Board, but at the moment all Trustees have been elected by the membership or co-opted by the Board.

## **REFERENCE AND ADMINISTRATIVE DETAILS**

### **Registered Company number**

06659140 (England and Wales)

Herne Bay Pier Trust (Registered number: 06659140)

Report of the Trustees  
for the Period 1 November 2023 to 28 February 2025

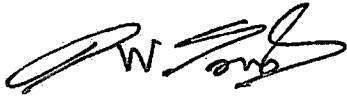
Registered Charity number  
1128253

Registered office  
The Pier Office  
Central Parade  
Herne Bay  
Kent  
CT6 5JN

Trustees  
Mrs L M Blake Director  
Mrs L S Hackwith Director (resigned 16.3.24)  
Miss S P Halfpenny Director  
D W Townsend Director  
S C Welsh Director (resigned 9.9.24)  
Ms J White Director (resigned 1.11.23)  
C F Austin Director  
Ms D Sullivan Director (resigned 1.11.23)  
Ms A J Browning Trustee (resigned 22.3.25)  
M P Tucker Trustee (appointed 11.2.24)  
M P Scott Trustee (appointed 16.1.25) (resigned 21.5.25)

Independent Examiner  
Allan Mclean Reid  
McLean Reid  
Chartered Accountants  
1 Forstal Road  
Aylesford  
Kent  
ME20 7AU

Approved by order of the board of trustees on 18 September 2025 and signed on its behalf by:

A handwritten signature in black ink, appearing to be 'D W Townsend', written in a cursive style.

D W Townsend - Trustee

Independent Examiner's Report to the Trustees of  
Herne Bay Pier Trust

**Independent examiner's report to the trustees of Herne Bay Pier Trust ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the period 1 November 2023 to 28 February 2025.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

**Independent examiner's statement**

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

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.



Allan McLean Reid  
The Institute of Chartered Accountants in England and Wales

McLean Reid  
Chartered Accountants  
1 Forstal Road  
Aylesford  
Kent  
ME20 7AU

19 September 2025

# Herne Bay Pier Trust

## Statement of Financial Activities for the Period 1 November 2023 to 28 February 2025

			Period 1.11.23 to 28.2.25 Total funds £	Year Ended 31.10.23 Total funds £
	Notes	Unrestricted funds £	Restricted funds £	
<b>INCOME AND ENDOWMENTS FROM</b>				
Donations and legacies		29,062	-	45,448
<b>Charitable activities</b>				
Rental activities		26,716	-	22,216
Beach huts		102,355	-	103,718
Other income		11	-	835
Other trading activities	2	-	-	661
Investment income	3	143	-	60
Other income		2,520	-	910
<b>Total</b>		<u>160,807</u>	<u>-</u>	<u>173,848</u>
<b>EXPENDITURE ON</b>				
<b>Charitable activities</b>				
Beach huts		28,127	-	21,323
Charitable activities		71,364	-	53,035
Support costs		44,639	-	28,545
Governance costs		3,606	-	3,125
Event costs		915	-	2,534
<b>Total</b>		<u>148,651</u>	<u>-</u>	<u>108,562</u>
<b>NET INCOME</b>		12,156	-	65,286
<b>RECONCILIATION OF FUNDS</b>				
Total funds brought forward		241,871	-	176,585
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>254,027</u>	<u>-</u>	<u>241,871</u>

The notes form part of these financial statements

Herne Bay Pier Trust (Registered number: 06659140)

Balance Sheet  
28 February 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2023 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	7	12,478	-	12,478	25,619
Investments	8	100	-	100	100
		<u>12,578</u>	<u>-</u>	<u>12,578</u>	<u>25,719</u>
<b>CURRENT ASSETS</b>					
Debtors	9	107,811	-	107,811	100,895
Cash at bank and in hand		148,336	-	148,336	126,360
		<u>256,147</u>	<u>-</u>	<u>256,147</u>	<u>227,255</u>
<b>CREDITORS</b>					
Amounts falling due within one year	10	(14,698)	-	(14,698)	(11,103)
<b>NET CURRENT ASSETS</b>		<u>241,449</u>	<u>-</u>	<u>241,449</u>	<u>216,152</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>254,027</u>	<u>-</u>	<u>254,027</u>	<u>241,871</u>
<b>NET ASSETS</b>		<u>254,027</u>	<u>-</u>	<u>254,027</u>	<u>241,871</u>
<b>FUNDS</b>	12				
Unrestricted funds				254,027	241,871
<b>TOTAL FUNDS</b>				<u>254,027</u>	<u>241,871</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 28 February 2025.

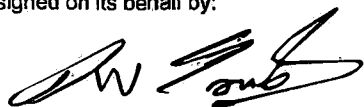
The members have not required the company to obtain an audit of its financial statements for the period ended 28 February 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

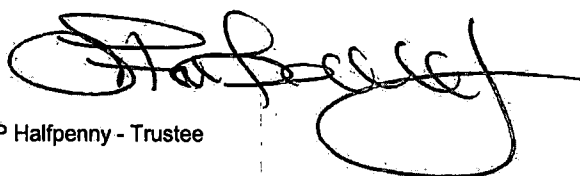
- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees and authorised for issue on 18 September 2025 and were signed on its behalf by:



D W Townsend - Trustee



S P Halfpenny - Trustee

The notes form part of these financial statements



## Herne Bay Pier Trust

### Notes to the Financial Statements for the Period 1 November 2023 to 28 February 2025

#### **1. ACCOUNTING POLICIES**

##### **Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the 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 (FRS102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities; Statement of Recommended Practice effective from 1 April 2005 which has been withdrawn.

##### **Income recognition**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Beach rental and related income is recognised in the period when the service is provided.

Income from grants is recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

##### **Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

-costs of raising funds includes costs of fundraising and other trading activities;

-expenditure on charitable activities includes costs of running and maintaining the pier and support costs required to sustain and implement the charity's objects and relating support costs.

-governance costs are general costs which have been incurred in order for the charity to operate effectively and to generate the information required for public accountability.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery - 20% on cost

##### **Taxation**

The charity is exempt from corporation tax on its charitable activities.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

# Herne Bay Pier Trust

## Notes to the Financial Statements - continued for the Period 1 November 2023 to 28 February 2025

### 1. **ACCOUNTING POLICIES - continued**

#### **Fund accounting**

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

### 2. **OTHER TRADING ACTIVITIES**

	Period 1.11.23 to 28.2.25 £	Year Ended 31.10.23 £
Fundraising events	-	661
	<u>          </u>	<u>          </u>

### 3. **INVESTMENT INCOME**

	Period 1.11.23 to 28.2.25 £	Year Ended 31.10.23 £
Deposit account interest	143	60
	<u>          </u>	<u>          </u>

### 4. **NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging/(crediting):

	Period 1.11.23 to 28.2.25 £	Year Ended 31.10.23 £
Depreciation - owned assets	21,773	20,536
Surplus on disposal of fixed assets	-	(360)
	<u>          </u>	<u>          </u>

### 5. **TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the period ended 28 February 2025 nor for the year ended 31 October 2023.

#### **Trustees' expenses**

During the year the amount reimbursed to 2 trustees for expenses relating to administrative costs and the purchase of equipment incurred on behalf of the charity was £440 (2023: 4 trustees £1,569).

### 6. **COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	45,448	-	45,448
<b>Charitable activities</b>			
Rental activities	22,216	-	22,216
Beach huts	103,718	-	103,718
Other income	835	-	835
Other trading activities	661	-	661
Investment income	60	-	60
Other income	910	-	910
<b>Total</b>	<u>173,848</u>	<u>-</u>	<u>173,848</u>

#### **EXPENDITURE ON**

# Herne Bay Pier Trust

## Notes to the Financial Statements - continued for the Period 1 November 2023 to 28 February 2025

### 6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
<b>Charitable activities</b>			
Beach huts	21,323	-	21,323
Charitable activities	53,035	-	53,035
Support costs	28,545	-	28,545
Governance costs	3,125	-	3,125
Event costs	1,548	986	2,534
<b>Total</b>	<b>107,576</b>	<b>986</b>	<b>108,562</b>
 <b>NET INCOME/(EXPENDITURE)</b>	 66,272	 (986)	 65,286
 <b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	175,599	986	176,585
 <b>TOTAL FUNDS CARRIED FORWARD</b>	 <b>241,871</b>	 <b>-</b>	 <b>241,871</b>

### 7. TANGIBLE FIXED ASSETS

	Plant and machinery £
<b>COST</b>	
At 1 November 2023	443,185
Additions	8,632
At 28 February 2025	451,817
<b>DEPRECIATION</b>	
At 1 November 2023	417,566
Charge for year	21,773
At 28 February 2025	439,339
<b>NET BOOK VALUE</b>	
At 28 February 2025	12,478
At 31 October 2023	25,619

### 8. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
<b>MARKET VALUE</b>	
At 1 November 2023 and 28 February 2025	100
<b>NET BOOK VALUE</b>	
At 28 February 2025	100
At 31 October 2023	100

There were no investment assets outside the UK.

# Herne Bay Pier Trust

## Notes to the Financial Statements - continued for the Period 1 November 2023 to 28 February 2025

### **9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2025	2023
	£	£
Trade debtors	3,680	36,234
Amounts owed by group undertakings	83,231	63,620
Other debtors	-	128
Prepayments and accrued income	20,900	913
	<u>107,811</u>	<u>100,895</u>

### **10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2025	2023
	£	£
Trade creditors	1,597	968
Other creditors	7,437	4,991
Deferred income	434	869
Accrued expenses	5,230	4,275
	<u>14,698</u>	<u>11,103</u>

### **11. LEASING AGREEMENTS**

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2025	2023
	£	£
Within one year	20,000	20,000
Between one and five years	80,000	80,000
In more than five years	80,000	100,000
	<u>180,000</u>	<u>200,000</u>

The leasing commitments relate to a rental agreement which is due to expire in March 2034 at £20,000 per annum.

### **12. MOVEMENT IN FUNDS**

	At 1.11.23 £	Net movement in funds £	At 28.2.25 £
<b>Unrestricted funds</b>			
General fund	241,871	12,156	254,027
	<u>241,871</u>	<u>12,156</u>	<u>254,027</u>
<b>TOTAL FUNDS</b>	<u>241,871</u>	<u>12,156</u>	<u>254,027</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	160,807	(148,651)	12,156
	<u>160,807</u>	<u>(148,651)</u>	<u>12,156</u>
<b>TOTAL FUNDS</b>	<u>160,807</u>	<u>(148,651)</u>	<u>12,156</u>

## Herne Bay Pier Trust

### Notes to the Financial Statements - continued for the Period 1 November 2023 to 28 February 2025

#### 12. MOVEMENT IN FUNDS - continued

##### Comparatives for movement in funds

	At 1.11.22 £	Net movement in funds £	At 31.10.23 £
<b>Unrestricted funds</b>			
General fund	175,599	66,272	241,871
<b>Restricted funds</b>			
Platinum Jubilee grant	986	(986)	-
<b>TOTAL FUNDS</b>	<u>176,585</u>	<u>65,286</u>	<u>241,871</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	173,848	(107,576)	66,272
<b>Restricted funds</b>			
Platinum Jubilee grant	-	(986)	(986)
<b>TOTAL FUNDS</b>	<u>173,848</u>	<u>(108,562)</u>	<u>65,286</u>

The Platinum Jubilee grant was provided to fund the Jubilee celebrations and providing additional lighting for the pier.

#### 13. RELATED PARTY DISCLOSURES

See note 5 for trustees expenses paid during the year.

Miss S P Halfpenny is also a trustee of Herne Bay in Bloom. The trustees do not consider there is a conflict of interest with this appointment.

#### 14. GOING CONCERN

No material uncertainties that may cast significant doubt about the ability of the company to continue as a going concern have been identified by the trustees.