

Accountancy Solutions

Manvers Lake and Dearne Valley Trust Limited

Financial statements for the
year ended 31st January 2023

Charity number: 1150159
Registered England and Wales

Company number: 07521620
Company limited by guarantee

Manvers Lake and Dearne Valley Trust Limited
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for the year ended 31st January 2023

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Manvers Lake and Dearne Valley Trust Limited
Administrative details
for the year ended 31st January 2023

Registered Charity number	1150159
Registered Company number	07521620
Directors (Trustees)	Christopher Hawkesworth Mark Benton Mr Christopher Wordsworth Mrs Maria Rodgers - Retired
Company Secretary	Mark Benton
Principle address	The Boat House Station Road Rotherham Station Road S63 7DG
Bankers	HSBC Bank Plc. 35 College St, Rotherham S65 1AF
Independent Examiner	Heera Singh FMAAT HSL Accountancy Solutions Enterprise House 61a Carr House Doncaster DN1 2BY

Manvers Lake and Dearne Valley Trust Limited
The Directors (trustees) present their annual report
for the year ended 31st January 2023

The trustees, are also directors of the charity for the purposes of the Companies Act, submit their annual report and financial statements for the year ended 31st January 2023.

Exemptions

The trustees have taken advantage of the exemptions available to small companies, including the audit exemption (see statement on balance sheet).

Structure, governance and management

The Organisation is operated under the rules of its memorandum and articles of association, adopted on 8th February 2011 and last updated on 12th December 2012.

Organisational structure

The organisations is a company limited by guarantee, and has no share capital. The Directors liability is limited to £1. The organisation also a registered Charity from 13th December 2012. The overall management of the organisation is the responsibility of the trustees who are appointed under the terms of the governing document.

Aims and objectives

To promote community participation in healthy recreation in safe and pleasant surroundings in an environmentally sustainable manner by providing facilities for canoeing, cycling, running, sailing, swimming, angling, triathlon, quadrathlon, stand-up-paddle boarding [SUP], model boating, and windsurfing to the communities of Rotherham, Doncaster, Barnsley and the surrounding areas.

Public Benefit Statement

The trustees of Manvers Lake and Dearne Valley Trust ["Trust"] confirm that they have complied with their duty under section 17(5) of the Charities Act 2011 to have regard to the Charity Commission's guidance on public benefit and that the public benefit requirement has informed the activities of the Trust in the year to January 31st 2023.

The Manvers Lake and Dearne Valley Trust Ltd [Trust] is the umbrella organisation of all Boathouse, Manvers Lake and most Parkland activities. To this end it has close and common links with 3 other limited liability companies all of which are "Not for profit" companies without a share holding and limited by guarantee. Any surpluses from these companies are donated to the Trust. The Trust has close links to the community through its partnership with The Dearne Valley College (RNN Group) and Rotherham Borough Council both of whom have board voting representation.

Summary of Main Activities

The core activities of the Trust are:

- Maintaining and developing the Boathouse, Manvers Lake and surrounding park land.
- Ensuring that the general public can use the permissive paths and other lands surrounding the lake in a clean clear and safe manner.
- Delivery of a comprehensive year-round programme of sporting, fitness and general well-being activities
- Providing an Outreach Programme to schools and other group users of our facilities
- Offering support and advice to the public on matters related to water sports and other associated sports.
- Offering a venue for education and training for all 3 "Blue light" services, the NHS, Universities, Companies and Educational establishments.

Our philosophy is to offer access to all regardless of personal circumstances, race, gender, ability, or faith. The Trust operates mainly in Rotherham, Doncaster, and Barnsley. However, visitors do come from further afield. The weekly Club programme is open to all members and some of the weekly program is open to all others, this includes non-members and disabled athletes who regularly take part in our programmes.

The Lake and the Boathouse provides a focus for our activities and it is estimated that the lake attracted over 400,000 visitors this year, most taking part in some form of active recreation. Manvers Waterfront Boat Club members now number nearly 2400. These and other boathouse users account for over 55,000 of visits. Members use the facilities for Canoeing, Kayaking, SUP [Stand-up-paddle-boarding], Dragon Boating, Cycling, Running, Sailing, Open Water Swimming, Triathlon, Quadrathlon, Angling, Model Boating, Walking and Windsurfing, plus, associated social, training and educational sessions. Fees are charged for club membership, but these are kept at a low level.

The Trust wishes to be an example of best practice and to this end it is affiliated via the Linked Manvers Waterfront Boat Club [Club] and is signed up to the policies of: Sport England, British Canoeing, British Triathlon, British Swimming, Royal Yachting Association, The Angling Trust, British Athletics, British Quadrathlon Association, British Dragon Boating Association [BDA], AALA and RoSPA.

Summary of Main Activities (Continued)

The Trust and Club are supported by and have close links with Sport England, South Yorkshire County Sports Partnership, the Environment Agency, The Canal and River Trust, Rotherham, Barnsley and Doncaster Councils, MPs and Councillors, The South Yorkshire Police, Ambulance and Fire & Rescue Services and regional NHS.

The Trust and Club provide training courses for members and volunteers in for example: Coaching, Disability Awareness, Child Protection, and Health and Safety issues. Key personnel are DBS checked. Club members have continued to use the facilities and the café has remained open as a “Takeaway” within government guidelines.

Key achievements for 2022- 23

Most activities have returned after the pandemic.

The good weather in the summer of 2022 resulted in the area around the lake being busy, which brought additional litter collection, “Anti-Social Behaviour” and other management issues. The activities at the club and have continued throughout this year. The café offer is that of a takeaway using the lake view room for the extra space and the toilets have remained open.

Freehold Sale.

The Trust works towards completing the sale of the golf club freehold.

Environment Agency land leased.

The Trust has agree to continue with the with the lease from Environment Agency for approximately 2 km of Fishing and boating rights on a stretch of the River Dearne at Darfield and the River Don at Kilnhurst. The water, approximately 2 km at each site includes access to and along the river banks.

British Canoeing lease surrender.

At the request of the Trust the board of British Canoeing agreed to surrender the lease then transfer and merge the British Canoe Union 2008 Lease of the lake and original boat house into the ownership of the Trust. Legal details are on-going for all matters to be completed during 2023.

Hoober Homes Land Exchange.

The Trust and Hoober homes that are developing the old garden centre agreed to transfer a couple of parcels of land. This was completed within the year when the development of eth homes are complete a triangle of land (green space) will be handed over to the trust.

Boat Store Annex Phase 5 and 6

Planning permission was granted for the development for additional space in accordance with the planning permission on the ground floor and a change of use of the first floor to form a meeting room/social space. Phase 5 has been completed and we look forward to planning and delivering phase 6.

Land and buildings ownership and management

The Freehold of various plots of land to the North of Manvers Way, the South side of the Lake between the RSPB in the West to Station Road in the East, were transferred to the Trust in 2015. The Trust maintains the land and manages the collection of an “Estate” service charge and Freehold levy from applicable lessees. The money raised is a ring-fenced contribution to the on-going maintenance of specific geographical areas and facilities open to the public. After the pandemic local footfall onto the “Estate” remains higher that it was and as a consequence a significant amount of additional resource has had to be put into not only dealing with practical site issues such as grass cutting, litter removal, dog faeces, reed removal, bridge repairs, and anti-social behaviour but, also into handling ongoing leaseholder and residents queries.

Estate services delivery.

Delivery of “Estate” services is mainly achieved by working in partnership with volunteers from the club, other organisations such as local litter picking groups and the Manvers Lake and Dearne Valley Trading Ltd. “Trading” the operational delivery arm of the Trust. We all work together to ensure the lake and surrounding parkland is well maintained, safe and kept clean and tidy. We strive to deliver good value for money for managing this space for the local community and lake visitors.

One on-going big issue is site inconsistencies. It should not be forgotten that this whole site was remediated and regenerated out of the Manvers Main Colliery and Wath coking works. Though now decontaminated and fully built up there is a jigsaw historical legacy of Leases and freeholds. Working with all appropriate partners the Trust is attempting on a once and for all basis to identify anomalies, thence to clean up, merge and rectify. This effort has proved to be more complex, lengthy and costly than anticipated and though much has been achieved it will be ongoing for at least the coming year.

Visitors to Manvers Lake

The number of visitors to Manvers Lake and the reason for their visits are recorded daily. Using these statistics, it is possible to estimate that the lake has attracted approximately 450,000 visitors during the year.

We record the number of people that use the building, this includes club member visits (40K), café users (50k), people that hire rooms etc (10k). This was just over 50,000 in the year.

All that the trust and its linked companies have achieved last year would not have been possible without the support of employees, the club members, volunteers, donors, affiliates, local residents, committee, directors and trustees.

Environment Agency and blue light services

These continue to use the lake for testing equipment and training using the lake environment. Also Manvers saw an increase in water rescue training in partnership of ISAR Training using the lake and rooms.

AALA

The Trust provides Outdoor Adventurous Activities to young persons and holds the requisite AALA license so that it can arrange activities for under 18s who are not members of the club.

Websites

The Trust and the Club operates three websites. These continue to develop and offer both club members and the general public information.

Café

The café provides light snacks and drinks to Boathouse and lake users. Because of Covid-19 regulations the inside facilities have been out of use for 11 months with a take away service operating when Covid-19 guidelines allowed.

Dearne Valley College – RNN

The strategic partnership with the College continues to grow and develop. The Trust sees this partnership and its future as extremely beneficial to both parties. The rural environment of the lake compliments the urban environment of the college. Hence the college can offer additional education and sporting opportunities to their students and the Trust and the Club can offer a pathway into participation coaching and management of several sports.

Reserve Policy

Given the relative stability and wide spread of income the trustees feel that a minimum of 3 months running costs would be sufficient to be kept in reserve. We have achieved this and will continue with this policy. Reserves during the year have increased to 4 months and will be subject to annual and seasonal review and will be increased further as appropriate to reflect changes in turnover and liabilities.

Financial review of the year

During the year the trustees feel the organisation has performed well coming out of the pandemic.

Risk management

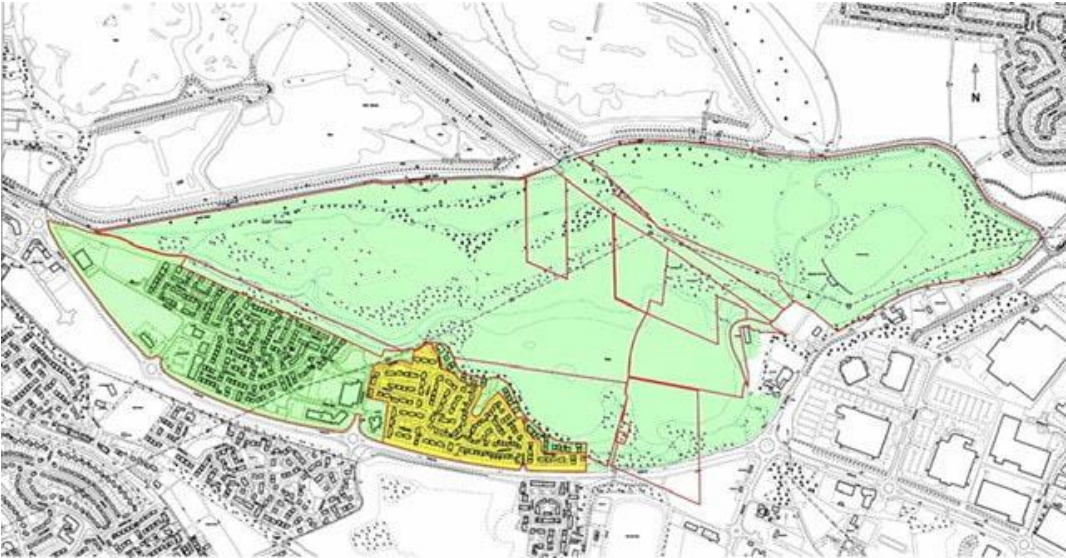
The trustees have assessed the major risks to which the charity is exposed and are satisfied that adequate and appropriate systems are in place to mitigate the exposure to both financial and other risks.

Land Ownership

The Trust, now has the Freehold ownership of Manvers lake, the southside of the lake and land around the boathouse. Coloured Green on the Map below.

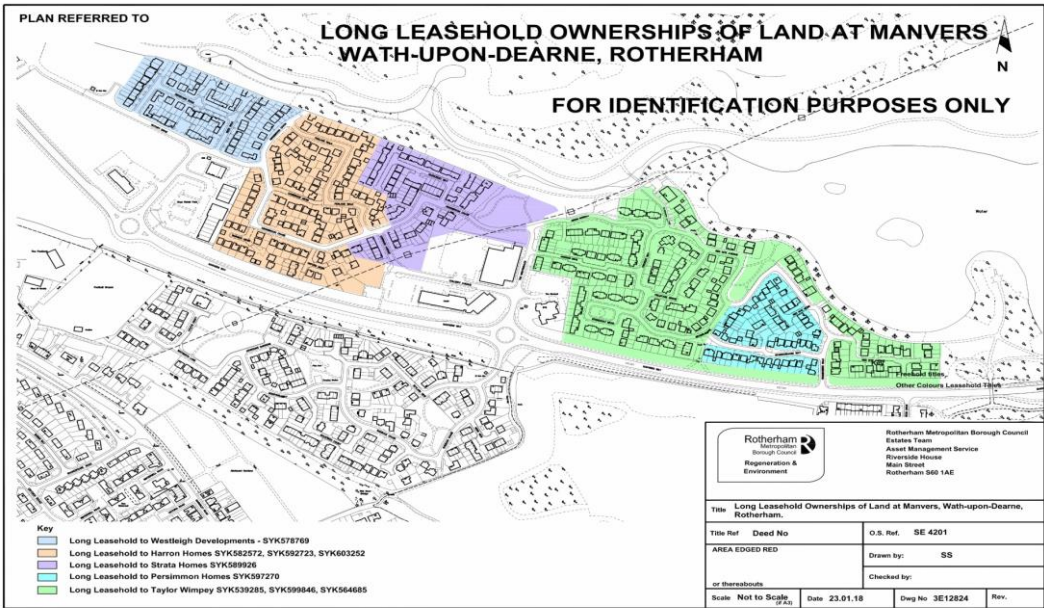
A “Estate” levy is paid by residents and business occupiers towards maintenance of this area. Known as “The Southside”. The Trust annually reports and publishes an abstract of these accounts to tenants and hosts an annual budget review meeting each autumn.

Freehold Map for Identification only.



Green– Trust land Freehold.
Yellow - Avon Ground Rents

Residential Leasehold Plans.



Note the Harron and Strata plots is now in trust ownership.

Plans for the future

There is still much work to be done by the Trust. Grant aid nationally appears to be reducing, hence limiting potential grant aid for projects that we wish to undertake. Therefore patience, saving and fund raising is needed in equal measure.

Statement of Directors and Trustees' responsibilities

The trustees (who are also the directors of the Company for the purposes of company law) 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).

Company law 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 charitable company and the group and of the incoming resources and application of resources, including the income and expenditure of the charitable company and the group 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;
- make judgements and 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and of the group 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 charitable company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees declare that they have approved the above report. Signed on behalf of the trustees

Signed:



Name and position: Chris Hawkesworth, Director

Date: 27th February 2023

Signed:



Name and position: Mark Benton, Director

Date: 27th February 2023

**Independent examiners report to the trustees of
Manvers Lake and Dearne Valley Trust Limited
for the year ended 31st January 2023**

I report on the financial statements of the Manvers Lake and Dearne Valley Trust Limited for the period ended 31st January 2023 which are set out on pages 8 to 13.

Respective responsibilities of trustees and examiner

The charity's trustees (who are also the directors of the Company for the purposes of company law) are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that, in any material respect, the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities:

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Mr Heera Singh FMAAT
HSL Accountancy Solutions Ltd
Enterprise House
61a Carr House
Doncaster
DN1 2BY

Date: 27th February 2023

Manvers Lake and Dearne Valley Trust Limited
Statement of Financial Activities (Incorporating the Income and Expenditure Account)
for the year ended 31st January 2023

	Unrestricted Funds	Restricted Funds	Total 2023	Total 2022
	£	£	£	£
Income and endowments from:				
Grants and donations	191,172	0	191,172	217,581
Charitable activities	56,992	0	56,992	52,071
Other	17,749	0	17,749	3,355
Total	265,912	0	265,912	273,006
Expenditure on:				
Raising funds	3,488	0	3,488	315
Charitable activities	153,685	3,076	156,761	130,109
Other				
Total	157,173	3,076	160,249	130,424
Net income/(expenditure)	108,740	-3,076	105,664	142,582
Total funds brought forward	471,169	307,580	778,750	636,168
Prior year adjustment	0	0	0	0
Total funds carried forward	579,909	304,504	884,413	778,750

The Statement of Financial Activities includes all gains and losses in the year and therefore a statement of total recognised gains and losses has not been prepared. All the above amounts relate to continuing activities.

Manvers Lake and Dearne Valley Trust Limited
Balance sheet
As at 31st January 2023

	Notes	2023 £	2022 £
Fixed Assets		819,969	543,887
Current Assets			
Debtors		70,179	112,669
Cash at bank & in hand		84,830	122,794
		<u>155,009</u>	<u>235,463</u>
Current Liabilities			
Creditors - amounts due within one year		<u>-21,172</u>	<u>-600</u>
Net current assets		133,837	234,863
Long Term Liabilities			
Creditors - amounts due after one year		-69,392	0
Net assets		<u>884,413</u>	<u>778,750</u>
Funds of the company			
Unrestricted Funds		579,909	471,169
Restricted Funds		304,504	307,580
Total funds		<u>884,413</u>	<u>778,750</u>

For the year ended 31st January 2023, the company is entitled to the audit exemption under section 477 (2) of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- a) ensuring the company keeps accounting records which comply with section 386; and
- b) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and its profit or loss for the financial year, in accordance with the requirement of the companies Act 2006 relating to accounts, so far as is applicable to the company.


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

The directors declare that they have approved the accounts above.

Signed on behalf of the company's directors:

Signed: 
Name and position: Chris Hawkesworth, Director

Date: 27th February 2023

Signed: 
Name and position: Mark Benton, Director

Date: 27th February 2023

1. Accounting policies

1.1.1. Basis of preparation

These accounts (financial statements) have been prepared under the historic cost convention, with items recognised at cost or transaction value, unless otherwise stated in the relevant note(s), in accordance with:

- The Charities Act 2011
- The Companies Act 2006
- The Financial Reporting Standard applicable in the UK and the Republic of Ireland: FRS102
- Accounting & Reporting by Charities: Statement of Recommended Practice (Charities SORP FRS102) (effective January 2015)

1.1.2. The charity meets the definition of a public benefit entity as defined by FRS 102

1.1.3. The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

1.2. Incoming resources

These are included in the Statement of Financial Activities. Incoming resources are recognised when:

- the company becomes entitled to the resources
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability

Where incoming resources have related expenditure (as with fund-raising or contract income) the incoming resources and related expenditure are reported gross in the Statement of Financial Activities.

Grants and donations are only included in the Statement of Financial Activities when the company has unconditional entitlement to the resources.

Contractual income is only included in the Statement of Financial Activities once the related goods or performance related services have been delivered. Investment income is included in the accounts when receivable.

1.3. Expenditure

Expenditure is charged to the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered. Expenditure is classified under headings that aggregate all costs related to that category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Charitable expenditure comprises those costs incurred in the delivery of the charity's activities and services for its beneficiaries, including both direct and support costs. The expenditure has been analysed but usage. Professional fees include those costs associated with meeting constitutional and statutory requirements, including Accountancy fees.

1.4. Fund accounting

Restricted funds are funds received from donors which are subject to restrictions on the purposes for which they may be used of which have been raised for a specific project. Unrestricted funds are those where there are no externally imposed restrictions. These include funds freely available to the charity for expenditure or appropriation to reserves for internally designated purposes.

1.5 Assets

Tangible assets are capitalised if they can be used for more than one year, and cost at least £250. They are valued at cost, or, if gifted, at the value to the company on receipt.

The rates applicable are;

Kitchen furniture and equipment	20% Straight line
Furniture	20% Straight line
Land and buildings	1% Reducing balance

1.6. Debtors

Debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

1.7. Cash

Cash comprises bank deposits repayable on demand and any short-term highly liquid investments with a maturity date of three months or less from the date of acquisition or opening of the deposit or similar account.

1.8. Creditors

Creditors 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 are normally recognised at their settlement amount, usually the invoice amount. Accrued charges are normally valued at their settlement amount.

1.9. Taxes

The company is not VAT registered. As a Charity the company is exempt from taxation on income and gains falling within section 505 of the Taxes Act 1988 or s256 of the Taxation of chargeable gains Act section 505 of the Taxes Act 1988 or s256 of the Taxation of chargeable gains Act 1992 to the extent that these are applied to its charitable objects.

2. Income

	General Fund	Restricted Fund	Total 2023	Total 2022
	£	£	£	£
Income from:				
Affiliation fees	12,000	0	12,000	12,000
Car park income	43,936	0	43,936	38,468
Donations	179,172	0	179,172	205,581
Electricity generation	3,205	0	3,205	3,508
Facility hire and events	9,851	0	9,851	10,095
Other income	17,749	0	17,749	3,355
Total	265,912	0	265,912	273,006

3. Expenditure on

	General Fund	Restricted Fund	Total 2023	Total 2022
	£	£	£	£
Expenditure on:				
Bank charges	224	0	224	0
Building maintenance and development	11,590	0	11,590	16,668
Building security	1,360	0	1,360	130
Building sundries	300	0	300	0
Car parking machine	1,320	0	1,320	1,570
Cost of raising funds	3,488	0	3,488	315
Depreciation	9,523	3,076	12,600	8,856
Sundry	479	0	479	0
Equipment, repairs and renewals	2,705	0	2,705	1,612
Insurances	11,001	0	11,001	3,118
Office costs	1,273	0	1,273	542
Professional fees	14,412	0	14,412	6,377
Rates	1,934	0	1,934	1,416
Telephone and internet	1,850	0	1,850	724
Utilities	15,201	0	15,201	9,041
Volunteers hours	80,000	0	80,000	80,000
Volunteer expenses	514	0	514	57
Total	157,173	3,076	160,249	130,424

Manvers Lake and Dearne Valley Trust Limited
Notes to the financial statements
for the year ended 31st January 2023

4. Tangible fixed assets

	Land & Buildings £	General Equipment £	Total £
Cost	575,191	19,934	595,125
Additions	283,890	4,792	288,682
Disposals			0
At 31st January 2023	859,081	24,726	883,807
Depreciation			
At 1st February 2022	35,928	15,310	51,238
Charge this period	8,156	4,443	12,599
Disposals			
At 31st January 2023	44,084	19,753	63,838
Net book value at 31st January 2023	814,996	4,972	819,969
Net book value at 31st January 2022	539,263	4,623	543,887

5. Debtors and creditors

	2023 £	2022 £
Debtors		
Prepayments	1,040	1,566
Trade debtors	69,140	111,103
	<u>70,179</u>	<u>112,669</u>
Creditors - due within one year		
Trade creditors	-767	-600
Loan repayment*	-20,405	0
	<u>-21,172</u>	<u>-600</u>
Creditors - due after one year		
Loan repayment*	69,392	0

6. Movement of funds

	Balance at 01/02/2022 £	Incoming Resources £	Expended Resources £	Transfers £	Balance at 31/01/2023 £
Unrestricted funds					
General funds	471,169	265,912	-157,173	0	579,909
Restricted funds					
Veolia Environmental Trust	32,650	0	-327	0	32,324
Coalfields Regeneration Trust	23,299	0	-233	0	23,066
Sport England	223,672	0	-2,237	0	221,435
Key Fund	27,960	0	-280	0	27,680
Total funds	778,750	265,912	-160,249	0	884,413

Veolia Environmental Trust funding was towards the building foundations.

Coalfields Regeneration Trust, Coalfields Community Enterprise Award funding was towards the construction costs of the new building

Sport England funding was a contribution towards the new building.

Key Fund who were working on behalf of "Power to Change" who are funded by The Big Lottery Fund– this was a grant towards completion of the building.

The above grant expenditure has been capitalised and will be reduced by the charge of depreciation on an annual basis.

7. Staff costs

During the financial year there were no employees. Independent contractors were engaged as and when required.

8. Trustees remuneration, benefits and expenses

Trustees received no remuneration or benefits in this period. All amounts reimbursed to trustees were in respect of expenses properly incurred.

9. In-kind contribution and third party relations

Manvers Waterfront Boat Club Limited have supported the establishment of Manvers Lake and Dearne Valley Trust Limited (The Trust), and continue to support its development. During the year the Club donated £16,343 to the Trust.

During the period of these accounts, Manvers Lake and Dearne Valley Trading Limited (Co. number 08239180) not make any repayments against the loan given to them by the Trust. £45,348 is still owed to the Trust. There is no interest to be calculated on the loan and repayments are flexible. The terms of the loan will be reviewed annually.

9. In-kind contribution and third party relations

During the period of these accounts, the Trustees recognise the support of their Volunteer. The value of their support amounts to £80,000 of donated time.

10. Building development and land ownership

The trust manages the boathouse that is currently owned by the BCU. The Board at the BCU have voted to surrender their 2008 lease to the Trust together with the disposal of the Boat House to the Trust for the nominal value of £100 plus VAT. This transfer is to take place during the next financial year.

In early 2015 TCN (uk) Ltd having developed/built out the site, and sold all the plots, wished to exit the site and in doing so they offered the Trust their residual interests in the form of their 999 year lease. This lease also included some unoccupied parcels of land, some public access land and land around the Boat House.

The expenditure that makes up the Levy is a Management Fee, Insurance, plus various onsite maintenance obligations, Litter collection, Grass cutting, hard surfaces, bridges, security and signage being examples of the main TCN (uk) Ltd outgoings.

Using the Fair Value approach, the Trustees have decided that the land has a value and should be shown as an asset of £15,000.

11. Previous year's comparison

Previous year's figures have been included where available.