

PROJECT EQUINOX

England & Wales · Charity number 1159116

Details

Status Registered

Legal form CIO

Registered 2014-11-07

Register [View on the Charity Commission register](#)

Contact

Address Abbotswood Tax & Accountancy
Trevear House
Old County Court
Alverton Terrace
Penzance
TR18 4GH

Phone 01736 363202

Email projectequinox@outlook.com

Website www.projectequinox.co.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE:-1) TO PROMOTE SOCIAL INCLUSION AMONGST PEOPLE AT RISK OF SOCIAL EXCLUSION BY REASON OF THEIR AGE, DISABILITY, ILL HEALTH OR FINANCIAL HARDSHIP, IN PARTICULAR, AMONGST VETERANS OF THE ARMED FORCES (OR OF THE MERCHANT NAVY WHO HAVE SERVED IN BRITISH MILITARY OPERATIONS), BY THE PROVISION OF LONG TERM HOUSING FOR SUCH PERSONS AND OPPORTUNITIES FOR ACTIVITIES AND INTERACTION WITH PERSONS OF A DIFFERENT DEMOGRAPHIC, IN PARTICULAR, STUDENTS FROM PLYMOUTH UNIVERSITY; AND2) TO ADVANCE EDUCATION, IN PARTICULAR, BUT WITHOUT PREJUDICE TO THE GENERALITY OF THE FOREGOING:-(A) BY ENABLING STUDENTS TO DEVELOP SKILLS AND EXPERIENCE RELEVANT TO THEIR STUDIES; AND(B) BY PUBLISHING THE RESULTS OF RESEARCH WITH A VIEW TO INFORMING AND ENHANCING GOOD PRACTICE IN MEETING THE NEEDS OF PERSONS IN CHARITABLE NEED.

Activities: During the period 01 August 2014 to 31 July 2015 this charity has been involved in partnership and site acquisition, project planning and research activity only.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Accommodation/housing, Armed Forces/emergency Service Efficiency
- **Who:** Elderly/old People, People With Disabilities, Other Defined Groups

Geography

- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£250,000	£46,320	-	-
2024-07-31	£0	£5,437	-	-
2023-07-31	£1,600	£9,188	-	-
2022-07-31	£0	£9,096	-	-
2021-07-31	£45,000	£15,501	-	-

Trustees

Name	Role	Appointed
Prof. Christopher Terence Lewis MBE FRCS	Chair	2014-04-01
DENIS WILKINS MD FRCS		2017-10-20
Laura Bowater MBE		2025-03-31
Major General Richard John Cantrill OBE MC RM		2023-04-14
Neah Jayne Boniface		2025-03-31
Stephen Tillman BEng MSc		2017-10-20

PROJECT EQUINOX

England & Wales - Charity number 1159116

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From: 01/08/24 Period start date To: 31/07/25 Period end date

Charity name: Project Equinox

Charity registration number: 1159116

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	• To promote social inclusion amongst people at risk of social exclusion by reason of their age, disability, ill health or financial hardship, in particular, amongst veterans of the Armed Forces (or of the Merchant Navy who have served in British Military operations), by the provision of long term housing for such persons and opportunities for activities and interaction with persons of a different demographic, in particular, students from The University of Plymouth, and..... • To advance education, in particular, but without prejudice to the generality of the foregoing:- ○ by enabling students to develop skills and experience relevant to their studies; and..... by publishing the results of research with a view to informing and enhancing good practice in meeting the needs of persons in charitable need.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	This period has witnessed the charity's focus upon a very suitable site in Plymouth, leading to scoping, design and costing work, and full preparation of a Planning Pre Application. All this has been achieved prior to submission of a purchase offer; the site in question is designated as an Asset of Community Value which has prevented the charity from submitting a formal purchase offer until early September 2025.
Statement confirming whether the trustees have	Para 1.18	Mindful of the Trustees' duty to protect the charity's obligation towards public benefit, we

had regard to the guidance issued by the Charity Commission on public benefit		can report that this obligation remains irrelevant at this point.
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Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Not applicable.
Policy on social investment including program related investment	Para 1.38	Not applicable.
Contribution made by volunteers	Para 1.38	Not applicable at this stage
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	As detailed above the charity has been striving to achieve the very basis for the Equinox intergenerational project, namely a suitable building. This is a prerequisite for the conduct of the Project, and until this can be achieved the charity's work cannot commence.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Not applicable.
Performance of fundraising activities against objectives set	Para 1.41	The charity has been extremely fortunate to receive continued grant support from The Kirby Laing Foundation (KLF), and its pledge to cover the cost of the above mentioned site purchase.
Investment performance against objectives	Para 1.41	Not applicable.
Other		Not applicable.

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	At the end of the period the charity has sufficient funds (and a pledge) to enable it to purchase the proposed site, but the availability of funds to cover the gap between the cost of construction and the value of the Project is currently unconfirmed. This is work in progress.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Not applicable at this stage.
Amount of reserves held	Para 1.22	Nil.
Reasons for holding zero reserves	Para 1.22	Not applicable.
Details of fund materially in deficit	Para 1.24	Not applicable.
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	The charity continues to enjoy the support of the KLF that enables it to purchase the site in question. Once secured it is envisaged that the charity will be operating in partnership with an Investment Fund who will own, fund and operate the business. At the end of this period it is apparent that the envisaged gap between Cost and Value has widened substantially due to the current economic climate. The charity has sought professional fundraising advice, and is currently looking for ways to fill this gap.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	As stated elsewhere, the charity has been supported throughout by the generosity of the KLF.
Investment policy and objectives including any social investment policy adopted	Para 1.46	Not applicable.
A description of the principal risks facing the charity	Para 1.46	As detailed above the charity faces the risk of not being able to raise sufficient funds to fill the gap between Cost and Value. The quest to acquire these funds is ongoing at the end of this period.
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Project Equinox is a CIO.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	With the advice and concurrence of Trustees the Chairman appoints Trustees according to their background, professional and specialist experience.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Not applicable.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Not applicable.
Relationship with any related parties	Para 1.51	Not applicable.
Other		Not applicable.

Reference and Administrative details

Charity name	Project Equinox
Other name the charity uses	
Registered charity number	1159116
Charity's principal address	Project Equinox, c/o Abbotswood Taxation & Accountancy Services, Trevear House, Old County Court, Alverton Terrace, PENZANCE, TR18 4GH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Prof Terence Lewis MBE FRCS	Chairman		Trustees
2	Stephen Tillman BEng, MSc , CEng, MIStructE, MICE			Trustees
3	Denis Wilkins MD FRCS			Trustees
4	Laura Bowater MBE		April 2025	Trustees
5	Neah Boniface		April 2025	Trustees
6	Major General Richard Cantrill OBE MC RM		Since Feb 2023	Trustees

Corporate trustees – names of the directors at the date the report was approved

Director name		
	NOT APPLICABLE	

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
	NOT APPLICABLE	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Not applicable.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Not applicable.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	Not applicable.

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

John Pentreath, Project Coordinator (paid on a consultancy basis).

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Not applicable.

Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	<i>Original signed</i>	
Full name(s)	CT Lewis	
Position (eg Secretary, Chair, etc)	Chairman	
Date	20th August 2025	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Project Equinox

No (if any)
1159116

Receipts and payments accounts

CC16a

For the period
from

Period start date
01/08/2024

Period end date
31/07/2025

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Kirby Laing Foundation	250,000			250,000	
		-	-		-
		-	-		-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	250,000	-	-	250,000	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total		-	-	-	-
A3 Payments					
Bank charges	62			62	54
Consultant fee for Coordinator	6,550			6,550	4,150
Expenses	432			432	9
Trustee indemnity insurance	1,069			1,069	1,069
IT	959			959	156
Events	432			432	
Brawn Consultancy	7,500			7,500	
Howells Architects	12,000			12,000	
Scan Tech Digital Ltd	11,310			11,310	
Atticus Planning	3,000			3,000	
Francis Clark VAT Consultant	1,800			1,800	
DJ Ratcliffe, Heritage	150			150	
Abbotswood Accountancy 22-23 & 23-24	1,056			1,056	
Sub total	46,320			46,320	5,437
A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	46,320				5,437
Net of receipts/(payments)	250,000				5,437
A5 Transfers between funds					
A6 Cash funds last year end	19,898				19,898
Cash funds this year end	223,578				19,898

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank Account	223,578	-	-
			-	-
			-	-
	Total cash funds	223,578	-	-
	(agree balances with receipts and payments account(s))	ok	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	Original signed	TERENCE LEWIS MBE	20-Aug-25	

Project Equinox - Year end 31st July 2025

Charity Accounts

Charity Information

Company Number CE003218
Charity Number 1159116

Registered address Trevear House
Old County Court
Alverton Terrace
Penzance
TR18 4GH

List of Trustees

Chairman : Prof. Christopher Terence Lewis

Trustees:
Laura Bowater
Neah Jayne Boniface
Major General Richard John Cantrill
Stephen Tillman
Denis Wilkins

Trustee's report

Herewith the financial accounts and report for the year ending 31st of July 2025, as prepared for the trustees to enable the necessary reporting to the Charities Commission.

Approved by

.....

date

Prof C T Lewis

Chairman

Surplus & Deficit

	2025	2024
	£	£
Donations	250,000.00	-
Accountancy fees	(1,056.00)	-
Bank charges	(56.00)	(54.00)
Conferences	(432.00)	-
Equipment expensed	(550.00)	-
Insurance	(1,069.00)	(1,069.00)
Management fees	(6,556.00)	(4,150.00)
Other Legal and Prof	(35,760.00)	-
Postage	-	(9.00)
Software	(196.00)	(156.00)
Stationery and printing	(55.00)	-
Travel and subsistence	(377.00)	-
Website costs	(213.00)	-
	<u>(46,320.00)</u>	<u>(5,437.00)</u>
	<u>203,680.00</u>	<u>(5,437.00)</u>

Statement of Financial Position

		2025	2024
		£	£
Bank	Current account	223,578	19,898
		223,578	19,898
Net assets		<u>223,578</u>	<u>19,898</u>
		£	£
Reserves	Brought forward	19,898	25,335
	Surplus/ (Deficit)	203,680	(5,437)
		223,578	19,898
Total funds		<u>223,578</u>	<u>19,898</u>

PROJECT EQUINOX

England & Wales - Charity number 1159116

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From: 01/08/23 Period start date To: 31/07/24 Period end date

Charity name: Project Equinox

Charity registration number: 1159116

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	• To promote social inclusion amongst people at risk of social exclusion by reason of their age, disability, ill health or financial hardship, in particular, amongst veterans of the Armed Forces (or of the Merchant Navy who have served in British Military operations), by the provision of long term housing for such persons and opportunities for activities and interaction with persons of a different demographic, in particular, students from The University of Plymouth, and..... • To advance education, in particular, but without prejudice to the generality of the foregoing:- ○ by enabling students to develop skills and experience relevant to their studies; and..... by publishing the results of research with a view to informing and enhancing good practice in meeting the needs of persons in charitable need.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Following the disappointment of a highly suitable site falling out of our reach in the previous period, this period has been spent in the resumed search for an alternative. Several promising sites have been identified, and assessed for feasibility. Some have been sites for demolition of an existing building, followed by a bespoke build, and some have been existing buildings for renovation, and conversion to Project Equinox specifications. This process has taken a huge amount of time and effort, and progress has been frustratingly

		slow. The end of the period witnessed us again being runners up in our pitch to acquire two ideal sites in succession.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Mindful of the Trustees' duty to protect the charity's obligation towards public benefit, we can report that this obligation remains irrelevant at this point.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Not applicable.
Policy on social investment including program related investment	Para 1.38	Not applicable.
Contribution made by volunteers	Para 1.38	Not applicable at this stage
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	As detailed above, this charity remains in the position of seeking out and securing a suitable site for this long awaited Project. For three years in succession we have come close to securing such sites, only to be thwarted at the eleventh hour, each time. Another year has been spent seeking this elusive site, but although time has been wasted, we have advanced substantially in terms of the input of specialist Trustee expertise, and assistance. This has led to the provision of pro bono architectural expertise and advice, enabling us to compete (for a site) more realistically. We have therefore not wasted any funds in this regard, during this period.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Not applicable.
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Performance of fundraising activities against objectives set	Para 1.41	Not applicable.
Investment performance against objectives	Para 1.41	Not applicable.
Other		Not applicable.

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	At the end of the period the Project retains sufficient funds to enable it continue with its quest, with more pledged funds available as and when required.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Not applicable at this stage.
Amount of reserves held	Para 1.22	Nil.
Reasons for holding zero reserves	Para 1.22	Not applicable.
Details of fund materially in deficit	Para 1.24	Not applicable.
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	There are no uncertainties about the Project's financial viability. We are most fortunate to have enjoyed the continued support of The Kirby Laing Foundation (KLF) that has funded our work and pledged to support us when we are in a position to secure a site. When we do secure a site we will be operating in partnership with a major Housing Association who will own, fund and operate the business.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	As stated elsewhere, we have been supported throughout by the generosity of the KLF.
Investment policy and objectives including any social investment policy adopted	Para 1.46	Not applicable.
A description of the principal risks facing the charity	Para 1.46	Not applicable.
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Project Equinox is a CIO.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	With the advice and concurrence of Trustees the Chairman appoints Trustees according to their background, professional and specialist experience.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Not applicable.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Not applicable.
Relationship with any related parties	Para 1.51	Not applicable.
Other		Not applicable.

Reference and Administrative details

Charity name	Project Equinox
Other name the charity uses	
Registered charity number	1159116
Charity's principal address	Project Equinox, c/o Abbotswood Taxation & Accountancy Services, Trevear House, Old County Court, Alverton Terrace, PENZANCE, TR18 4GH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Prof Terence Lewis MBE FRCS	Chairman		Trustees
2	Stephen Tillman BEng, MSc , CEng, MIStructE, MICE			Trustees
3	Denis Wilkins MD FRCS			Trustees
4	Peter Girling MBE		Since Oct 2022	Trustees
5	Chris Phillips		Since Oct 2022	Trustees
6	Major General Richard Cantrill OBE MC RM		Since Feb 2023	Trustees

Corporate trustees – names of the directors at the date the report was approved

Director name		
	NOT APPLICABLE	

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
	NOT APPLICABLE	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Not applicable.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Not applicable.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	Not applicable.

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

John Pentreath, Project Coordinator (paid on a consultancy basis).

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Not applicable.

Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	<i>Original signed</i>	
Full name(s)	CT Lewis	
Position (eg Secretary, Chair, etc)	Chairman	
Date	16 th October 2024	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name Project Equinox	No (if any) 1159116
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Receipts and payments accounts

CC16a

For the period from	Period start date 01/08/2023	Period end date 31/07/2024
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
		-	-		-
		-	-		-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	-	-	-	-	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total		-	-	-	-
A3 Payments					
Bank charges	54			54	
Consultant fee for Coordinator	4,150			4,150	
Expenses	9			9	
Trustee indemnity	1,069			1,069	
Zoom / IT	156			156	
Website renewal					
Abbotswood Accountancy fee					
Sub total	5,437			5,437	
A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	5,437				
Net of receipts/(payments)	5,437				
A5 Transfers between funds					
A6 Cash funds last year end	25,335				
Cash funds this year end	19,898				

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank Account	19,898	-	-
			-	-
			-	-
	Total cash funds	19,898	-	-
	(agree balances with receipts and payments account(s))	ok	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details			
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	Original signed	TERENCE LEWIS MBE	16-Oct-24	

PROJECT EQUINOX

England & Wales - Charity number 1159116

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/08/22 Period start date To 31/07/23 Period end date

Charity name: Project Equinox

Charity registration number: 1159116

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	• To promote social inclusion amongst people at risk of social exclusion by reason of their age, disability, ill health or financial hardship, in particular, amongst veterans of the Armed Forces (or of the Merchant Navy who have served in British Military operations), by the provision of long term housing for such persons and opportunities for activities and interaction with persons of a different demographic, in particular, students from The University of Plymouth, and..... • To advance education, in particular, but without prejudice to the generality of the foregoing:- ○ by enabling students to develop skills and experience relevant to their studies; and..... by publishing the results of research with a view to informing and enhancing good practice in meeting the needs of persons in charitable need.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	During this period the Project identified and focussed upon an alternative (and ideal) site option, in the form of an existing (and 80% completed) new building. In partnership with a major Housing Association we made a joint bid for the freehold of this building in July 2023. Disappointingly our bid was to be rejected due to the (City Council's and Homes England's) preference (we understand) for an 100% affordable, rather 50% affordable / 50% student, accommodation scheme.

Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Mindful of the Trustees' duty to protect the charity's obligation towards public benefit, we can report that this obligation remains irrelevant.
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Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Not applicable.
Policy on social investment including program related investment	Para 1.38	Not applicable.
Contribution made by volunteers	Para 1.38	Not applicable at this stage
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	As detailed above, this charity remains in the position of seeking out and securing a suitable site for this long awaited Project. For two years in succession we have come close to securing such sites, only to be thwarted at the eleventh hour, each time. This process has taken approximately one year, a year wasted, although this time we were able to avoid wasting any funds in the process.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Not applicable.
Performance of fundraising activities against objectives set		Not applicable.

	Para 1.41	
Investment performance against objectives	Para 1.41	Not applicable.
Other		Not applicable.

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	At the end of the period the Project retains sufficient funds to enable it continue with its quest, with more pledged funds available as and when required.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Not applicable at this stage.
Amount of reserves held	Para 1.22	Nil.
Reasons for holding zero reserves	Para 1.22	Not applicable.
Details of fund materially in deficit	Para 1.24	Not applicable.
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	There are no uncertainties about the Project's financial viability. We are most fortunate to have enjoyed the support of The Kirby Laing Foundation (KLF) that has funded our work and pledged to support us when we are in a position to secure a site. When we do secure a site we will be operating in partnership with a major Housing Association who will own, fund and operate the business.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	As stated elsewhere, we have been supported throughout by the generosity of the KLF.
Investment policy and objectives including any social investment policy adopted	Para 1.46	Not applicable.
A description of the principal risks facing the charity	Para 1.46	Not applicable.
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Project Equinox is a CIO.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	With the advice and concurrence of Trustees the Chairman appoints Trustees according to their background, professional and specialist experience.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Not applicable.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Not applicable.
Relationship with any related parties	Para 1.51	Not applicable.
Other		Not applicable.

Reference and Administrative details

Charity name	Project Equinox
Other name the charity uses	
Registered charity number	1159116
Charity's principal address	Project Equinox, c/o Abbotswood Taxation & Accountancy Services, Trevear House, Old County Court, Alverton Terrace, PENZANCE, TR18 4GH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Prof Terence Lewis MBE FRCS	Chairman		Trustees
2	Stephen Tillman BEng, MSc , CEng, MStructE, MICE			Trustees
3	Denis Wilkins MD FRCS			Trustees
4	Peter Girling MBE		Since Oct 2022	Trustees
5	Chris Phillips		Since Oct 2022	Trustees
6	Brig Richard Cantrill OBE MC RM		Since Feb 2023	Trustees

Corporate trustees – names of the directors at the date the report was approved

Director name		
	NOT APPLICABLE	

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
	NOT APPLICABLE	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Not applicable.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Not applicable.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	Not applicable.

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

John Pentreath, Project Coordinator (consultancy basis).

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Not applicable.

Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	CT Lewis	
Position (eg Secretary, Chair, etc)	Chairman	
Date		



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name Project Equinox	No (if any) 1159116
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Receipts and payments accounts

CC16a

For the period from	Period start date 01/08/2022	Period end date 31/07/2023
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
		-	-		-
		-	-		-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	-	-	-	-	
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total		-	-	-	-
A3 Payments					
Bank charges	53			53	
Consultant fee for Coordinator	4,900			4,900	
Expenses	689			689	
Trustee indemnity	1,059			1,059	
Zoom / IT	144			144	
Website renewal	215			215	
Abbotswood Accountancy fee	528			528	
Sub total	7,588			7,588	
A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	7,588				
Net of receipts/(payments)	7,588				
A5 Transfers between funds					
A6 Cash funds last year end	32,923				
Cash funds this year end	25,335				

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank Account	25,335	-	-
			-	-
			-	-
	Total cash funds	25,335	-	-
	(agree balances with receipts and payments account(s))	ok	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details			
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		TERENCE LEWIS MBE		

PROJECT EQUINOX

England & Wales - Charity number 1159116

Accounts



Trustees' Annual Report for the period

Period start date		Period end date	
01	08	2021	31
From		To	

Section A Reference and administration details

Charity name	Project Equinox
Other names charity is known by	
Registered charity number (if any)	1159116
Charity's principal address	Project Equinox, c/o Abbotswood Taxation & Accountancy Services, Trevear House, Old County Court, Alverton Terrace, PENZANCE. Postcode TR18 4GH

Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
Terence Lewis MBE FRCS	Chairman, Equinox		

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
Cdr (retd) Charles Crichton, OBE RN	
Maj Gen (retd) Nicholas Vaux, CB DSO RM	
Stephen Tillman BEng, MSc, CEng, MIStructE, MICE	
Denis Wilkins, MD FRCS	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
nil		

Name of chief executive or names of senior staff members (Optional information)
John Pentreath, Project Coordinator

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is	Charitable Incorporated Organisation (CIO)

constituted
(eg. trust, association,
company)

Trustee selection methods
(eg. appointed by, elected by)

Appointed by Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- ☐ policies and procedures adopted for the induction and training of trustees;
- ☐ the charity's organisational structure and any wider network with which the charity works;
- ☐ relationship with any related parties;
- ☐ trustees' consideration of major risks and the system and procedures to manage them.

The charity remains linked to the University of Plymouth, but has been financially independent of it since Nov 2016. We continue to work in close cooperation with the Peninsula Medical School. We have potential partnerships with two major Housing Associations, but neither can be developed until we have secured a suitable site.

Section C

Objectives and activities

Summary of the objects of the charity set out in its governing document

- ☐ **To promote social inclusion** amongst people at risk of social exclusion by reason of their age, disability, ill health or financial hardship, in particular, amongst veterans of the Armed Forces (or of the Merchant Navy who have served in British Military operations), by the provision of long term housing for such persons and opportunities for activities and interaction with persons of a different demographic, in particular, students from Plymouth University; and.....
- ☐ **To advance education**, in particular, but without prejudice to the generality of the foregoing:-
 - o by enabling students to develop skills and experience relevant to their studies; and.....
 - o by publishing the results of research with a view to informing and enhancing good practice in meeting the needs of persons in charitable need.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

During this period some of the issues resulting from our extensive Pre-Planning Application (in the previous period) resulted in the LPA's decision not to allow a Full Planning Application for our intended site, unless it was part of an Application for the vendor's wider site. As the vendor was not, and is not, ready to apply on this basis, our plans for our intended site were rendered infeasible. Faced with the likelihood of an unacceptable delay (that could last for several years) the Project has therefore resumed the search for an alternative site, with some promising results.

Mindful of the Trustees' duty to protect the charity's obligation towards public benefit, we can report that this obligation remains irrelevant.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- ☐ policy on grantmaking;
- ☐ policy programme related investment;
- ☐ contribution made by volunteers.

The Board of Trustees remain unpaid volunteers.

Section D Achievements and performance

Summary of the main achievements of the charity during the year

As explained above the period has been filled with the consequences, beyond our control, of being unable to progress with our intended site acquisition, and the need to find an alternative. At the close of this period there is some hope that a suitable alternative site may be available.

Section E Financial review

Brief statement of the charity's policy on reserves

n/a

Details of any funds materially in deficit

n/a

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- ☐ the charity's principal sources of funds (including any fundraising);
- ☐ how expenditure has supported the key objectives of the charity;
- ☐ investment policy and objectives including any ethical investment policy adopted.

Our progress throughout has only been possible due to the continued generous financial support of The Kirby Laing Foundation.

Section F Other optional information

--

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	Original signed	
Full name(s)	Christopher Terence Lewis MBE FRCS	
Position (eg Secretary, Chair, etc)	Chairman, Project Equinox	
Date	Sep 2022	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Project Equinox

No (if any)
1159116

Receipts and payments accounts

CC16a

For the period
from

Period start date
01/08/2021

Period end date
31/07/2022

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
		-	-		-
		-	-		-
		-	-		-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	-	-	-	-	
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total		-	-	-	-
Total receipts	-	-	-	-	
A3 Payments					
Bank charges	47	-	-	47	-
Consultant fee for Coordinator	5,849	-	-	5,849	-
Architect fee	635	-	-	635	-
Consultant expenses	253	-	-	253	-
Trustee indemnity	1,039	-	-	1,039	-
Savills consultant fee	600	-	-	600	-
Website server / Zoom / IT	144	-	-	144	-
Abbotswood Accountancy fee	528	-	-	528	-
Sub total	9,095	-	-	9,095	
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	9,095	-	-		
Net of receipts/(payments)	- 9,095	-	-		
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	42,018	-	-		
Cash funds this year end	32,923	-	-		

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank Account	32,923	-	-
			-	-
			-	-
	Total cash funds	32,923	-	-
	(agree balances with receipts and payments account(s))	ok	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	(original signed)	TERENCE LEWIS MBE		

PROJECT EQUINOX

England & Wales - Charity number 1159116

Accounts



Trustees' Annual Report for the period

		Period start date			Period end date		
		01	08	2020	31	07	2021
From					To		

Section A Reference and administration details

Charity name	Project Equinox		
Other names charity is known by			
Registered charity number (if any)	1159116		
Charity's principal address	Project Equinox, c/o External Relations, University of Plymouth, 102 Hepworth House, Drake Circus PLYMOUTH Postcode PL4 8AA		

Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
Terence Lewis MBE FRCS	Chairman, Equinox		

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
Cdr (retd) Charles Crichton, OBE RN	
Maj Gen (retd) Nicholas Vaux, CB DSO RM	
Stephen Tillman BEng, MSc, CEng, MIStructE, MICE	
Denis Wilkins, MD FRCS	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
nil		

Name of chief executive or names of senior staff members (Optional information)
John Pentreath, Project Coordinator

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is	Charitable Incorporated Organisation (CIO)

constituted
(eg. trust, association,
company)

Trustee selection methods
(eg. appointed by, elected by)

Appointed by Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- ☐ policies and procedures adopted for the induction and training of trustees;
- ☐ the charity's organisational structure and any wider network with which the charity works;
- ☐ relationship with any related parties;
- ☐ trustees' consideration of major risks and the system and procedures to manage them.

The charity remains linked to the University of Plymouth, but has been financially independent of it since Nov 2016. We continue to work in close cooperation with the Peninsula Medical School. We have a continuing potential partnership with a major Housing Association.

Section C

Objectives and activities

Summary of the objects of the charity set out in its governing document

- ☐ **To promote social inclusion** amongst people at risk of social exclusion by reason of their age, disability, ill health or financial hardship, in particular, amongst veterans of the Armed Forces (or of the Merchant Navy who have served in British Military operations), by the provision of long term housing for such persons and opportunities for activities and interaction with persons of a different demographic, in particular, students from Plymouth University; and.....
- ☐ **To advance education**, in particular, but without prejudice to the generality of the foregoing:-
 - o by enabling students to develop skills and experience relevant to their studies; and.....
 - o by publishing the results of research with a view to informing and enhancing good practice in meeting the needs of persons in charitable need.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

During this period the charity's Pre-Application to the Local Planning Authority has been well received, albeit with several points raised that will now be reflected in subsequent Full Planning. As at the end of this period we are nearly ready to hand over responsibility for the Full Planning Application to our partner Housing Association. However, due to previously unknown constraints of site non-availability until mid 2023, this process is unlikely to be activated until 2022.

Mindful of the Trustees' duty to protect the charity's obligation towards public benefit, we can report that this obligation remains irrelevant.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- ☐ policy on grantmaking;
- ☐ policy programme related investment;
- ☐ contribution made by volunteers.

The Board of Trustees remain unpaid volunteers.

Section D Achievements and performance

Summary of the main achievements of the charity during the year

The nature of the proposed site necessitated a more complex Pre Application than normal, leading in some cases with detail verging upon Full Planning levels. Not helped by COVID 19 this process took longer than anticipated.

Section E Financial review

Brief statement of the charity's policy on reserves

n/a

Details of any funds materially in deficit

n/a

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- ☐ the charity's principal sources of funds (including any fundraising);
- ☐ how expenditure has supported the key objectives of the charity;
- ☐ investment policy and objectives including any ethical investment policy adopted.

Our progress through Pre Planning, involving architects and two consultants, has only been possible due to the continued generous financial support of The Kirby Laing Foundation.

Section F Other optional information

--

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	Original signed	
Full name(s)	Christopher Terence Lewis MBE FRCS	
Position (eg Secretary, Chair, etc)	Chairman, Project Equinox	
Date	22 Oct 2021	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Project Equinox

No (if any)
1159116

Receipts and payments accounts

CC16a

For the period
from

Period start date
01/08/2020

Period end date
31/07/2021

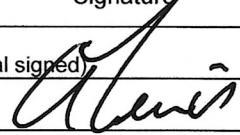
Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Kirby Laing Foundation	45,000	-	-	45,000	-
		-	-		-
		-	-		-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	45,000	-	-	45,000	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total		-	-	-	-
Total receipts	45,000	-	-	45,000	-
A3 Payments					
Bank charges	61	-	-	61	-
Consultant fee for Coordinator	2,450	-	-	2,450	-
Architect fee	2,340	-	-	2,340	-
Traffic consultant fee	2,100	-	-	2,100	-
Trustee indemnity	1,565	-	-	1,565	-
Savills consultant fee	6,600	-	-	6,600	-
Website server / Zoom / IT	385	-	-	385	-
		-	-	-	-
Sub total	15,501	-	-	15,501	-
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	15,501	-	-	15,501	-
Net of receipts/(payments)	29,499	-	-	29,499	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	29,499	-	-	29,499	-

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank Account		-	-
			-	-
			-	-
	Total cash funds		-	-
	(agree balances with receipts and payments account(s))	Agreement Error	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
(original signed)	TERENCE LEWIS MBE	15-Oct-21
	TERENCE LEWIS	19-Oct-21

Abbotswood

Trevear House
Old County Court
Alverton Terrace
Penzance
Cornwall
TR18 4GH

Mr J Pentreath
Project Coordinator
Project Equinox
Plymouth University
102, Hepworth House
Drake Circus
PLYMOUTH
PL4 8AA

25th October 2021

Dear Mr Pentreath

Re: Project Equinox – Independent Examination of Accounts 1/8/2020 – 31/7/2021

We have examined the financial records including bank statements invoices, expense vouchers and banking costs and can confirm that the accounting records reflect a true and accurate record of all the financial transactions in the period.

We also believe the financial controls in place meet the reporting demands of the project in its current level of activity and allow for proper informed management and administration going forward.

Yours faithfully

Abbotswood

Abbotswood Taxation & Accountancy Services Limited