

TITHE BARN TRUST

England & Wales · Charity number 1167108

Details

Other names	LANDBEACH TITHE BARN
Status	Registered
Legal form	CIO
Registered	2016-05-16
Register	View on the Charity Commission register

Contact

Address	87 Waterbeach Road Landbeach Cambridge CB25 9FA
Phone	01223862297
Email	tithebartrust@gmail.com
Website	www.tithebartrust.org.uk

Activities

Objects: TO PRESERVE AND RESTORE FOR THE BENEFIT OF THE PUBLIC THE HISTORIC TITHE BARN AT LANDBEACH IN CAMBRIDGESHIRE, AND TO PROVIDE THE PUBLIC WITH ACCESS TO THE BARN IN ORDER TO EDUCATE THE PUBLIC ABOUT ITS HISTORY AND HERITAGE.

Activities: We provide access to the Medieval Landbeach Tithe Barn and its surrounding green space. We offer free or low cost entry to our open days, events, talks and education visits. Access is open to all. Our aim is to provide a sustainable future for the Tithe Barn, so that it generates its own income for its ongoing maintenance and community use.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Arts/culture/heritage/science, Environment/conservation/heritage, Recreation
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Area of benefit: LOCAL
- Cambridgeshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£5,340	£5,200	-	-
2023-12-31	£1,636	£5,556	-	-
2022-12-31	£3,385	£5,183	-	-
2021-12-31	£43,243	£27,330	-	-
2020-12-31	£140,767	£119,184	-	-

Trustees

Name	Role	Appointed
Kate Doak-Keszler	Chair	2022-05-18
Carolin Gohler FLI PLI		2017-07-22
Iain Cross		2021-05-06
MELANIE SARITA HALE		2016-05-16
ROBERT JOHN STRIPE		2016-05-16

TITHE BARN TRUST

England & Wales - Charity number 1167108

Accounts



2024
**ANNUAL
REPORT**

& ACCOUNTS

**Tithe
Barn
Trust**

PREPARED BY

BOARD OF TRUSTEES

**for the year ended 31 December 2024
Registered Charity no 1167108**

TABLE OF CONTENTS

02	Welcom from the Chair
03	Objectives & Activities
04	Achievements & Performance
06	Public Benefit
10	Financial Review
12	Structure, Governance & Management
13	Reference & Administrative Information
14	Our Future
16	Financial Statements

WELCOME FROM THE CHAIR

When a charity forms with the initial goal to address an urgent situation, there is always a moment where the immediate crisis is resolved and the question becomes - what next? For the Tithe Barn Trust, the work to stabilise the barn and rethatch the roof was completed in 2020, just before the lockdowns began. So for quite a while, the answer to that important question was simply “get through the worst of COVID.”

After the lockdowns were lifted four years ago, community spaces faced continuing challenges. Life had altered, and people found their ability to volunteer had changed. Some people had experienced great loss. Everyone was feeling unsure about gatherings and events. Businesses had closed and financial situations had changed drastically. For many small charities, it was almost like having to rebuild the structure of their work.

In the face of these challenges, the Tithe Barn Trust is extremely fortunate to have a strong core of dedicated supporters. The Trust has spent the last few years working to make incremental, sustainable changes that are balanced by the reality of our resources. Sometimes this can feel frustrating. We need new volunteers to help run events. We need events to recruit volunteers. We need rentals to generate income and help support the long term viability of the barn. We need income to advertise and get rentals. Still, progress has been steady for the Tithe Barn.

In 2024, we were pleased to welcome back bands, theatre troupes and markets who had all graced our space before. We had community groups return for repeat tours. We knew this was all a tremendously good sign — people enjoyed the barn enough to return! We also had more people interested in hosting private events at the barn — wedding receptions, a birthday party, and other important life milestones. Even when events didn't go as planned, our team did our best to seize every opportunity to learn and grow. When we had to cancel our annual Christmas carol event due to inclement weather, we sat down to revisit our policy and procedures around cancellation and site closures so future decisions would be easier.

To our trustees, committee members and volunteers, we appreciate the time you spend at events, working on projects, attending meetings and all the other millions of things that must get done to keep the Trust going. To our members and neighbours, your enthusiasm for spreading the word and showing up to make our events a success is what keeps us going. To our generous community donors, all your passion for the barn and willingness to help us achieve our goals through your financial support are deeply appreciated.

Kate Doak-Keszler
Chair

OBJECTIVES & ACTIVITIES

The Tithe Barn Trust's charitable objective, as set out in the November 2017 Constitution is:

“To preserve and restore for the benefit of the public the historic Tithe Barn at Landbeach in Cambridgeshire, and to provide the public with access to the Barn in order to educate the public about its history and heritage.”

Our vision is to ensure the long-term survival of the rare and ancient Tithe Barn by breathing new life into the site for everyone to enjoy.

Our aim is to secure a long-term use for the building that will provide it with a financially secure future whilst ensuring that the Barn remains an asset the community can enjoy.

Our objectives are:

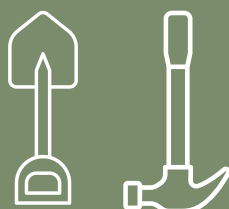
- to maintain the Tithe Barn, its land and wider surroundings
- to maximise public access for all - from our local communities to those further afield
- to maximise the Barn's value as part of the local heritage and leisure provision
- to deliver sustainable, efficient and effective core activities and management for the site to generate income to support its long-term upkeep
- to develop sustainable and effective partnerships with others where beneficial
- to raise awareness of the site's unique qualities and character – in terms of heritage, landscape and culture - to enable full interpretation of the site's diverse history
- to carry out exemplar educational events/community-based and/or income generating activities to help interested communities, groups and individuals or similar to aid the upkeep of the site
- fundraising to bring water and electricity to the site.

In accordance with the Charities Act 2001, the Trustees confirm they have complied with their duty to have a due regard to the guidance on public benefit in exercising their powers and duties. The Trust provides access to the historic Landbeach Tithe Barn and its surrounding green space. The green space is accessible all year round and affords a tranquil countryside setting with borrowed views over a grazed common.

The Trust offers free or low-cost entry to our Tithe Barn open days, events and diverse educational activities for young and old alike. Access is open to anybody — local, regional and visitors from further afield — and membership is open to anyone.

ACHIEVEMENTS & PERFORMANCE

Building and Site Conservation



In addition to heritage works conducted on site, our Trust is engaged with issues of community and infrastructure development that impact the Tithe Barn.

- Our board is in the process of conducting feasibility studies for bringing power and water on site, including getting quotations and assessing potential site impacts.
- We continue to be engaged with community development activities, including the proposed Guided Bus Route between Waterbeach and Cambridge and how it will impact the barn.
- The planned linear orchard of apple trees continues to be implemented in phases, as part of our efforts to enhance our site's biodiversity as well as maintain the general historic appearance and function of the site
- Monitoring confirmed the eco-toilets are working as intended.

Community Partnerships



As a unique community site, the Tithe Barn is dedicated to partnering with our neighbours and community groups to support and vibrant, connected Cambridgeshire. Our major efforts this year included working with:

- Landbeach Parish Council and Friends of All Saints' Church - to coordinate and promote community events.
- Waterbeach Heritage Working Group - to share experiences, expertise and resources for local museums, historical societies and others working to keep our heritage accessible.
- Major donors and sponsors - recognizing important financial contributions and in-kind donations with a permanent display board in the barn.

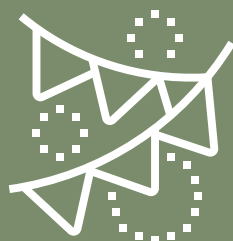
Membership and Volunteering



Our membership and volunteer team remained steady in 2024, with 42 members and 20 volunteers.

- Our quarterly building and site maintenance events at the barn - three Outdoor Maintenance sessions and the annual Barn Clean - were held with volunteers joining us to help manage vegetation, repair gates, and conduct regular inspections of the barn and site.
- Our Annual General Meeting was held in tandem with a Volunteer Social on 17 July 2024, with a special banquet and open forum for future planning. We thanked our outgoing Interim Chair, who remains on our board as an active Trustee.

Events



The Barn welcomed a steady flow of visitors throughout 2024 coming to enjoy a variety of events that included specific activities and entertainment in the form of:

- Music – A variety of artists performed at the barn, including the Broken Blues Band, Australian duo Mal Webb and Kylie Morrigan, and local trio Dom Howard, Harvey Cullis and Guy Dempsey.
- Theatre – We welcomed students from the Cambridge School of Visual & Performing Arts (CSVPA) back with Shakespeare’s ‘The Winter’s Tale.’
- Art – Over the summer, the barn hosted life drawing classes, open to all artists.
- Public History Events – Heritage Open Days, Scouts Archaeology Day, group and private tours.
- Additionally, we hosted the Histon Country Market and participated in the All Saints’ Christmas Tree Festival.

Media



Developing and maintaining a regular dialogue with external individuals and groups is an essential element in reaching our goals. This is achieved through a variety of channels:

- Our PR volunteers maintained our regular e-newsletters to our members and supporters, along with sharing our story on social media, including Facebook and Instagram. The Trust also joined LinkedIn to help us communicate more effectively with our volunteers, as well as professionals in the fields of building conservation and history.
- We continue to work with local community newsletters, including Fen Edge News, Beach News, Waterbeach Babble, as well as partnering with Urban&Civic and Visit South Cambs to advertise our events and programmes.
- The committee began an ambitious project to create a content repository for storing images and information about the barn, but also about the history of tithe barns, medieval farming, and general building conservation information. This will be an asset to help the Trust tell compelling stories and engage with a wide range of audiences.

Finance and Development



With a focus on promoting the barn as a venue and building up our internal management systems, the Trust made a few small but important shifts in financial management this year, including such measures as expanding our use of cashless payment system and supporting events with online pre-paid ticketing.

PUBLIC BENEFIT

Public benefit is at the heart of the charity and its decision making. For an important historical building and site, such as the Tithe Barn in Landbeach, this is accomplished by looking after the site and providing access to the public. The Trust is dedicated to offering diverse public events and education programmes, both managed by the Trust and by organisations and individuals who utilize the space. Additionally, the Trust endeavors to make the barn a community space for hosting private events.

Keeping the Barn Accessible

As a community resource, the Trust keeps any charges for our open days, events and education activities at low and subsidised levels. Most of our events are free, and open to non-members. Parking on our site is free for visitors arriving by car or bike. Additionally, membership of the Tithe Barn Trust is open to all, and we offer reduced fees for members and local community groups.

As for the site itself, we do our best to make the barn physically accessible to visitors. Given its historic agricultural nature, the site does feature rough terrain. With the support of the local Parish Council and our dedicated volunteers, we strive to keep our pathways as unrestricted as possible. The barn itself has uneven flooring, with historic planking and brick. We have ensured ramp access into the space, and keep a close eye on pathways through the interior. Finally, an important factor in our selection of eco-loos was that they be accessible.

Even when the barn is closed, the site is accessible to pedestrians by a footpath for folks to stop by and take in the beautiful countryside setting and enjoy a rest in the sun or shade!



Above: volunteers – young and young at heart – hard at work during our Outdoor Maintenance and Annual Barn Clean days.

Public Events

Every September thousands of volunteers across England organise events for Heritage Open Days. With a focus on free events that allow people to explore our shared history, HOD is a natural fit for the Tithe Barn. For the eighth year, the barn opened its doors as a participating site. This year, we featured a special display of traditional tools, as well as hosting talks about the history of the barn and the local area. We were pleased to have a number of first time visitors, including a couple who walked all the way from Cambridge just to see our barn!



Clockwise from left: a dinner gathering as part of our Annual General Meeting; surveying activities at Archaeology Day; displaying historical tools at Heritage Open Days.

In 2024, the barn hosted the first Scouts Archaeology Squad's Archaeology Day, offering training to volunteers hoping to host activities with their Scouts. This new group is working to build relationships with historic sites and museums across Cambridgeshire, and we are pleased to be partnering with them in this effort.

Tours have been a staple of the Tithe Barn Trust's work since the beginning. This year our knowledgeable volunteers conducted six private tours and off-site presentations of the Tithe Barn for local village societies, gardening groups, and even tourists coming from around the world who reached out to schedule a visit to the barn.



The Tithe Barn as a live music venue

The Tithe Barn at Landbeach is a favourite venue of the band. When we play a fundraising concert here on 12th July 2025, it will mark our third appearance. I was introduced to the barn when my wife was invited by Trustee Melanie Hale to submit artwork for an exhibition she was curating at the Tithe Barn. At the art exhibition, I met Melanie and the fact arose that I played in a band, at which point she asked if we might be interested in playing at the barn by way of a fundraiser? The band plays a wide range of music using mainly acoustic instruments, albeit amplified. The size of the barn as a venue seemed ideal for an intimate concert and for the music we play. When I put the proposal to the band and some had driven up to Landbeach to see it, there appeared to be a wholehearted agreement to play, conditional to it being made known that all proceeds go towards the Tithe Barn and that the electricity supply via the generator could meet our needs. Those in the band with a technical and engineering background calculated the amount required and declared the generator was more than adequate. One could add that the toilets were also more than adequate! The band loves the venue and that's why we are pleased to return yet again.

Ronald Morton, The Barn Band (formerly Broken Blues Band)

Clockwise from top left

A relaxed evening with the Broken Blues Band

Mal & Kylie welcome audiences to the show

A lively presentation of The Winters' Tale by students from the Cambridge School of Visual and Performing Arts

Dom Howard, Harvey Cullis and Guy Dempsey serenade crowds with traditional folk ballads



Private Events

In our bid to expand the use of the Barn as a social venue (and raise much-needed funds for the future upkeep of this venerable building) the Trust has been piloting its use as a venue for important celebrations, including wedding receptions, anniversary and birthday parties, and more! In 2024 the barn hosted three large private events, all of which were a success and also a great source of learning for the barn as we work to become a premiere DIY event venue.



The Tithe Barn as an event venue

We got married at the Tithe Barn in Landbeach in August 2024, and it was the perfect venue for our big day. The barn has been recently restored and is full of character — an ideal setting for a rustic-style wedding. We used the space for our wedding breakfast, then turned it into a dance floor for the evening. Many of our guests commented on how beautiful the building was, and we got some amazing photos! The adjacent field gave us plenty of space to set up a tipi and offer ample parking. We used the area for drinks, games, and socialising before and after dinner, and it worked brilliantly. For a countryside wedding just outside Cambridge, we honestly couldn't recommend the Tithe Barn more. It gave us the perfect backdrop for an unforgettable day.

John Hale

Pictures courtesy of John Hale



Safety and Privacy

The Tithe Barn Trust takes confidentiality of information in relation to our individual members and donors very seriously. We do not sell, share or divulge any member or other supporter details, to any organisations outside the Trust and we only use information with prior agreement to contact members and other supporters about membership, events and activities together with other relevant updates.

FINANCIAL REVIEW

The Trust showed a performance improvement over 2023, breaking even for the first time since the completion of the restoration. This is a good sign that the trust is embracing and progressing its objective of long-term self-sufficiency. This enhancement was achieved through an increase in event income whilst maintaining tight control of costs. The Trust has a secure current financial position and a strong balance sheet for the expected and unexpected exigencies that might arise for at least the next few years.

The installation during 2022 of the eco toilets and the purchase of a 99-year lease for use of the adjoining field has helped with making the asset more attractive as a venue for hire. The costs of these investments more than paid for themselves through our increase in income during 2024.

Mains electricity is still not available but progress in planning for its provision was made in 2024. We believe that this will be transformative for long term income generation.



*Left: The eco-loos, installed in 2022.
Right: Interior of the barn with current lighting, which at this time is run by generator.*

Income

Total income was £5,340 in 2024 compared with £1,636 during 2023.

Memberships and donations improved on 2023 at a combined amount of £797 in 2024 compared with £500 in 2023 and £975 in 2022. Income from events both run by the trust and from pure renting out of the facility increased from £949 in 2023 to £4,181 in 2024. Private hire of the barn for parties or weddings is our most lucrative potential revenue earner.

Expenditure

Total P&L expenditure in 2024 was £5,200 compared with £ 5,556 in 2023. Non capitalised equipment purchases were slightly higher at £219 in 2024 compared with £79 in 2023, rental of the adjoining field costs were flat at £292 in 2024 & insurance costs slightly increased due to inflation. All other costs were lower in 2024 compared to 2023, at £457 in 2024 compared to £960 in 2023. Depreciation of capitalised assets of £3,578 was unchanged between 2023 and 2024.

Net Surplus

The year ended with a small surplus of £140 in 2024 compared to a Net deficit of £3,920 in 2023.

Cash

Cash reserves remain robust with a 2024 year-end cash balance of £38,874 compared with £35,771 at the end of 2023.

Total Funds

The net surplus in 2024 resulted in a slight increase in Total Funds from £65,981 in 2023 to £66,121 in 2024.

Reserves

The Trust does not hold any restricted funds.

Reserves Policy

In line with our current Reserves Policy our critical level of reserves remains at £1,000. A fund for project development, maintenance and repair has been established to enable quinquennial repairs and prioritised project support. We are also looking to create a sinking fund to cover long-term major repairs of the more costly fabric of the Barn such as the thatched roof.

Regular updates will be reported in our Annual Reports when available.

STRUCTURE, GOVERNANCE & MANAGEMENT

The Tithe Barn Trust is a Charitable Incorporated Organisation (CIO). The CIO is governed by its Constitution, dated 14 November 2017, based on the Charity Commission's Foundation model constitution document.

The Tithe Barn Trust's governing body is the Board of Trustees, currently comprised of seven Trustees elected by majority vote at Trustee meetings. The Trustees have full decision-making authority on behalf of the Trust. Trustees undergo an initial induction and ongoing training which is appropriate in relation to their skills and experience. All Trustees support the Trust wholly in a voluntary, unpaid capacity.

The main duties of the Trustees are to:

- Ensure the Charity is carrying out its purposes for the public benefit
- Comply with the Charity's governing document and the law
- Act in the Charity's best interests
- Manage the Charity's resources responsibly
- Act with reasonable care.

The Trust also benefits from a dedicated group of committee members with specialist skills who act in an advisory capacity to the Board. By offering their experience and perspective as members of working groups, as well as supporting our general volunteers, this group ensures the Trust can complete projects and achieve established goals.

Trustees

David Chalcraft
Marketing
Iain Cross
Treasurer
Kate Doak-Keszler
Chair (since May 2024)
Carolin Göhler
Interim Chair (until May 2024)
Melanie Hale
Alan Shipp
(until July 2024)
Robert Stripe
Membership Secretary

Committee Members

Kimberley Brightley
Charles Cook
Ray Gambell
Maggie Stephens

REFERENCE & ADMINISTRATIVE INFORMATION

The Tithe Barn Trust CIO, also known as The Tithe Barn Trust, became a Charitable Incorporated Organisation (CIO) in May 2016 under charity number 1167108.

Physical location Opposite No. 2 Waterbeach Road, Landbeach, CB25 9FA
Registered address Waterbeach Road, Landbeach, Cambridge CB25 9FA
E-mail tithebaritrust@gmail.com
Website www.tithebaritrust.org.uk

Declaration

The Trustees declare that they have approved the Trustees Annual Report above.
Signed by the Chair on behalf of the Charity's Trustees:



Katherine Doak-Keszler, Chair

5 June 2025



Aerial photos of the Tithe Barn. Photos courtesy of John Hale.

OUR FUTURE

The Tithe Barn Trust was established in 2016, taking up the task of funding and managing major works to stabilize and restore the barn. With this initial work completed and a dedicated group of volunteers in place, now is the time for the Tithe Barn Trust to take the next step forward. This means examining the existing structure and organization of the Trust, and evaluating the necessary changes to keep the Trust running and the barn open.

In 2024, the trustees and committee members began to evaluate the current operational capacity of the Trust, and have identified three main areas to strengthen—i.e. risk management, storytelling and volunteer management.

Risk Management

After an initial review of the standing policies and procedures, the board has created a framework for both updating five of the existing policies as well as laying out a plan for the creation of five needed policies over the next year. This includes producing a maintenance schedule, including a record of inspections, for the barn and surrounding site.

Storytelling

As a unique historic building, the barn has the opportunity to help the public experience history and understand our past. To improve the ability of the Trust to tell the story of the Tithe Barn, we will be producing a children's activity book, a self-guided tour of the barn, and updating our website to include a comprehensive timeline.

Volunteer Management

The heart of any charity is its volunteers. After conducting surveys of our amazing team to determine how we can best support their work, the Trust is moving forward on improving systems for communication and development. This includes piloting a regular volunteer bulletin, hosting quarterly social events and upgrading our internal volunteer management systems.

The Tithe Barn continues to be a welcoming community resource because of the dedication and passion of our volunteers, members and community partners. We are grateful for their support, and look forward to sharing our successes in the coming year.



FINANCIAL STATEMENTS

Profit and Loss Account

For the Period Ended 31 December 2024

	2024	2023
	£	£
Income		
Membership	110	130
Donations	687	370
Gift Aid	53	50
Grants		
Event Income	4,181	949
Interest	74	71
Other	235	66
	5,340	1,636
Expenses		
Restoration Works		
Professional Fees		36
Blds & Estate Maintenance	351	645
Depreciation	3,578	3,578
Events Costs & Fundraising	209	202
Other	1,062	1,095
	5,200	5,556
Net Surplus / (Deficit)	140	-3,920
Reconciliation of Funds:		
Funds Brought Forward	65,981	69,901
Total Funds Carried Forward	66,121	65,981

Statement of Assets & Liabilities


For the Period Ended 31 December 2024

	2024	2023
	£	£
Fixed Assets		
Cost	34,659	34,659
Accum Depreciation	-7,832	-4,254
Net Fixed Assets	26,827	30,405
CURRENT ASSETS		
Cash Balances	38,874	35,771
CREDITORS AND ACCRUALS		
Accruals	420	-195
TOTAL NET ASSETS	66,121	65,981
FUNDS OF THE CHARITY		
Restricted funds		
Unrestricted Funds	66,121	65,981
Total Funds	66,121	65,981
Restricted Funds		
None		



 WWW.TITHEBARNTRUST.ORG.UK

 [TITHEBARNTRUST](https://www.instagram.com/TITHEBARNTRUST)

 [FRIENDS OF THE TITHE BARN TRUST](https://www.facebook.com/FRIENDS_OF_THE_TITHE_BARN_TRUST)

 TITHEBARNTRUST@GMAIL.COM

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	The Tithe Barn Trust		
On accounts for the year ended	31 December 2024	Charity no (if any)	1167108
	Set out on pages 3, 4 <small>(remember to include the page numbers of additional sheets)</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

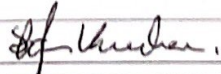
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:  **Date:** 10 October 2025

Name: Stephen M Kneebone

Relevant professional qualification(s) or body (if any): A.C.A – Retired Record Number 7469366

Address:	Minton
	Burton's Lane, Chalfont St Giles,
	Bucks, HP8 4BB

Section B	Disclosure
------------------	-------------------

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

None

TITHE BARN TRUST

England & Wales - Charity number 1167108

Accounts

Annual Report 2023

for the year ended 31 December 2023

including Financial Statements



Registered Charity
no 1167108



Board of Trustees’ Annual Report 2023

for the year ended 31 December 2023
including Financial Statements

Registered Charity no 1167108



Contents	page
A Chair’s Introduction	3
B Objectives and Activities	4
C Achievement and Performance	5
D Public Benefit	6
Focus	6
E Financial Review	8
F Structure, Governance and Management	9
G Reference & Administration Information	10
H Plans for the Future	10
I Financial Statements	11

Report Version – Final issued

All images ©Tithe Barn Trust – by members of the Board and Committee – unless otherwise stated

Front cover – summer at the Barn (June 2023).

Back cover – curiosity never stops! (summer 2023)

A. Chair's Introduction

The Trust is making ongoing improvements in preserving this special old Tithe Barn. The year 2023 yet again has highlighted the value of the Barn as a local community facility and increased visits and requests to hire the venue are made as many are charmed by the unusual building and its special setting.

We have used the year to catch up with various things. Certainly useful before embarking on any other larger project – a breathing space is always useful to reenergise and refocus.

Wedding receptions, family parties etc are taking off due to word-of-mouth together with promotion via our website and social media activities. These make more people aware of do-it-yourself parties within the Barn which are cost-effective for the hirer and also increasingly ensure income to enable looking after the Barn and its surrounds for community benefit. Our eco-toilets are definitely a game changer and the dwell time of visitors at the Barn is now much longer. We are monitoring how they are working but to date we are pleased with their performance.

We welcomed a new Trustee and committee member on board – Kate Doak-Keszler and Charles Cook respectively, who both have been involved beforehand as Tithe Barn Trust volunteers.

Our expert Treasurer spurs us on to ensure that we generate increasingly more income, not just to break-even but also generate funds for imminent and longer-term minor and major repair and essential works. We are now making good progress.

Each time I meet our volunteers, I am hugely grateful for their fabulous dedication as they give valuable time to this small charity with limited resources. Some volunteers can commit a lot of time and expertise, whereas others support diligently with their skills one-off events and activities – everyone makes such a fabulous difference.

Big thanks also to all our members, donors and grant providers who support us with funds making the Barn a welcoming local community asset and an increasingly thriving heritage place for many to enjoy.

A special thanks to our Trustees and committee members with their endless energy, great ideas and commitment to retain the Barn as a valued local community facility – a place to learn, play and enjoy.

In the autumn I announced that I sadly will need to stand down in the next year due to taking on a lead role at the Landscape Institute (my professional home as a Chartered Landscape Architect), however I will further support the Trust in the next year and remain as a trustee. I am hugely grateful for everyone's contributions, passion and immense enthusiasm – so appreciated.

Our quest continues to celebrate heritage and make the Tithe Barn a place for nature, people and our local communities to enjoy.

Thank you all!

Carolyn Göhler, Interim Chair of the Tithe Barn Trust



AGM 2023



The 'Little Door View'



Festive decorations



Volunteer action

B. Objectives and Activities

The Tithe Barn Trust's **charitable objective**, as set out in the November 2017 Constitution is:

"To preserve and restore for the benefit of the public the historic Tithe Barn at Landbeach in Cambridgeshire, and to provide the public with access to the Barn in order to educate the public about its history and heritage."

Our vision – is to ensure the long-term survival of the rare and ancient Tithe Barn by breathing new life into the site for everyone to enjoy.

Our aim is to secure a long-term use for the building that will provide it with a financially secure future whilst ensuring that the Barn remains an asset the community can enjoy.

Our objectives –

- to maintain the Tithe Barn, its land and wider surroundings
- to maximise public access for all, including the local communities and those from further afield
- to maximise the Barn's value of being part of the local heritage and leisure provisions
- to deliver sustainable, efficient and effective core activities and management for the site to generate income to support its long-term upkeep
- where beneficial to develop sustainable and effective partnerships with others
- to raise awareness of the site's unique and special qualities and character – in terms of heritage, landscape and culture to enable full interpretation of the site's diverse heritage
- to carry out exemplar educational events/community-based and/or income generating activities
- to help interested communities, groups and individuals or similar to aid the upkeep of the site
- fundraising to bring water and electricity to the site.

In accordance with the Charities Act 2001, the Trustees confirm they have complied with their duty to have a due regard to the guidance on public benefit in exercising their powers and duties.

The Trust provides access to the historic Landbeach Tithe Barn and its surrounding green space. In principal the green space is accessible all year round and affords a tranquil countryside setting with borrowed views over a grazed common.

The Trust offers free or low-cost entry to our Tithe Barn open days, events and diverse educational activities for young and old alike.

Access is open to anybody – local, regional and visitors from further afield and membership is open to anyone.



The Australian Duo performs in high summer 2023

C. Achievements and Performance 2023

Undertaking heritage benefitting work

- project plan developed covering repairs as well as identifying and prioritising next major improvement projects (including infrastructure)
- submitted comments to proposed Guided Bus Route between Waterbeach and Cambridge with alignment planned close to the Tithe Barn and potentially adversely impacting its heritage setting
- workstreams set up to develop a more delegated management model looking at operational needs and aspects in more detail
- carrying out standard operational activities including fire extinguisher checks and tree condition survey.

Liaison with Ely Diocesan Board of Finance (as the Freeholder of neighbouring land)

- annual payment of rent of pasture used for enhanced access and parking.

Membership & volunteering

- retained steady membership
- organised 3 'Outdoor Gym' sessions (vegetation and path management) and the annual Barn Clean
- AGM held 21 September 2023 with special talk covering research by Dr Adam Menuge (Course Director for MSt Building History) of the University of Cambridge 'The Tithe Barn – investigation & reflection'.

Education and Learning

The Barn welcomed a steady flow of visitors throughout 2023 coming to enjoy a variety of events that included specific activities and entertainment in the form of:

- country market – twice a year support by the 'Histon Country Market'
- music – two bookings by the 'Broken Blues Band' and Australian duo Mal Webb and Kylie Morrigan
- theatre – we welcomed students from the Cambridge School of Visual & Performing Arts (CSVPA) back with Shakespeare's 'The Tempest'
- art exhibition – linked to the local 'Cambridge Open Studios' scheme
- life drawing classes – in high summer with different models
- Heritage Open Day – autumn event with a special display of old tools used in farming and demonstration sessions
- winter event – singing in the Barn with an impromptu Nativity Play supported by the Landbeach All Saints' Church team.

Media and Comms

Developing and maintaining a regular dialogue with external individuals and groups is an essential element in reaching our goals.

This is achieved through a variety of channels

- bi-monthly e-newsletters supported by specific email messages to our membership base
- regular posts on social media including Facebook, Instagram, X (formerly Twitter) and LinkedIn. When appropriate this is supported by press releases to local print, web and broadcast media that this year have resulted in radio interviews with our Chair (BBC Radio Cambridgeshire) and web and newspaper coverage of the forthcoming events in Cambridge News and Visit South Cambs website
- regular features in local community newsletters including Fen Edge News, Beach News, Waterbeach Babble, Urban & Civics' Waterbeach Barracks Newsletter. We also leaflet the immediate area around the Barn and place posters advertising forthcoming events around Landbeach
- ongoing updated website for the Tithe Barn and its Trust
- post cards printed for sale at the Barn
- participated in the local church's Christmas Tree Festival.

Fundraising

- invested in cashless payment system to aid donations and event payments
- developing next priority schemes which may also require funding support.



Tithe Barn in Landbeach – Heritage Open Day – Cambridge News 4 September 2023



Christmas Tree Festival – at/by our neighbours All Saints' Church in Landbeach with contributors requested to use natural and recyclable decoration

D. Public Benefit

Every charity must have charitable purposes or aims and actions that are for the public benefit – the ‘public benefit requirements’ (as per Charities Act 2006) – and must be demonstrated within the Trustees’ Annual Report. The Tithe Barn Trust’s charitable objectives are ‘to preserve and restore for the benefit of the public the historic Tithe Barn at Landbeach in Cambridgeshire, and to provide the public with access to the Barn in order to educate the public about its history and heritage’. Public benefit is at the heart of the charity and its decision making. It is accomplished through the way we look after and provide open access to the public through our diverse events and education programme. Access to the historic building is at low or no cost. Parking is free for visitors arriving by car or bike. We keep any charges for our open days and other events as well as education activities at low and subsidised levels. Most events are all open to non-members, being provided free of charge. Membership of the Tithe Barn Trust is open to all, and we offer reduced fees for members, some age and local community groups. Access is not limited by geography or other and visitors come from all over the UK and abroad.

The Tithe Barn Trust takes confidentiality of information in relation to our individual members and donors very seriously. We do not sell, share or divulge any detail of members, or other supporters, to any organisations outside the Trust and we only use information with prior agreement to contact members and other supporters about membership, events and activities together with other relevant updates.

Focus – volunteering at the Barn

No charitable endeavour can survive without willing volunteers and the Tithe Barn Trust is no exception.

We have a small but dedicated group whose contribution varies from trusteeship and committee membership from the contribution of specific expertise (sign writing, social media support, building and landscape maintenance) through to general helping-out when available (support on event days and cleaning). We hold regular ‘Outdoor Gyms’ where volunteers maintain the Barn’s immediate environs (cutting back vegetation and planting trees) and cleaning sessions to keep the internal space in good order.

The following snippets are extracts of some of our recently published e-news:



Luke – I have been volunteering with the Tithe Barn Trust and I help with communications activities, mainly arranging and posting into their social media accounts and advising on how to make better use of social media as a part of their overall communications activity.

I’ve collaborated with other volunteers to ensure that the Trust gets its messages out in a timely way through multiple channels including Facebook, Instagram, Twitter/ X. Marketing communications is my professional area of expertise so this has been a natural fit for me and an easy way to make a useful contribution. It’s not an onerous task; I volunteer from home and mostly can make my contribution as and when it works for me. It gives me another outlet for my talents and it is good to feel that I am helping the Trust to achieve their goals of developing the medieval tithe barn into an asset valued by the whole community.



Richard – I have lived and worked in and around Cambridge for many years as a surveyor with an interest in old buildings and so back in 2016 was intrigued by a public meeting to be held in Landbeach village hall to discuss the plight of the village’s tithe barn. It transpired that it was in a poor state with a leaking roof and rotting timber frame and a real risk of this rare medieval survivor being lost through decay. However there was an enthusiastic and friendly group of trustees (led by their very dynamic Chair, who were working hard to overcome every obstacle and hurdle to save the barn for use as a community asset. Through my background in building survey I felt I had something to offer to this very worthwhile enterprise and so volunteered, joining as a trustee in 2016.

Over the following seven years I have enjoyed engaging with the other trustees, committee members and volunteers working on leases, insurance terms and specifying the essential remedial works required to preserve the barn for future generations to enjoy.



James – Before my taking my arts more seriously my working life was as a welder and fabricator but I had always been into art and had very often done custom paintwork, whether it was with brush, airbrush or aerosol. I then found myself learning to tattoo and made my way into studios. While doing this I reconnected with an old friend from school who was working as a traditional sign writer and seeing his work inspired me to give this a go. It was during the midst of covid when work was slow that I came across an advert seeking supporters for the Tithe Barn Trust and Landbeach’s tithe barn. I had a great chat and meeting with Gemma O’Shea (Trust’s Chair at the time) where it was decided that I could do something to help with their cause by producing attractive traditional-looking sign boards.



Tina – The events I help with are varied and provide interesting and enjoyable activities from annual tongue-in-cheek performances of Shakespeare plays, Christmas Carols, art installations and live music. All are enjoyable to be there and be a small part of. I have had the pleasure of meeting fellow volunteers and working alongside with them. For me being part of the team is rewarding, is not particularly time-consuming and does offer the opportunity to play a part in saving the history of Landbeach. As a result I have learned about the importance of the history of a building that embodies the agricultural history of the village I was born in. The Tithe Barn Trust volunteers are interesting people and some have extensive knowledge that is always informative including one gentleman, who offers numerous tales of the history that is the Tithe Barn at Landbeach who lives a couple of doors up from the bungalow where I came into this world.



Barry – I first got involved through an ‘Outdoor Gym’ session (helping look after the barn’s environs) which is a great way to get to know other volunteers whilst really helping with the upkeep of the barn and which really doesn’t require any specific skills; besides which co-volunteer Maggie usually provides delicious cakes which makes it even more worthwhile! These sessions only happen two or three times a year but as with any voluntary work, the time I give is completely at my discretion but I do find the little I do give is very appreciated and personally satisfying. It’s always good to see new faces so I do hope to see some of you at our next event.

For anyone who likes working with a friendly group and cares about our wonderful historical heritage, why not give the Tithe Barn Trust a go? For more information visit: www.tithebaritrust.org.uk

E. Financial Review

The Trust had another modest year financially and is still in the process of transforming itself into an entity that generates sufficient income from operational activities to fund both its short and long-term needs. That said, due to tight control of costs and the benefit from having 100% of its human support arising from volunteers, the Trust has a secure current financial position and a strong balance sheet for the expected and unexpected exigencies that might arise for at least the next few years.

The installation during 2022 of the eco-toilets and the purchase of a 99-year lease over use of an adjoining field helped us rent out the Barn for various types of events during 2023. These made a positive contribution to the Trust's funds.

Further work is expected for this during 2024 to ensure that the Tithe Barn Trust is able to meet its future financial obligations relating to the maintenance of the Barn and overheads.

Following the revision to the chart of accounts in 2022 which aligned them better for performance evaluation and risk identification, the results of this have started to flow through via this year's accounts. The capitalisation policy has enabled a sharper visibility of the long-term financing requirements of our asset.

Income

Memberships and donations were low once again at a combined amount of £500 in 2023 compared with £975 in 2022 and £13,644 in 2021. Income from running community events and renting the space out also declined from £2,276 in 2022 to £949 in 2023. Private hire of the Barn for parties or weddings is our most lucrative potential revenue earner. There was no major event held at the Barn in 2023. Booklet sales continued to make a contribution with £66 worth of sales in 2023 compared with £48 worth during 2022. Total income was £1,636 in 2023 compared with £3,385 during 2022.

Expenditure

Total income statement in 2023 was £5,556 compared with £ 5,183 in 2022. Lower professional fees in 2023 was compensated for by zero Non-Capital Infrastructure costs in 2023 and lower event costs. Other costs were roughly equivalent at £1,740 in 2023 compared to £1,694 in 2022. With the first year of depreciation for the eco-toilets commencing in 2023, depreciation of £3,578 was significantly higher than 2022's figure of £677.

Net Surplus

The impact of total activities for the Barn and the booking of a full year's depreciation for the eco-toilets for the first time resulted in a net deficit of £3,920 in 2023 compared to a net deficit of £1,798 in 2022.

Cash

Cash reserves remain robust with a 2023 year-end cash balance of £35,576 compared with £35,919 at the end of 2022.

Total Fund

The net deficit in 2023 resulted in a reduction in Total Funds from £69,901 in 2022 to £65,981 in 2023.

Reserves

The Trust does not hold any restricted funds.

Reserves Policy

In line with our current Reserves Policy our critical level of reserves remains at £1,000.

A sinking fund for maintenance and repair to enable quinquennial repairs as well as long-term major repair of the more costly fabric of the Barn such as the thatched roof is being developed. We will take ongoing advice and develop an appropriate saving mechanism to ensure that this can be achieved. Updates will be reported in our Annual Reports. This will be reviewed once committed costs along with future maintenance and management costs of the Barn are accurately established.

Iain Cross, Treasurer, Tithe Barn Trust

F. Structure, Governance and Management

The Tithe Barn Trust is a Charitable Incorporated Organisation (CIO). The CIO is governed by its Constitution, dated 14th November 2017, based on the Charity Commission's Foundation model constitution document.

The Tithe Barn Trust's governing body is the Board of Trustees currently comprising of eight Trustees, elected by majority vote at Trustee meetings. The Trustees have full decision-making authority on behalf of the Trust.

Trustee Name	Office held (if any)
Carolin Göhler	Interim Chair
Iain Cross	Treasurer
Robert Stripe	Membership Secretary
Alan Shipp	
Melanie Hale	
Kimberley Brightley	(until May 2023)
David Chalcraft	
Kate Doak-Keszler	(from May 2023).

Trustees undergo an initial induction and ongoing training which is appropriate in relation to their skills and experience. All Trustees support the Trust wholly in a voluntary, unpaid capacity.

The main duties of the Trustees are:

- Ensure the Charity is carrying out its purposes for the public benefit
- Comply with the Charity's governing document and the law
- Act in the Charity's best interests
- Manage the Charity's resources responsibly
- Act with reasonable care and skill
- Ensure the Charity is accountable.

Committee Members	Office held (if any)
Maggie Stephens	Secretary (until May 2023)
Ray Gambell	
Richard Taylor	(until April 2023)
Kimberley Townshend	(from May 2023) – formerly Kimberley Brightley
Charles Cook	(from May 2023).

Committee members and volunteers support the Board in planning, as well as in varied events and activities. Volunteers with specialist skills act in an advisory capacity to the Board and at times work with other volunteers and Trustees as part of working groups to develop aspects of the work of the Charity. Open Days, guided tours, fundraising, building and nature conservation and other activities are supported by local volunteers – without their enthusiasm, strong support and commitment we would not have achieved as much as we have to date.



Country Market in the Barn – diverse home-made produce and products are on offer

G. Reference and Administration Information

The Tithe Barn Trust CIO, also known as The Tithe Barn Trust, became a Charitable Incorporated Organisation (CIO) in November 2017 under charity number 1167108.

Registered address: 87 Waterbeach Road, Landbeach, Cambridge CB25 9FA

E-mail: tithebarntrust@gmail.com

Website: www.tithebarntrust.org.uk



Declaration

The Trustees declare that they have approved the Trustees Annual Report above.

Signed by the Chair on behalf of the Charity's Trustees:

Signature:

A handwritten signature in blue ink, appearing to read "Carolyn Göhler".

Name:

Carolyn Göhler

Date:

17/06/24

H. Plans for the Future

With all the work in the last decades to restore and protect the Tithe Barn in Landbeach, the time has come to consider historically sensitive and ecologically sound upgrades to the infrastructure of the site. These upgrades, such as bringing electricity and water onto our site, will not only enhance the Barn's functionality but also its role as a vibrant community hub. This is an exciting step towards a more accessible and enjoyable community space.

With this vision in mind, we are currently looking to recruit new Trustees (as part of the natural rotation) and volunteers. We are also working to strengthen our partnerships with local groups and organisations.

Trustees – we are especially keen to hear from people with event organisation and management experience, as well as finance and fundraising skills, to support our committee and Board.

Volunteers – historic sites require ongoing upkeep, and our Barn is no exception. We are lucky to have such a beautiful natural setting, but keeping the site safe and accessible requires year-round indoor and outdoor maintenance work. We are looking to expand our great volunteer pool and we are looking for volunteers who would like to participate in various activities – from annual spring cleaning to vegetation maintenance, minor barn and outdoor furnishing repairs, to event support (including welcome and greeting visitors, refreshment activities, barn opening and closing work).

Partnerships – over the years, the Tithe Barn Trust has enjoyed visits and learning activities by the local nursery group Beach Babies, the Cambridge University's vernacular post-graduate students, students of Cambridge School of Visual & Performing Arts and at times local companies have held team activity days at the Barn. We envisage more regular events from such groups but also would welcome other groups and we are interested in coordinating efforts and partnership working with local historical societies, arts and craft groups (music, theatre, craft activities) and more. We know our site offers a unique place to come together, learn about our shared history and enjoy nature.

We thank all our members, supporters and volunteers for their past and ongoing contributions.

It's your passion and dedication that has brought us this far on our exciting journey. We look forward to welcoming new passionate people to join us. Thank you for your support.

The Tithe Barn Team

I. Financial Statements

The Tithe Barn Trust – Profit and Loss Account for the Period Ended 31 December 2023

	2023	2022
	£	£
Income		
Membership	130	90
Donations	370	885
Gift Aid	50	50
Grants		
Event Income	949	2,276
Interest	71	36
Other	66	48
	1,636	3,385
Expenses		
Professional Fees	36	1,234
Blds & Estate Maintenance	645	517
Depreciation	3,578	677
Events Costs & Fundraising	202	1,061
Other	1,095	1,694
	5,556	5,183
Net Surplus / (Deficit)	- 3,920	- 1,798
Reconciliation of Funds:		
Funds Brought Forward	69,901	71,699
Total Funds Carried Forward	65,981	69,901
Statement of Assets & Liabilities for the Period Ended 31 December 2022	2022	2021
	£	£
Fixed Assets		
Cost	34,659	34,659
Accum Depreciation	- 4,254	- 677
Net Fixed Assets	30,405	33,982
CURRENT ASSETS		
Cash Balances	35,771	36,012
CREDITORS AND ACCRUALS		
Accruals	- 195	- 93
TOTAL NET ASSETS	65,981	69,901
FUNDS OF THE CHARITY		
Restricted funds		
Unrestricted Funds	65,981	69,901
Total Funds	65,981	69,901

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	The Tithe Barn Trust		
On accounts for the year ended	31 December 2023	Charity no (if any)	1167108
	Set out on pages 3, 4		

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

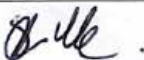
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:  **Date:** 9 SEPTEMBER 2024

Name: STEPHEN KNEEBONE

Relevant professional qualification(s) or body (if any): A.C.A – Retired Record Number 7469366

Address:	Minton
	Burton's Lane, Chalfont
	Bucks, HP8 4BB

Section B	Disclosure
------------------	-------------------

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

None



Tithe Barn

Opposite 2a Waterbeach Road
Landbeach
Cambridgeshire
CB25 9FA

tithebaritrust@gmail.com
www.tithebaritrust.org.uk

TITHE BARN TRUST

England & Wales - Charity number 1167108

Accounts

Annual Report 2022

for the year ended 31 December 2022
including Financial Statements



Registered Charity
no 1167108



Board of Trustees’ Annual Report 2022

for the year ended 31 December 2022
including Financial Statements

Registered Charity no 1167108



Contents	page
A Chair’s Introduction	3
B Objectives and Activities	4
C Achievement and Performance	5
D Public Benefit	5
E Financial Review	8
F Structure, Governance and Management	9
G Reference & Administration Information	10
H Plans for the Future	10
I Financial Statements	11

Report Version 4

All images ©Tithe Barn Trust – by members of the Board and Committee

Front cover – first wedding reception held at the Barn (June 2022).

Back cover – the setting of the eco-toilets in context (May 2022).

A. Chair's Introduction

Since its creation, the Trust has made great progress in preserving this wonderful old Tithe Barn. We quest to make it a more viable place for people and our local communities to enjoy. This year has been filled with various delights at the Barn and we have achieved further milestones with the Barn's operational set up being improved and special events held – in particular:

Eco-toilets – following intense discussions and research, successful fundraising made this project possible thanks to fantastic local small and large support from the many individual donors to our 'Spend a Penny' campaign. In addition, this work has been made possible by a substantial award from the Postcode Community Trust, a grant-giving charity funded entirely by players of the People's Postcode Lottery. The Tithe Barn Trust valued all the contributions made towards achieving this significant goal. These fully accessible eco-toilets are now installed and will be available whenever the Barn is open. The installation of these innovative eco-toilets is a tremendous improvement to the Barn's infrastructure and a great asset whilst hosting varied community events from country markets, theatre, storytelling to art classes and nursery school visits etc. And let's also remember that for many people with visible and invisible disabilities a fully accessible toilet can make a vast difference to their lives– it opens doors to them and enables them to enjoy the Barn and its local countryside. Our late May 2022 AGM saw the official opening and introduction to our new buildings.

Pasture – we now have achieved a long lease of part of the pasture. This enabled us to provide improved vehicular access and car parking during events. We ongoingly liaise with our neighbouring farmer to ensure grazing is achieved at best times.

Wedding reception – the first one was hosted at the Barn as part of a private hire and saw the internal building lovingly transformed into a special setting and with a canopy placed nearby on the pasture for outdoor dining made the event complete.

First tree planted – usually we have been bashing vegetation but in February 2022 the Outdoor Gym volunteers also have been busy with the planting of our first tree close to the eco-toilets – a crab apple is now establishing and has been regularly watered by volunteers during its first year of growth.

South Cambridge District Council – we welcomed a large group of officers from the SCDC and Cambridge Greater Planning Team. It was a great chance to thank them and their colleagues for all the support we have received over the recent years but also to share issues, successes and ideas on completed works and any new schemes.

Visitor numbers are good despite having provided only a modest number of events during the first post-Covid year. Many people are impressed by the unusual Barn – its wonky but homely internal layout, the size of the thatched roof and its history as much as its welcoming feel.

Sadly the death of The Queen was announced just before our September Heritage Open Day at the Barn. Despite the clash, we decided to keep the Barn open to enable use of the space for people during this sombre time & to share stories of happy encounters about her long reign and more.

As a small charity we have limited resources and I am hugely grateful for our dedicated volunteers and neighbours giving valuable time. Also for our members, donors and grant providers who support us with funds making the Barn a welcoming local community asset and increasingly thriving heritage place for many to enjoy. **A big thank you to all.**

Carolyn Göhler, Interim Chair of the Tithe Barn Trust



Our September Heritage Open Day at the Barn went ahead acknowledging the recent death of Her Majesty Queen Elizabeth II.

B. Objectives and Activities

The Tithe Barn Trust's charitable objective, as set out in the November 2017 Constitution is:

"To preserve and restore for the benefit of the public the historic Tithe Barn at Landbeach in Cambridgeshire, and to provide the public with access to the Barn in order to educate the public about its history and heritage."

Our vision is to ensure the long-term survival of the rare and ancient Tithe Barn by breathing new life into the site for everyone to enjoy.

Our aim is to secure a long-term use for the building that will provide it with a financially secure future whilst ensuring that the Barn remains an asset the community can enjoy.

Our objectives are:

- to maintain the Tithe Barn, its land and wider surroundings
- to maximise public access for all, including the local communities and from further afield
- to maximise the Barn's value of being part of the local heritage and leisure provisions
- to deliver sustainable, efficient and effective core activities and management for the site to generate income to support its long-term upkeep
- where beneficial to develop sustainable and effective partnerships with others
- to raise awareness of the site's unique and special qualities and character – in terms of heritage, landscape and culture to enable full interpretation of the site's diverse heritage
- to carry out exemplar educational events/community-based and/or income generating activities
- to help interested communities, groups and individuals or similar to aid the upkeep of the site
- fundraising to bring water and electricity to the site.

In accordance with the Charities Act 2001, the Trustees confirm they have complied with their duty to have a due regard to the guidance on public benefit in exercising their powers and duties.

The Trust provides access to the historic Landbeach Tithe Barn and its surrounding green space. The green space is accessible all year round and affords a tranquil countryside setting with borrowed views over a grazed common.

The Trust offers free or low-cost entry to our Tithe Barn open days, events and diverse educational activities for young and old alike.

Access is open to anybody – local, regional and visitors from further afield and membership is open to anyone.



Cambridge Open Studios 2022 at the Barn

C. Achievements and Performance 2022

Fundraising

- Installed the eco-toilets and cycle racks and used a £17,819 grant from the Postcode Places Trust. This combined with public donations, helped us to reach our 'Spend a Penny' Campaign target

Undertaking heritage works

- Further developed our Management and Maintenance plan
- Maintenance of our countryside – vegetation and access routes
- Installation of a simple plank bench adjacent to the eco-toilets
- First tree planting – a crab apple near the eco-toilets

Liaison with Ely Diocesan Board of Finance (as the Freeholder of neighbouring land) and their professional advisers and managers; this includes

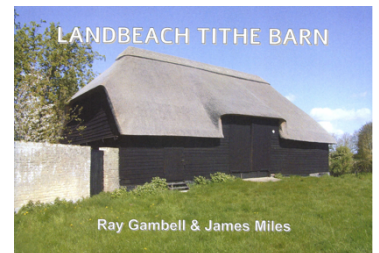
- Achievement of a lease of part of the neighbouring land to enable improved access and car parking
- Ongoing liaison with and supported by our neighbouring tenant farmer

Membership & volunteering

- Ongoing updated website for the Tithe Barn and its Trust
- Issued approximately monthly e-newsletters
- Organised 'Outdoor Gym' activities which include vegetation and path management
- AGM held 24 May 2022

Education and Learning

- Despite the outfall of the Covid-19 Pandemic, the Trust welcomed a steady flow of visitors in 2022
- Open days and events included: a Country Market, Theatre with Shakespeare's 'Macbeth', an Art exhibition, Cambridge Open Studio weekend, Heritage Open Day, Life Drawing sessions
- We welcomed back students from the Cambridge School of Visual & Performing Arts (CSVPA) back and from the Cambridge University's Master of Studies (specialism: Building History).
- Local children nursery Beach Babies enjoyed learning and playing
- We issued a revised version of the history booklet 'Landbeach Tithe Barn' - completed by Ray Gambell and James Miles



Media

- Regular updates published on our social media including Facebook, Twitter and Instagram
- Various articles published on the e-platforms: Landbeach News, Fen Edge News, Waterbeach Babble, Waterbeach News and Visit South Cambs.

D. Public Benefit

Every charity must have charitable purposes or aims and actions that are for the public benefit – the 'public benefit requirements' (as per Charities Act 2006) – and must be demonstrated within the Trustees' Annual Report. The Tithe Barn Trust's charitable objectives are 'to preserve and restore for the benefit of the public the historic Tithe Barn at Landbeach in Cambridgeshire, and to provide the public with access to the Barn in order to educate the public about its history and heritage'. Public benefit is at the heart of the charity and its decision making. It is accomplished through the way we look after and provide open access to the public through our diverse events and education programme. Access to the historic building is at low or no cost. Parking is free for visitors arriving by car or bike. We keep any charges for our open days and other events as well as education activities at low and subsidised levels. Most events are all open to non-members, being provided free of charge. Membership of the Tithe Barn Trust is open to all, and we offer reduced fees for members, some age and local community groups. Access is not limited by geography or other and visitors come from all over the UK and abroad.

The Tithe Barn Trust takes confidentiality of information in relation to our individual members and donors very seriously. We do not sell, share or divulge any detail of members, or other supporters, to any organisations outside the Trust and we only use information with prior agreement to contact members and other supporters about membership, events and activities together with other relevant updates.

Special Project update – the eco-toilets

Manufactured in Europe by Kazuba, these high-quality toilets work off-grid using no electricity but just readily available solar and wind energy. Their advanced but simple technology ensures that the products of the aerobic decomposition process are odourless and non-toxic. Liquids evaporate through the chimney whilst the more solid waste fully dries out and in time can be used as a compost for trees and shrubs being planted on the site. Importantly this results in overall low maintenance and costs. It leaves a more environment-friendly footprint with no water required, nor sewage cleaning or travel mileages needed to tackle this type of waste.



Setting out of the eco-toilets' footprint in early May



The installers Cai and Adam at their completed project (May)



Sleek interior with additional vandal-proof mirror



Inspection and understanding the working of the new WCs and seeding grass and wildflowers.

As representatives of the former Landbeach Society, Ray Gambell & Robert Stripe officially open the toilets on 21 May 2023.

The project would not have been possible without the generous donations by many individuals as part of our 'Spend the Penny Campaign', unanimous donors and with the help from our volunteers together with an award from the Postcode Community Trust, a grant-giving charity funded entirely by players of the People's Postcode Lottery. The Tithe Barn Trust values all the contribution made towards achieving this really significant goal.



Events and learning in the Tithe Barn in 2022



Outdoor Gym – spring 2022



Wedding reception



Welcoming SCDC Officers



Music session by Dom Howard



Life drawing sessions



Welcoming a local WI



Cambridge Open Studios at the Tithe Barn



Christmas celebration with simple decorations and re-enactment of the nativity story



Beach Babies are fascinated with everything to do with the eco-toilets. ↑

E. Financial Review

The Trust had a modest year financially as it fully embraced migrating its income generation from income for purposes of restoration and capital enhancement works into income for supporting the running costs of the barn both present and future.

A major achievement during the year was for the installation of 2 new eco toilets and securing a 99-year lease for use of an adjoining field. These facilities significantly enhanced the Trust's ability to rent out the Barn for various types of events. Such events began generating income during the year.

We aim to secure a sustainable future for the barn and the Trust by generating a continuing surplus in order to ensure that The Tithe Barn Trust is able to meet its future financial obligations relating to the maintenance of the barn and overheads.

With the migration of operations of the trust from restoration of the barn to one based upon financial sustainability and stability, it was deemed appropriate to revise the chart of accounts so that the accounts could be better aligned to future budgets and for more easy performance evaluation. For Capital style enhancements to the estate, a new Capital and depreciation policy was instituted. This was made on the basis of historical cost and useful life of those fixed assets.

Income

Memberships and donations decreased from a total of £13,644 in 2021 to £ 975 in 2022. With fundraising for the eco toilets having been completed during 2021, there were no equivalent campaigns run during the year. Income from running community events and renting the space out however began to make a contribution, £2,276 in 2022. During the year, a booklet providing information on its history was printed with £48 worth of sales during the year. This excellent piece of work will not only contribute sales income each year for the foreseeable future but will provide a good marketing platform for promoting the barn to future clients. Total income was £3,385 during 2022. The aim of the Trust is to add to its sinking fund for future maintenance and repairs.

Expenditure

Total Cash Expenditure in 2022 was £ 34,188 compared with 2021 when it was £27,330.

Over £29,000 of this was incurred on capital items including the Eco Toilets £28k, cycle racks £1k and an entrance gate £1k.

For P&L items, of Total Expenditure of £5,183, there were professional fees of £1,234 incurred during 2022 compared with £8,060 in 2021, Event & Fundraising costs of £1,061 in 2022 compared with £9,238 in 2021.

Depreciation of Fixed Assets of £677 occurred for the first time following institution of a new Fixed Assets & Depreciation policy. There were various other running costs of £2,211 during the year compared with £4,378 in 2021.

Net Surplus

The impact of total activities for the Barn resulted in a net deficit of £1,798 in 2022 compared to a Net Surplus of £21,567 in 2021. The impact of the restatement of accounts for 2021 resulted an increase in the Net Surplus for 2021 from £15,913 as originally presented in the 2021 Annual Report.

Cash

Despite the cash outflows arising in the main from the purchase and installation of the new Eco toilets, cash reserves remain robust with a 2022 year end cash balance of £35,919.

Total Fund

The small net deficit in 2022 resulted in a small reduction in Total Funds from £71,699 in 2021 to £69,901 in 2022.

Reserves

With the expenditure on the Eco toilets having been completed during the year, the Trust no longer holds any restricted funds.

Reserves Policy

In line with our current Reserves Policy our critical level of reserves remains at £1,000.

A sinking fund for maintenance and repair to enable quinquennial repairs as well as long-term major repair of the more costly fabric of the Barn such as the thatched roof is being developed. We will take ongoing advice and develop an appropriate saving mechanism to ensure that this can be achieved. Updates will be reported in our Annual Reports. This will be reviewed once committed costs along with future maintenance and management costs of the barn are accurately established.

Iain Cross, Treasurer, Tithe Barn Trust

F. Structure, Governance and Management

The Tithe Barn Trust is a Charitable Incorporated Organisation (CIO). The CIO is governed by its Constitution, dated 14th November 2017, based on the Charity Commission's Foundation model constitution document.

The Tithe Barn Trust's governing body is the Board of Trustees currently comprising of eight Trustees, elected by majority vote at Trustee meetings. The Trustees have full decision-making authority on behalf of the Trust.

Trustee Name:	Office held (if any)
Gemma O'Shea	Chair (until May 2022)
Iain Cross	Treasurer
Robert Stripe	Membership Secretary
Alan Shipp	
Melanie Hale	
Carolin Göhler	Interim Chair (from May 2022)
Emma Naylor	(until May 2022)
Kimberley Brightley	
David Chalcraft	(from May 2022)

Trustees undergo an initial induction and ongoing training which is appropriate in relation to their skills and experience. All Trustees support the Trust wholly in a voluntary, unpaid capacity.

The main duties of the Trustees are:

- Ensure the Charity is carrying out its purposes for the public benefit
- Comply with the Charity's governing document and the law
- Act in the Charity's best interests
- Manage the Charity's resources responsibly
- Act with reasonable care and skill
- Ensure the Charity is accountable.

Committee Members	Office held (if any)
Maggie Stephens	Secretary
Ray Gambell	
Richard Taylor	

Committee members and volunteers support the Board in planning, as well as varied events and activities. Volunteers with specialist skills act in an advisory capacity to the Board and at times work with other volunteers and Trustees as part of working groups to develop aspects of the work of the Charity.

Open Days, guided tours, fundraising, building and nature conservation and other activities are supported by local volunteers – without their enthusiasm, strong support and commitment we would not have achieved as much as we have to date.

G. Reference and Administration Information

The Tithe Barn Trust CIO, also known as The Tithe Barn Trust, became a Charitable Incorporated Organisation (CIO) in May 2016 under charity number 1167108.

Registered address: 87 Waterbeach Road, Landbeach, Cambridge CB25 9FA

E-mail: tithebaritrust@gmail.com

Website: www.tithebaritrust.org.uk



Declaration

The Trustees declare that they have approved the Trustees Annual Report above.

Signed by the Chair on behalf of the Charity's Trustees:

Signature:

A handwritten signature in blue ink, appearing to be "Carolin Göhler".

Name:

Carolin Göhler

Date:

21/09/23

H. Plans for the Future

Having completed the urgent repair works to the Barn in February 2020, installing the eco-toilets in May 2022 and overcoming the covid-19 pandemic, we are now in a better place to hold events and enable visitors to stay longer to enjoy the building, its landscape and activities. Through a series of free and chargeable events and private hire, we increasingly provide community engagement and achieve more visitor numbers whilst ongoing optimising income streams to ensure the Barn has a sustainable future. We continue to work with partners to open the Barn to a wider audience and tell its story.

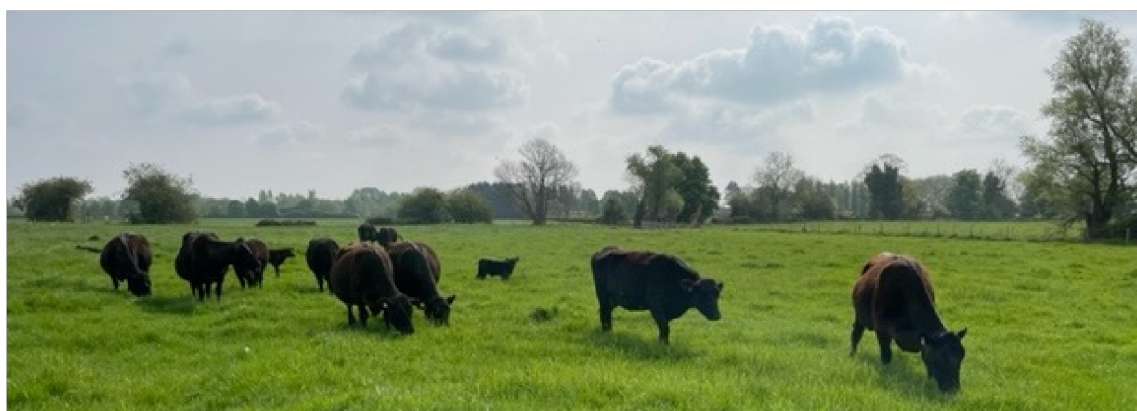
Since autumn 2022 we are now turning our attention to planning and fundraising for the next phase of our project, to bring water and electricity (including sensitively positioned LED lighting) to the site. It is a project which will take approximately 3 years to complete and in time will further enable us to further community use of the Barn. Further specialist repairs are required to timber elements of the Barn such as gable ends, door tops and flooring and we are liaising with heritage advisors on the best ways forward.

We have proven to be a resilient Charity and have continued to deliver and complete projects and despite limited funds and the global Covid-19 pandemic.

We are currently seeking new Trustees (as part of the natural rotation) and are especially keen to hear from people with event organisation and management experience to support our committee as well as volunteers able (from building maintenance to media and communication, education to events organisation) and indoor and outdoor maintenance work.

We thank all our members, supporters and volunteers taking us along this continued exciting journey and look for new passionate people to join us. Thank you for your support.

The Tithe Barn Team



Our neighbouring farmer's Aberdeen Angus cattle graze the lush pastures from spring onwards

I. Financial Statements

The Tithe Barn Trust – Profit and Loss Account for the Period Ended 31 December 2022

	2022	2021
	£	£
Income		
Membership	90	685
Donations	885	12,349
Gift Aid	50	3,153
Grants		26,446
Event Income	2,276	610
Interest	36	
Other	48	
	3,385	43,243
Expenses		
Restoration Works		
Professional Fees	1,234	8,060
Blds & Estate Maintenance	517	
Depreciation	677	
Events Costs & Fundraising	1,061	9,238
Other	1,694	4,378
	5,183	21,676
Net Surplus / (Deficit)	- 1,798	21,567
Reconciliation of Funds:		
Funds Brought Forward	71,699	50,132
Total Funds Carried Forward	69,901	71,699
Statement of Assets & Liabilities		
for the Period Ended 31 December 2022		
	2022	2021
	£	£
Fixed Assets		
Cost	34,659	5,654
Accum Depreciation	- 677	
Net Fixed Assets	33,982	
CURRENT ASSETS		
Cash Balances	36,012	62,892
CREDITORS AND ACCRUALS		
Accruals	- 93	3,153
TOTAL NET ASSETS	69,901	71,699
FUNDS OF THE CHARITY		
Restricted funds		29,280
Unrestricted Funds	69,901	42,419
Total Funds	69,901	71,699
Restricted Funds		
Spend a penny campaign		29,280
NLHF		

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	The Tithe Barn Trust		
On accounts for the year ended	31 December 2022	Charity no (if any)	1167108
Set out on pages	3, 4 <small>(remember to include the page numbers of additional sheets)</small>		

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2022.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:	<i>A. Listopad</i>	Date:	1 NOVEMBER 2023
Name:	Alla Listopad		
Relevant professional qualification(s) or body (if any):	ACCA, Fellow Member		

Address:	7 ASTBURY ROAD
	London
	SE15 2NL

Section B	Disclosure
-----------	------------

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

I have completed my examination and can confirm that no material matters have come to my attention in connection with the examination (other than those disclosed below*) which give me cause to believe that, in any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

***Other Matters:**
I would like to comment on additional matters related to the financial report and observations on areas where improvements can be made.

Financial Report ('Accounts')

I obtained transactions listing and two schedules (Income and Expenditure and Balance Sheet) used for preparation of the Accounts. I checked the balances presented in the Accounts to the Schedule.

I have conducted verification of a sample of income and expenditure from the transaction listing to the supporting documentation (invoices, bank statements, grant receipts). All items selected were supported by the valid documentation. I noted that:

The results of my examination were satisfactory.

Improvement observations and recommendations

- Chart of Accounts. During the testing of expenditure, I observed instances when cost was not classified correctly. I recommend the Trust reviews the chart of accounts to align with the current activities.



Tithe Barn

Opposite 2a Waterbeach Road
Landbeach
Cambridgeshire
CB25 9FA

tithebaritrust@gmail.com
www.tithebaritrust.org.uk

TITHE BARN TRUST

England & Wales - Charity number 1167108

Accounts

Tithe Barn Trust

Board of Trustees' **Annual Report 2021**

including Financial Statements

For the year ended 31 December 2021

Charity Registration Number: 1167108

The logo for Tithe Barn Trust is a grey square containing the text "Tithe Barn Trust" in a bold, serif font. "Tithe" and "Trust" are in black, while "Barn" is in white.

**Tithe
Barn
Trust**

Tithe Barn Trust

Board of Trustees' **Annual Report 2021**

for the year ended 31 December 2021

Contents	Page
A Chair's Introduction	3
B Objectives and Activities	4
C Achievement and Performance	5
D Financial Review	7
E Structure, Governance and Management	8
F Reference & Administration Information	9
G Plans for the Future	9
H Financial Statements	10



A. Chair's Introduction

I feel incredibly proud of what the Tithe Barn Trust has achieved this year. Despite the Covid-19 global pandemic, with your help, we have continued to build on solid foundations by holding new events to draw a wider audience to the Tithe Barn.

This year has been very much about blended working, beginning the year by hosting an incredibly well attended talk via zoom to 'Your Cambridge U3A', then following government guidance closely we were able to trial new events including an Art Exhibition, in collaboration with the Cambridge Drawing Society, local artist Maureen Mace, and students from Rowan, a Cambridge based charity and arts centre for people with learning disabilities. This was followed by a successful Country Market at the Tithe Barn in partnership with Histon Country Market. This proved once again, what a versatile space the historic, unique timber frame building is. Our thanks go to the National Lottery Heritage Fund for their grant funding for these events and activities.

During the year we welcomed 465 recorded visitors to the Tithe Barn, although we know many more unrecorded visitors enjoy the surrounding green space. The Tithe Barn is a valuable recreational place and continues to provide opportunities to help people to reflect and reconnect.

Activities held included Yoga, Life Drawing, Outdoor Gym, and National Heritage Open Day at the Barn. Local artist Theo Gayer-Anderson returned with Gideon Pain to exhibit their immersive 'Covid Dreams' art installation for the public to experience. We were also delighted to welcome the Cambridge School of Visual & Performing Arts (CSVPA) students back. With the help of a small one-off grant from the Fen Edge Community Association towards cleaning costs, we adhered to Covid safety measures to ensure compliance and visitor safety.

With the support of public and anonymous donors and a generous £17,819 grant by the Postcode Places Trust, the 'Spend a Penny' campaign reached its £30,000 target. This will enable the installation of two eco-friendly toilets plus some cycle racks in late Spring next year, as well as the planting of native shrubs and tree whips.

I have to say a huge thank you to everyone who continues to support the Tithe Barn Trust, from donors, to our neighbours, and everyone who attends our events. Of course, I also have to thank our volunteers. As a small charity with no paid staff, we simply could not continue without their dedication and time.

Gemma O'Shea, Chair of the Tithe Barn Trust



Country Market (May 2021)

B. Objectives and Activities

The Tithe Barn Trust's charitable objective, as set out in the November 2017 Constitution:

“To preserve and restore for the benefit of the public the historic Tithe Barn at Landbeach in Cambridgeshire, and to provide the public with access to the Barn in order to educate the public about its history and heritage.”

Our vision is to ensure the long-term survival of the rare and ancient Tithe Barn by breathing new life into the site for everyone to enjoy.

Our aim is to secure a long-term use for the building that will provide it with a financially secure future whilst ensuring that the barn remains an asset for the community can enjoy.

Our objectives are:

- to maintain the Tithe Barn, its land and wider surroundings
- to maximise public access for all, including the local communities and from further afield
- to maximise the barns value of being part of the local heritage and leisure provisions
- to deliver sustainable, efficient and effective core activities and management for the site to generate income to support its long-term upkeep
- where beneficial to develop sustainable and effective partnerships with others
- to raise awareness of the site's unique and special qualities and character – in terms of heritage, landscape and culture to enable full interpretation of the site's diverse heritage
- to carry out exemplar educational events/community-based and/or income generating activities
- to help interested communities, groups and individuals or similar to aid the upkeep of the site
- fundraising to bring water and electricity to the site.

In accordance with the Charities Act 2001, the Trustees confirm they have complied with their duty to have a due regard to the guidance on public benefit in exercising their powers and duties.

The Trust provides access to the historic Landbeach Tithe Barn and its surrounding green space. The green space is accessible all year round and affords a tranquil countryside setting with borrowed views over a grazed common.

The Trust offers free or low-cost entry to our Tithe Barn open days, events and diverse educational activities for young and old alike.

Access is open to anybody – local, regional and visitors from further afield and membership is open to all.

C. Achievements and Performance 2021

- **Fundraising**
 - Secured £17,819 grant from the Postcode Places Trust for eco toilet and cycle racks. This combined with public donations, helped us to Reach our 'Spend a Penny' Campaign target
 - Received final grant instalment of £8,346 from the National Lottery Heritage Fund and completed the grant evaluation
 - Received a £281 grant from the Fen Edge Community Association towards covid cleaning costs
- **Undertaking heritage works**
 - Further developed our Management and Maintenance plan
 - Maintenance of our countryside hedge alongside the access track
 - Installation of a bespoke entrance gate by Waterbeach Road
- **Liaison with Ely Diocesan Board of Finance** (as the Freeholder of neighbouring land) and their professional advisers; this includes
 - Progressed the draft lease of neighbouring land
 - Liaised with and supported by our neighbouring tenant farmer
- **Membership & volunteering**
 - Updated website for the Tithe Barn and its Trust
 - Issued e-newsletters
 - Organised 'Outdoor Gym' activities which include hedge and path management
- **Education and Learning**
 - Despite the Covid-19 Pandemic, the Trust followed guidance and welcomed 465 visitors in 2021. Open days and events included a Country Market, an Art exhibition, Heritage Open Day, Yoga, Life Drawing, and 'Covid Dreams' Art Installation
 - Zoom talks to 'Your Cambridge U3A', Landbeach Parish Council, and the Cambridge Federation WI
 - We welcomed students from the Cambridge School of Visual & Performing Arts (CSVPA) back.
- **Media**
 - Various articles published in the Cambridge Independent, Ely Standard and local publications
 - Featured on BBC Radio Cambridgeshire, Cambridge 105FM and That's Cambridge TV.



Yoga at the Barn with Julie Davies summer 2021



Covid Dreams Art Installation April 2021



Events and learning at the Tithe Barn in 2021

D. Financial Review

Despite difficulties due to the Covid-19 pandemic which impacted our planned events for 2020, the Trust continued to receive donations through memberships, donations, and fundraising events.

Following on from the completion of the works we aim to secure a sustainable future for the barn and the Trust by generating a continuing surplus. This is to ensure that The Tithe Barn Trust is able to meet its future financial obligations relating to the maintenance of the barn and overheads for its fundraising activities.

Income

During the year the Trust received a total of £26,446 from grants as highlighted in section C above from the National Lottery Heritage fund, Postcode Places Trust and the Fen Edge Community Association.

Memberships and donations increased from a total of £1,718 in 2020 to £13,644 in 2021, in part due to the resumption of a more normal operating environment after the partial end of some restrictions during the year from the Covid19 epidemic.

The Trust continues its moves to a phase of spreading its income from fundraising through community events, barn hire, memberships and donations in order to create a sinking fund for future maintenance and repairs.

Expenditure

Total Expenditure in 2020 was £27,330 compared with £119,184 in 2020.

There were no costs incurred on restoration in 2021 compared with £87,340 in 2020 and £95 in professional fees compared with £13,524 in 2020. Event costs between 2020 and 2021 were flat at £17,198 in 2021. Other costs in making miscellaneous enhancements such as provision of new gates in total cost £10,036 compared with £971 in 2020.

Net Surplus

The impact of total activities for the Barn resulted in a surplus being generated of £15,913.

Cash

The addition of the surplus during 2021 resulted in an increase to the actual year end cash balance to £62,892 as at the year end. There was also an accrual in respect of gift aid reimbursement worth £3,153 which was received during February 2022.

Reserves

The accounts show restricted funds of £29k which relates to the Spend a Penny Campaign.

Reserves Policy

In line with our current Reserves Policy our critical level of reserves remains at £1,000. This will be reviewed in 2022 now the restoration works are complete and once committed costs along with future maintenance and management costs of the barn can be accurately established. In 2021 onwards we are developing a sinking fund for maintenance and repair to enable quinquennial repairs as well as long-term major repair of the more costly fabric of the Barn such as the thatched roof. We will take advice and develop an appropriate saving mechanism to ensure such can be achieved and updates will be reported in our Annual Reports.

Iain Cross, Treasurer, Tithe Barn Trust

E. Structure, Governance and Management

The Tithe Barn Trust is a Charitable Incorporated Organisation (CIO). The CIO is governed by its constitution, dated 14th November 2017, based on the Charity Commission's Foundation model constitution document.

The Tithe Barn Trust's governing body is the Board of Trustees currently comprising of eight Trustees, elected by majority vote at Trustee meetings. The Trustees have full decision-making authority on behalf of the Trust.

Trustee Name:	Office (if any)
Gemma O'Shea	Chair
Iain Cross	Treasurer (from May 2021)
Robert Stripe	Membership secretary
Alan Shipp	
Melanie Hale	
Carolin Göhler	
Emma Naylor	
Kimberley Brightley	

Trustees undergo an initial induction and ongoing training which is appropriate in relation to their skills and experience. All Trustees support the Trust wholly in a voluntary, unpaid capacity.

The main duties of the Trustees are:

- Ensure the charity is carrying out its purposes for the public benefit
- Comply with the charity's governing document and the law
- Act in the charity's best interests
- Manage the charity's resources responsibly
- Act with reasonable care and skill
- Ensure the charity is accountable.

Committee Members	Office (if any)
Maggie Stephens	Secretary
Ray Gambell	
Richard Taylor	

Committee members and volunteers support the Board in planning, as well as varied events and activities. Volunteers with specialist skills act in an advisory capacity to the Board and at times work with other volunteers and Trustees as part of working groups to develop aspects of the work of the charity.

Open Days, guided tours, fundraising, building and nature conservation and other activities are supported by local volunteers – without their enthusiasm, strong support and commitment we would not have achieved as much as we have to date.

F. Reference and Administration Information

The Tithe Barn Trust CIO, also known as The Tithe Barn Trust, became a Charitable Incorporated Organisation (CIO) in May 2016 under charity number 1167108.

Registered address: 87 Waterbeach Road, Landbeach, Cambridge CB25 9FA

E-mail: tithebarntrust@gmail.com

Website: www.tithebarntrust.org.uk



Declaration

The Trustees declare that they have approved the Trustees Annual Report above.

Signed by the Chair on behalf of the charity's trustees

Signed:

A handwritten signature in black ink that reads "Co Shea".

Date: 28/02/22

G. Plans for the Future

Having completed the urgent repair works in February 2020 we continue to work with partners to open the barn to a wider audience and tell its story. Through a series of free and chargeable events and private hire, we plan to increase community engagement and visitor numbers whilst optimising income streams to ensure the barn has a sustainable future.

Having successfully fundraised for eco toilets and cycle racks, these are planned for installation in late Spring 2022. We are now turning our attention to planning and fundraising for the next phase of our project, to bring water and electricity to the site. This will further enable us, in terms of future community use and sustainability of the Barn.

We have proven to be a resilient charity and have continued to deliver and complete projects, despite the global covid-19 pandemic.

We are currently seeking Event Volunteers and Learning Volunteers. This project can only succeed with your help, so do get involved. This is just the beginning of an exciting journey and a new chapter for the Tithe Barn. Thank you for your support.

H. Financial Statements

The Tithe Barn Trust
Profit and Loss Account
For the Period Ended 31 December 2021

	2021	2020
		£
Income		
Membership	685	150
Donations	12,959	1,568
Grants	26,446	139,560
Gift Aid	3,153	-514
Other Income	0	3
	43,243	140,767
Expenses		
Restoration Works	0	87,340
Professional Fees	95	13,524
Fundraising	17,199	17,349
Other	10,036	971
	27,330	119,184
Net Surplus / (Deficit)	15,913	21,583
Reconciliation of Funds:		
Funds Brought Forward	50,132	28,549
Total Funds Carried Forward	66,045	50,132

Statement of Assets & Liabilities
For the Period Ended 31 December 2021

	2021	2020
	£	£
CURRENT ASSETS		
Cash Balances	62,892	50,132
CREDITORS AND ACCRUALS		
Accruals	3,153	0
TOTAL NET ASSETS	66,045	50,132
FUNDS OF THE CHARITY		
Restricted funds	29,280	16,550
Unrestricted Funds	36,765	33,583
Total Funds	66,045	50,132

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

The Tithe Barn Trust

On accounts for the year
ended

31 December 2021

Charity no
(if any)

1167108

Set out on pages

3, 4

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2021.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:



Date: 22 October 2022

Name:

Alla Listopad

Relevant professional qualification(s) or body (if any):

ACCA, Fellow Member

Address:

28 Graces Road

London

SE58PA

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

I have completed my examination and can confirm that no material matters have come to my attention in connection with the examination (other than those disclosed below*) which give me cause to believe that, in any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

***Other Matters:**

I would like to comment on additional matters related to the financial report and observations on areas where improvements can be made.

Financial Report ('Accounts')

I obtained transactions listing and two schedules (Income and Expenditure and Balance Sheet) used for preparation of the Accounts. I checked the balances presented in the Accounts to the Schedule.

I have conducted verification of a sample of income and expenditure from the transaction listing to the supporting documentation (invoices, bank statements, grant receipts). All items selected were supported by the valid documentation. I noted that:

The results of my examination were satisfactory.

Improvement observations and recommendations

- Chart of Accounts. During the testing of expenditure, I observed instances when cost was not classified correctly. I recommend the Trust reviews the chart of accounts to align with the current activities.

TITHE BARN TRUST

England & Wales - Charity number 1167108

Accounts

Tithe Barn Trust

Board of Trustees' **Annual Report 2020**

including Financial Statements

For the year ended 31 December 2020

Charity Registration Number: 1167108

The logo for Tithe Barn Trust, featuring the words "Tithe", "Barn", and "Trust" stacked vertically in a bold, serif font. The text is white and set against a grey rectangular background.

**Tithe
Barn
Trust**

Tithe Barn Trust

Board of Trustees' Annual Report 2020

for the year ended 31 December 2020

Contents	Page
A Chair's Introduction	3
B Objectives and Activities	4
C Achievement and Performance	5
D Financial Review	7
E Structure, Governance and Management	8
F Reference & Administration Information	9
G Plans for the Future	9
H Financial Statements	10



A. Chair's Introduction

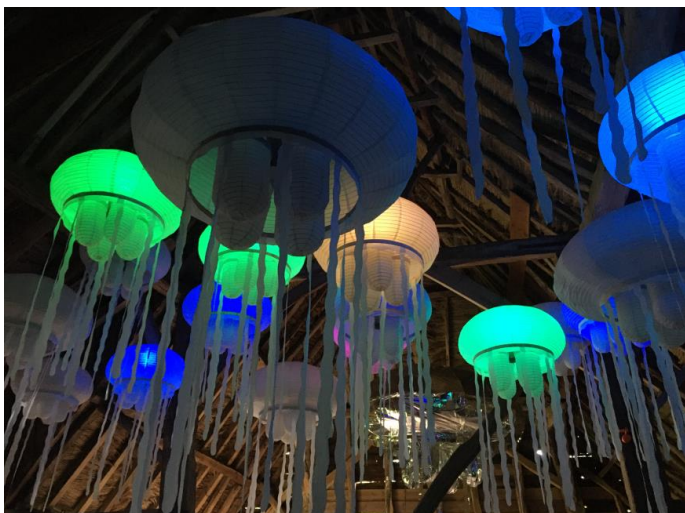
This year has been a year like no other, yet despite the Covid-19 global pandemic, the Tithe Barn Trust has proven to be a resilient organisation.

With hindsight we were incredibly fortunate that the urgent repair works to the listed Tithe Barn completed in February 2020, before the first Lockdown. The Tithe Barn has been rescued for our community and I personally feel honoured to have been involved in saving this piece of local history. Our thanks go to the Amey Community Fund, the National Lottery Heritage Fund, the Garfield Weston Foundation and the October Fund for their grant funding for this project. Of course, I have to thank our public and anonymous donors, who have supported the Tithe Barn Trust's charitable aim from the beginning and without their backing and encouragement we would not have achieved so much. Our neighbours' support is also greatly appreciated and we sincerely thank them as well.

I also have to say a huge thank you to all of our volunteers, as a small charity with no paid staff, we simply could not continue without their dedication and time. They have certainly proven their loyalty this year and like so many others have juggled many commitments including work, family, and lockdown restrictions with their volunteering.

During the year we welcomed 490 recorded visitors to the Tithe Barn, although we know many more unrecorded visitors enjoy the surrounding green space. The Tithe Barn is a valuable recreational place and continues to provide opportunities to help people to reflect and reconnect. As expected, there were challenges, and we closely followed Government guidance, closing the Tithe Barn when needed and introducing Covid safety measures to ensure compliance and visitor safety. Talks, education visits and events were postponed, including a trial market at the Barn. Yet when guidance allowed in the Summer and Autumn, we trialled test events such as 'Picnic by the Barn', took part in the National Heritage Open Days and welcomed local artist Theo Gayer-Anderson to exhibit his 'Oracle' art installation for the public to experience. We were delighted that students from Beach Babies Nursery and Preschool returned at the start of the year, as well as Mst Building History students from the University of Cambridge. New partnerships were explored such as with Rowan, a Cambridge based charity and arts centre for people with learning disabilities and we look forward to developing these further next year.

We launched our Spend a Penny Campaign, fundraising to bring permanent toilets on site and submitted a planning application for this project. We know that this will be a real enabler in terms of future community use and sustainability of the Barn. We have planned our open days and events following guidance, and with the vaccine roll out are full of hope for 2021.



Gemma O'Shea, Chair of the Tithe Barn Trust

'Oracle' Art Installation (October 2020)

B. Objectives and Activities

The Tithe Barn Trust's charitable objective, as set out in the November 2017 Constitution:

"To preserve and restore for the benefit of the public the historic Tithe Barn at Landbeach in Cambridgeshire, and to provide the public with access to the Barn in order to educate the public about its history and heritage."

Our vision is to ensure the long-term survival of the rare and ancient Tithe Barn by breathing new life into the site for everyone to enjoy.

Our aim is to secure a long-term use for the building that will provide it with a financially secure future whilst ensuring that the barn remains an asset for the community can enjoy.

Our objectives are:

- to maintain the Tithe Barn, its land and wider surroundings
- to maximise public access for all, including the local communities and from further afield
- to maximise the barns value of being part of the local heritage and leisure provisions
- to deliver sustainable, efficient and effective core activities and management for the site to generate income to support its long-term upkeep
- where beneficial to develop sustainable and effective partnerships with others
- to raise awareness of the site's unique and special qualities and character – in terms of heritage, landscape and culture to enable full interpretation of the site's diverse heritage
- to carry out exemplar educational events/community-based and/or income generating activities
- to help interested communities, groups and individuals or similar to aid the upkeep of the site
- fundraising to bring water, electricity and toilets to the site

In accordance with the Charities Act 2001, the trustees confirm they have complied with their duty to have a due regard to the guidance on public benefit in exercising their powers and duties.

The trust provides access to the historic Landbeach Tithe Barn and its surrounding green space. The green space is accessible all year round and affords a tranquil countryside setting with borrowed views over a grazed common.

The Trust offers free or low-cost entry to our Tithe Barn open days, events and diverse educational activities for young and old alike. Access is open to anybody – local, regional and visitors from further afield and membership is open to all.

We have also involved many people as part of the planned restoration programme – from amateurs to professionals, to ensure an inclusive project is achieved and well embedded within the village community and wider area.

C. Achievements and Performance 2020

- **Fundraising**
 - Received £100,000 grant from Amey Community Fund
 - Received second grant instalment from National Lottery Heritage Fund
 - Launched 'Spend a Penny' Campaign
- **Undertaking heritage works**
 - Urgent repair and conservation works completed in February 2020
 - Worked closely with the Morton Partnership, as our Contracts Administrator
 - Maintenance of our countryside hedge alongside the access track
- **Liaison with Ely Diocesan Board of Finance** (as the Freeholder of neighbouring land) and their professional advisers; this includes
 - Agreed Draft Heads of terms for a lease of neighbouring land
 - Liaised with and supported by our neighbouring tenant farmer
- **Membership & volunteering**
 - Updated website for the Tithe Barn and its Trust
 - Issued e-newsletters
 - Organised 'Outdoor Gym' activities which include hedge and path management
 - The Trust held their first public virtual AGM via zoom
- **Education and Learning**
 - Despite Covid-19 lockdowns, the Trust welcomed 490 visitors in 2020. Open days and events included 'Meet the Carpenter' & 'Meet the Thatcher' Talks, Picnic by the Barn, Heritage Open Day and 'Oracle' Art Installation
 - Beach Babies pre-schoolers continued to visit the Tithe Barn at the start of the year
 - Mst Building History students from the University of Cambridge visited as part of their studies
- **Media**
 - Various articles published in the Cambridge News, Ely Standard and local publications
 - Featured on BBC Radio Cambridgeshire, Cambridge 105FM and That's Cambridge TV



Rowan 'Meeting the Carpenter' Jan 2020



Key handover celebrations February 2020



Events and learning at the Tithe Barn in 2020

D. Financial Review

Despite difficulties due to the Covid-19 pandemic which impacted our planned events for 2020, the trust continued to receive donations through memberships, donations and fundraising events.

Following on from the completion of the works we aim to secure a sustainable future for the barn and the Trust by generating a continuing surplus. This is to ensure that The Tithe Barn Trust is able to meet its future financial obligations relating to the maintenance of the barn and overheads for its fundraising activities.

Income

During the year the Trust received the £100k from the Amey Community Fund and £50k from National Lottery Heritage fund, both of these Grants were secured in 2019.

Memberships and donations both decreased from 2018 levels however this was an expectation given the repair works completed early 2020 and global economic conditions.

The Trust now moves to a phase of income generation and fundraising through community events, barn hire and the like in order to create a sinking fund for future maintenance and repairs.

Expenditure

A significant proportion of the year's expenses: restoration works (£87k), professional fees (£17k) and fundraising (£14k) have been funded through the grant income.

Other costs (£1k) have been covered by our own fundraising efforts.

Net Surplus

The accounts show a surplus of £22k which has resulted in funds carried forward of £50k.

Cash

Cash Balances at the year end are £50k.

Reserves

The accounts show restricted funds of £17k which relates to the Spend a Penny Campaign of £1.5k and National Lottery Heritage Fund of £15k.

Reserves Policy

In line with our current Reserves Policy our critical level of reserves remains at £1000. This will be reviewed in 2021 now the restoration works are complete and once committed costs along with future maintenance and management costs of the barn can be accurately established. In 2021 onwards we are developing a sinking fund for maintenance and repair to enable quinquennial repairs as well as long-term major repair of the more costly fabric of the Barn such as the thatched roof. We will take advice and develop an appropriate saving mechanism to ensure such can be achieved and updates will be reported in our Annual Reports.

Zoe Masey, Treasurer, Tithe Barn Trust

E. Structure, Governance and Management

The Tithe Barn Trust is a Charitable Incorporated Organisation (CIO). The CIO is governed by its constitution, dated 14th November 2017, based on the Charity Commission's Foundation model constitution document.

The Tithe Barn Trust's governing body is the Board of Trustees currently comprising of eight Trustees, elected by majority vote at Trustee meetings. The Trustees have full decision-making authority on behalf of the Trust.

Trustee Name:	Office (if any)
Gemma O'Shea	Chair
Zoe Masey	Treasurer
Robert Stripe	Membership secretary
Alan Shipp	
Melanie Hale	
Carolin Göhler	
Emma Naylor	
Kimberley Brightley	

Trustees undergo an initial induction and ongoing training which is appropriate in relation to their skills and experience. All Trustees support the Trust wholly in a voluntary, unpaid capacity.

The main duties of the trustees are:

- Ensure the charity is carrying out its purposes for the public benefit
- Comply with the charity's governing document and the law
- Act in the charity's best interests
- Manage the charity's resources responsibly
- Act with reasonable care and skill
- Ensure the charity is accountable.

Committee Members	Office (if any)
Maggie Stephens	Secretary
Ray Gambell	
Richard Taylor	

Committee members and volunteers support the Board in planning and executing repair works, as well as varied events and activities. Volunteers with specialist skills act in an advisory capacity to the Board and at times work with other volunteers and Trustees as part of working groups to develop aspects of the work of the charity.

Open Days, guided tours, fundraising, building and nature conservation and other activities are supported by local volunteers – without their enthusiasm, strong support and commitment we would not have achieved as much as we have to date.

F. Reference and Administration Information

The Tithe Barn Trust CIO, also known as The Tithe Barn Trust became a Charitable Incorporated Organisation (CIO) in May 2016 under charity number 1167108.

Registered address: 87 Waterbeach Road, Landbeach, Cambridge CB25 9FA

E-mail: tithebaritrust@gmail.com

Website: www.tithebaritrust.org.uk



Declaration

The Trustees declare that they have approved the trustees annual report above.

Signed by the Chair on behalf of the charity's trustees

Signed:

A handwritten signature in black ink that reads "Co Shea".

Date: 27/04/21

G. Plans for the Future

Having now completed the urgent repair works in February 2020 we aim to open the barn to a wider audience and tell its story. Through a series of free and chargeable events and private hire, we plan to increase community engagement and visitor numbers whilst optimising income streams to ensure the barn has a sustainable future.

We are also now turning our attention to fundraising for the second phase of our project, this is to bring water, electricity and toilets to the site. This will further enable us, in terms of future community use and sustainability of the Barn.

Although we are a young organisation, we are already instigating projects and beginning to work with a range of partners to develop and test our outline business plan.

We are currently seeking Event Volunteers and Learning Volunteers. This project can only succeed with your help, so do get involved. This is just the beginning of an exciting journey and a new chapter for the Tithe Barn. Thank you for your support.



H. Financial Statements

The Tithe Barn Trust
Profit and Loss Account
For the Period Ended 31 December 2020

	2020	2019
		£
Income		
Membership	150	475
Donations	1,568	35,940
Grants	139,560	62,450
Gift Aid	-514	5,781
Other Income	3	21
	140,767	104,667
Expenses		
Restoration Works	87,340	123,802
Professional Fees	13,524	16,611
Fundraising	17,349	1,407
Other	971	1,042
	119,184	142,862
Net Surplus / (Deficit)	21,583	-38,195
Reconciliation of Funds:		
Funds Brought Forward	28,549	66,745
Total Funds Carried Forward	50,132	28,550

Statement of Assets & Liabilities
For the Period Ended 31 December 2020

	2,020	2019
	£	£
CURRENT ASSETS		
Cash Balances	50,132	24,898
CREDITORS AND ACCRUALS		
Accruals	0	3,652
TOTAL NET ASSETS	50,132	28,550
FUNDS OF THE CHARITY		
Restricted funds	16,550	
Unrestricted Funds	33,583	28,550
Total Funds	50,132	28,550

Tithe Barn Trust

Board of Trustees' **Annual Report 2020**

including Financial Statements

For the year ended 31 December 2020

Charity Registration Number: 1167108

The logo for Tithe Barn Trust, featuring the words "Tithe", "Barn", and "Trust" stacked vertically in a bold, serif font. The text is white and set against a grey rectangular background.

**Tithe
Barn
Trust**

Tithe Barn Trust

Board of Trustees' Annual Report 2020

for the year ended 31 December 2020

Contents	Page
A Chair's Introduction	3
B Objectives and Activities	4
C Achievement and Performance	5
D Financial Review	7
E Structure, Governance and Management	8
F Reference & Administration Information	9
G Plans for the Future	9
H Financial Statements	10



A. Chair's Introduction

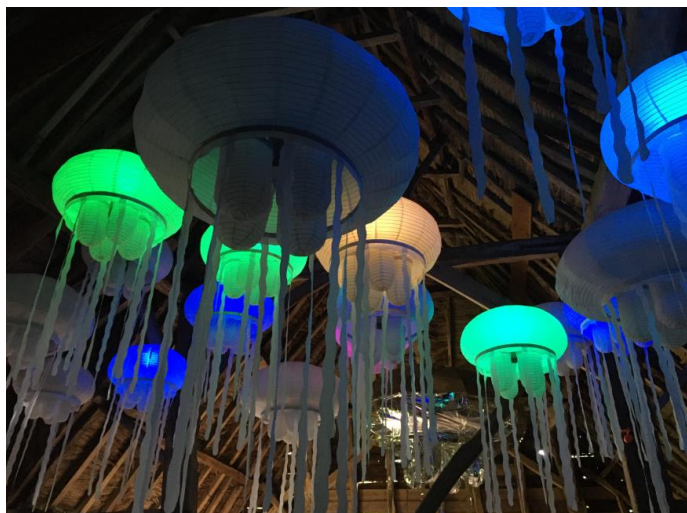
This year has been a year like no other, yet despite the Covid-19 global pandemic, the Tithe Barn Trust has proven to be a resilient organisation.

With hindsight we were incredibly fortunate that the urgent repair works to the listed Tithe Barn completed in February 2020, before the first Lockdown. The Tithe Barn has been rescued for our community and I personally feel honoured to have been involved in saving this piece of local history. Our thanks go to the Amey Community Fund, the National Lottery Heritage Fund, the Garfield Weston Foundation and the October Fund for their grant funding for this project. Of course, I have to thank our public and anonymous donors, who have supported the Tithe Barn Trust's charitable aim from the beginning and without their backing and encouragement we would not have achieved so much. Our neighbours' support is also greatly appreciated and we sincerely thank them as well.

I also have to say a huge thank you to all of our volunteers, as a small charity with no paid staff, we simply could not continue without their dedication and time. They have certainly proven their loyalty this year and like so many others have juggled many commitments including work, family, and lockdown restrictions with their volunteering.

During the year we welcomed 490 recorded visitors to the Tithe Barn, although we know many more unrecorded visitors enjoy the surrounding green space. The Tithe Barn is a valuable recreational place and continues to provide opportunities to help people to reflect and reconnect. As expected, there were challenges, and we closely followed Government guidance, closing the Tithe Barn when needed and introducing Covid safety measures to ensure compliance and visitor safety. Talks, education visits and events were postponed, including a trial market at the Barn. Yet when guidance allowed in the Summer and Autumn, we trialled test events such as 'Picnic by the Barn', took part in the National Heritage Open Days and welcomed local artist Theo Gayer-Anderson to exhibit his 'Oracle' art installation for the public to experience. We were delighted that students from Beach Babies Nursery and Preschool returned at the start of the year, as well as Mst Building History students from the University of Cambridge. New partnerships were explored such as with Rowan, a Cambridge based charity and arts centre for people with learning disabilities and we look forward to developing these further next year.

We launched our Spend a Penny Campaign, fundraising to bring permanent toilets on site and submitted a planning application for this project. We know that this will be a real enabler in terms of future community use and sustainability of the Barn. We have planned our open days and events following guidance, and with the vaccine roll out are full of hope for 2021.



Gemma O'Shea, Chair of the Tithe Barn Trust

'Oracle' Art Installation (October 2020)

B. Objectives and Activities

The Tithe Barn Trust's charitable objective, as set out in the November 2017 Constitution:

"To preserve and restore for the benefit of the public the historic Tithe Barn at Landbeach in Cambridgeshire, and to provide the public with access to the Barn in order to educate the public about its history and heritage."

Our vision is to ensure the long-term survival of the rare and ancient Tithe Barn by breathing new life into the site for everyone to enjoy.

Our aim is to secure a long-term use for the building that will provide it with a financially secure future whilst ensuring that the barn remains an asset for the community can enjoy.

Our objectives are:

- to maintain the Tithe Barn, its land and wider surroundings
- to maximise public access for all, including the local communities and from further afield
- to maximise the barns value of being part of the local heritage and leisure provisions
- to deliver sustainable, efficient and effective core activities and management for the site to generate income to support its long-term upkeep
- where beneficial to develop sustainable and effective partnerships with others
- to raise awareness of the site's unique and special qualities and character – in terms of heritage, landscape and culture to enable full interpretation of the site's diverse heritage
- to carry out exemplar educational events/community-based and/or income generating activities
- to help interested communities, groups and individuals or similar to aid the upkeep of the site
- fundraising to bring water, electricity and toilets to the site

In accordance with the Charities Act 2001, the trustees confirm they have complied with their duty to have a due regard to the guidance on public benefit in exercising their powers and duties.

The trust provides access to the historic Landbeach Tithe Barn and its surrounding green space. The green space is accessible all year round and affords a tranquil countryside setting with borrowed views over a grazed common.

The Trust offers free or low-cost entry to our Tithe Barn open days, events and diverse educational activities for young and old alike. Access is open to anybody – local, regional and visitors from further afield and membership is open to all.

We have also involved many people as part of the planned restoration programme – from amateurs to professionals, to ensure an inclusive project is achieved and well embedded within the village community and wider area.

C. Achievements and Performance 2020

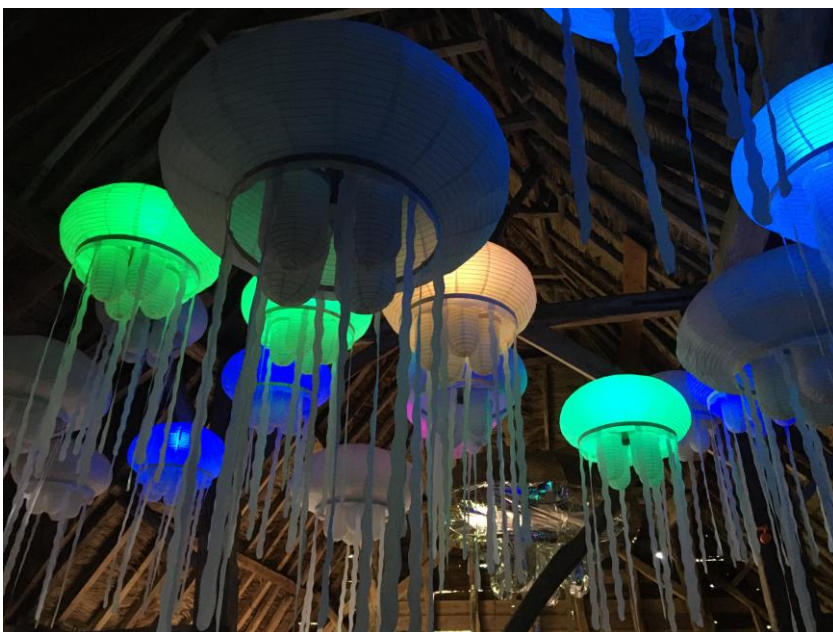
- **Fundraising**
 - Received £100,000 grant from Amey Community Fund
 - Received second grant instalment from National Lottery Heritage Fund
 - Launched 'Spend a Penny' Campaign
- **Undertaking heritage works**
 - Urgent repair and conservation works completed in February 2020
 - Worked closely with the Morton Partnership, as our Contracts Administrator
 - Maintenance of our countryside hedge alongside the access track
- **Liaison with Ely Diocesan Board of Finance** (as the Freeholder of neighbouring land) and their professional advisers; this includes
 - Agreed Draft Heads of terms for a lease of neighbouring land
 - Liaised with and supported by our neighbouring tenant farmer
- **Membership & volunteering**
 - Updated website for the Tithe Barn and its Trust
 - Issued e-newsletters
 - Organised 'Outdoor Gym' activities which include hedge and path management
 - The Trust held their first public virtual AGM via zoom
- **Education and Learning**
 - Despite Covid-19 lockdowns, the Trust welcomed 490 visitors in 2020. Open days and events included 'Meet the Carpenter' & 'Meet the Thatcher' Talks, Picnic by the Barn, Heritage Open Day and 'Oracle' Art Installation
 - Beach Babies pre-schoolers continued to visit the Tithe Barn at the start of the year
 - Mst Building History students from the University of Cambridge visited as part of their studies
- **Media**
 - Various articles published in the Cambridge News, Ely Standard and local publications
 - Featured on BBC Radio Cambridgeshire, Cambridge 105FM and That's Cambridge TV



Rowan 'Meeting the Carpenter' Jan 2020



Key handover celebrations February 2020



Events and learning at the Tithe Barn in 2020

D. Financial Review

Despite difficulties due to the Covid-19 pandemic which impacted our planned events for 2020, the trust continued to receive donations through memberships, donations and fundraising events.

Following on from the completion of the works we aim to secure a sustainable future for the barn and the Trust by generating a continuing surplus. This is to ensure that The Tithe Barn Trust is able to meet its future financial obligations relating to the maintenance of the barn and overheads for its fundraising activities.

Income

During the year the Trust received the £100k from the Amey Community Fund and £50k from National Lottery Heritage fund, both of these Grants were secured in 2019.

Memberships and donations both decreased from 2018 levels however this was an expectation given the repair works completed early 2020 and global economic conditions.

The Trust now moves to a phase of income generation and fundraising through community events, barn hire and the like in order to create a sinking fund for future maintenance and repairs.

Expenditure

A significant proportion of the year's expenses: restoration works (£87k), professional fees (£17k) and fundraising (£14k) have been funded through the grant income.

Other costs (£1k) have been covered by our own fundraising efforts.

Net Surplus

The accounts show a surplus of £22k which has resulted in funds carried forward of £50k.

Cash

Cash Balances at the year end are £50k.

Reserves

The accounts show restricted funds of £17k which relates to the Spend a Penny Campaign of £1.5k and National Lottery Heritage Fund of £15k.

Reserves Policy

In line with our current Reserves Policy our critical level of reserves remains at £1000. This will be reviewed in 2021 now the restoration works are complete and once committed costs along with future maintenance and management costs of the barn can be accurately established. In 2021 onwards we are developing a sinking fund for maintenance and repair to enable quinquennial repairs as well as long-term major repair of the more costly fabric of the Barn such as the thatched roof. We will take advice and develop an appropriate saving mechanism to ensure such can be achieved and updates will be reported in our Annual Reports.

Zoe Masey, Treasurer, Tithe Barn Trust

E. Structure, Governance and Management

The Tithe Barn Trust is a Charitable Incorporated Organisation (CIO). The CIO is governed by its constitution, dated 14th November 2017, based on the Charity Commission's Foundation model constitution document.

The Tithe Barn Trust's governing body is the Board of Trustees currently comprising of eight Trustees, elected by majority vote at Trustee meetings. The Trustees have full decision-making authority on behalf of the Trust.

Trustee Name:	Office (if any)
Gemma O'Shea	Chair
Zoe Masey	Treasurer
Robert Stripe	Membership secretary
Alan Shipp	
Melanie Hale	
Carolin Göhler	
Emma Naylor	
Kimberley Brightley	

Trustees undergo an initial induction and ongoing training which is appropriate in relation to their skills and experience. All Trustees support the Trust wholly in a voluntary, unpaid capacity.

The main duties of the trustees are:

- Ensure the charity is carrying out its purposes for the public benefit
- Comply with the charity's governing document and the law
- Act in the charity's best interests
- Manage the charity's resources responsibly
- Act with reasonable care and skill
- Ensure the charity is accountable.

Committee Members	Office (if any)
Maggie Stephens	Secretary
Ray Gambell	
Richard Taylor	

Committee members and volunteers support the Board in planning and executing repair works, as well as varied events and activities. Volunteers with specialist skills act in an advisory capacity to the Board and at times work with other volunteers and Trustees as part of working groups to develop aspects of the work of the charity.

Open Days, guided tours, fundraising, building and nature conservation and other activities are supported by local volunteers – without their enthusiasm, strong support and commitment we would not have achieved as much as we have to date.

F. Reference and Administration Information

The Tithe Barn Trust CIO, also known as The Tithe Barn Trust became a Charitable Incorporated Organisation (CIO) in May 2016 under charity number 1167108.

Registered address: 87 Waterbeach Road, Landbeach, Cambridge CB25 9FA

E-mail: tithebarntrust@gmail.com

Website: www.tithebarntrust.org.uk



Declaration

The Trustees declare that they have approved the trustees annual report above.

Signed by the Chair on behalf of the charity's trustees

Signed:

A handwritten signature in black ink that reads "Co Shea".

Date: 27/04/21

G. Plans for the Future

Having now completed the urgent repair works in February 2020 we aim to open the barn to a wider audience and tell its story. Through a series of free and chargeable events and private hire, we plan to increase community engagement and visitor numbers whilst optimising income streams to ensure the barn has a sustainable future.

We are also now turning our attention to fundraising for the second phase of our project, this is to bring water, electricity and toilets to the site. This will further enable us, in terms of future community use and sustainability of the Barn.

Although we are a young organisation, we are already instigating projects and beginning to work with a range of partners to develop and test our outline business plan.

We are currently seeking Event Volunteers and Learning Volunteers. This project can only succeed with your help, so do get involved. This is just the beginning of an exciting journey and a new chapter for the Tithe Barn. Thank you for your support.



H. Financial Statements

The Tithe Barn Trust
Profit and Loss Account
For the Period Ended 31 December 2020

	2020	2019
		£
Income		
Membership	150	475
Donations	1,568	35,940
Grants	139,560	62,450
Gift Aid	-514	5,781
Other Income	3	21
	140,767	104,667
Expenses		
Restoration Works	87,340	123,802
Professional Fees	13,524	16,611
Fundraising	17,349	1,407
Other	971	1,042
	119,184	142,862
Net Surplus / (Deficit)	21,583	-38,195
Reconciliation of Funds:		
Funds Brought Forward	28,549	66,745
Total Funds Carried Forward	50,132	28,550

Statement of Assets & Liabilities
For the Period Ended 31 December 2020

	2,020	2019
	£	£
CURRENT ASSETS		
Cash Balances	50,132	24,898
CREDITORS AND ACCRUALS		
Accruals	0	3,652
TOTAL NET ASSETS	50,132	28,550
FUNDS OF THE CHARITY		
Restricted funds	16,550	
Unrestricted Funds	33,583	28,550
Total Funds	50,132	28,550

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

The Tithe Barn Trust

On accounts for the year
ended

31 December 2020

Charity no
(if any)

1167108

Set out on pages

3

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2020.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]] - Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Alla V. Listopad

Date:

13 October 2021

Name:

Alla Listopad

Relevant professional
qualification(s) or body
(if any):

ACCA

Address:	28 Graces Road
	London
	SE5 8PA

Section B**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

The Tithe Barn Trust
Profit and Loss Account
For the Period Ended 31 December 2020

	2020	2019
		£
Income		
Membership	150	475
Donations	1,568	35,940
Grants	139,560	62,450
Gift Aid	-514	5,781
Other Income	3	21
	140,767	104,667
Expenses		
Restoration Works	87,340	123,802
Professional Fees	13,524	16,611
Fundraising	17,349	1,407
Other	971	1,042
	119,184	142,862
Net Surplus / (Deficit)	21,583	-38,195
Reconciliation of Funds:		
Funds Brought Forward	28,549	66,745
Total Funds Carried Forward	50,132	28,550

Statement of Assets & Liabilities
For the Period Ended 31 December 2020

	2020	2019
	£	£
CURRENT ASSETS		
Cash Balances	50,132	24,898
CREDITORS AND ACCRUALS		
Accruals	0	3,652
TOTAL NET ASSETS	50,132	28,550
FUNDS OF THE CHARITY		
Restricted funds	16,550	
Unrestricted Funds	33,583	28,550
Total Funds	50,132	28,550

Variance 0

Restricted Funds

Spend a penny campaign	1,461
NLHF	15,089