

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 serif font. "Tithe" and "Trust" are in black, while "Barn" is in white. The text is set against a solid grey rectangular background.

**Tithe
Barn
Trust**

Tithe Barn Trust

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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

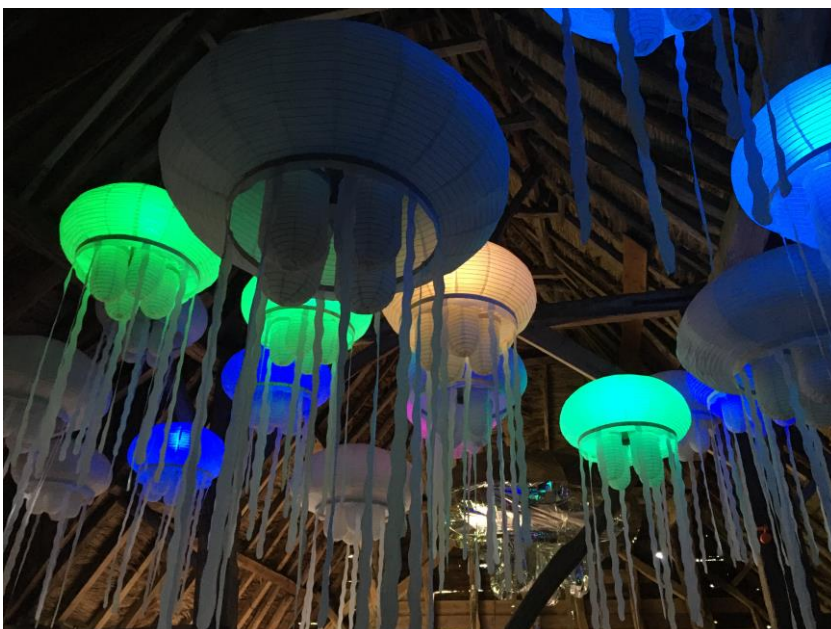
- **Fundraising**
 - Received £100,000 grant from Amey Community Fund
 - Received second grant instalment from National Lottery Heritage Fund
 - Launched 'Spend a Penny' Campaign
- **Undertaking heritage works**
 - Urgent repair and conservation works completed in February 2020
 - Worked closely with 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

	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

Tithe Barn Trust

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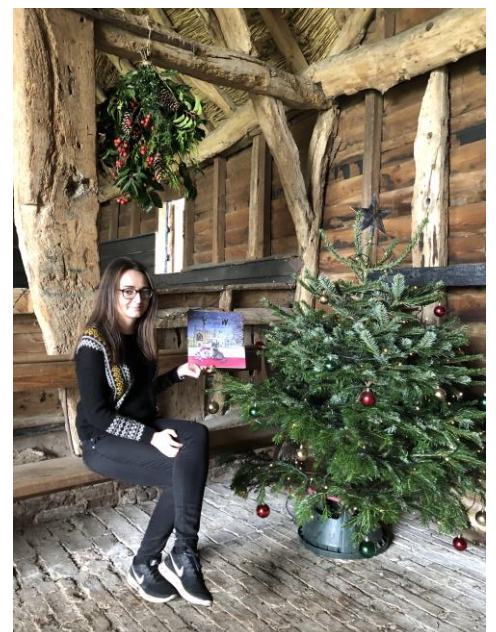
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Alan Shipp	
Melanie Hale	
Carolin Göhler	
Emma Naylor	
Kimberley Brightley	

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Richard Taylor	

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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:

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Date: 27/04/21

G. Plans for the Future

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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
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Restoration Works	87,340	123,802
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Funds Brought Forward	28,549	66,745
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Statement of Assets & Liabilities For the Period Ended 31 December 2020

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Accruals	0	3,652
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Restricted funds	16,550	
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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

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Variance 0

Restricted Funds

Spend a penny campaign	1,461
NLHF	15,089