

Annual Report 2023

for the year ended 31 December 2023

including Financial Statements

**Tithe
Barn
Trust**

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

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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.tithebarntrust.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)
Carolyn 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 "Carolin Göhler".

Name:

Carolin 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

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

**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.

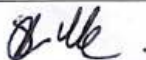
**Independent
examiner's statement**

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:

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
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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

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