

The background of the top half of the page is a photograph. On the left, a church with a tall, pointed steeple is visible through some trees. On the right, there is a large, dark barn with a thick thatched roof. The foreground is a green grassy field with a wooden fence. The sky is overcast.

# 2024 ANNUAL REPORT

& ACCOUNTS

The logo for Tithe Barn Trust is a red square with a white border. Inside the square, the words "Tithe", "Barn", and "Trust" are stacked vertically. "Tithe" and "Trust" are in a black serif font, while "Barn" is in a white serif font.

**Tithe  
Barn  
Trust**

PREPARED BY  
**BOARD OF TRUSTEES**

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for the year ended 31 December 2024  
Registered Charity no 1167108

# TABLE OF CONTENTS

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

# WELCOME FROM THE CHAIR

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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

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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.

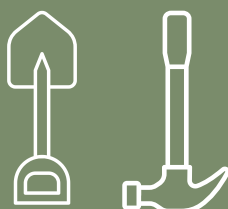
The Trust offers free or low-cost entry to our Tithe Barn open days, events and diverse educational activities for young and old alike. Access is open to anybody — local, regional and visitors from further afield — and membership is open to anyone.



# ACHIEVEMENTS & PERFORMANCE

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## 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.

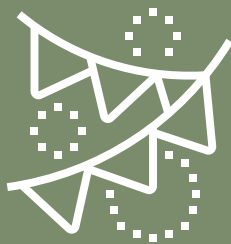
## Membership and Volunteering



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

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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.



*Pictures courtesy of John Hale*

### ***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*



## 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

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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

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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)*  
Carolyn 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

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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** [tithebarntrust@gmail.com](mailto:tithebarntrust@gmail.com)  
**Website** [www.tithebarntrust.org.uk](http://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:



Katherine Doak-Keszler, Chair

5 June 2025



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



# OUR FUTURE

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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
	£	£
<b>Income</b>		
Membership	110	130
Donations	687	370
Gift Aid	53	50
Grants		
Event Income	4,181	949
Interest	74	71
Other	235	66
	<b>5,340</b>	<b>1,636</b>
<b>Expenses</b>		
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
	<b>5,200</b>	<b>5,556</b>
<b>Net Surplus / (Deficit)</b>	<b>140</b>	<b>-3,920</b>
Reconciliation of Funds:		
Funds Brought Forward	65,981	69,901
<b>Total Funds Carried Forward</b>	<b>66,121</b>	<b>65,981</b>

## Statement of Assets & Liabilities

For the Period Ended 31 December 2024

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



 [WWW.TITHEBARNTRUST.ORG.UK](http://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](mailto: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

(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 31/12/2024.

**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.

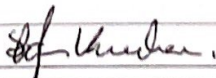
**Independent  
examiner's statement**

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