

Registered company number - 07418219
Registered charity number - 1170668

RAMSGATE (HERITAGE REGENERATION) TRUST

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2022

RAMSGATE (HERITAGE REGENERATION) TRUST

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**LEGAL AND ADMINISTRATIVE INFORMATION
FOR THE YEAR ENDED 31 OCTOBER 2022**

Directors (Trustees)

Mr P O Spain	
Mr M W Story	Chair
Mr M R Streatfield	
Mr M Chapman	
Ms L J Farag	(resigned 25.3.22)
Mr C E Aris	(appointed 18.1.22)
Mr S T Pankhurst	(appointed 19.7.22)

Company number

07418219

Charity number

1170668

Registered office

Ramsgate Tunnels
Marina Esplanade
Ramsgate
Kent
CT11 8FH

Independent examiner

Mr S J Wren FCCA
Accountancy Matters (Kent) Limited
The Marlowe Innovation Centre
Marlowe Way
Ramsgate
Kent CT12 6FA

Bankers

Lloyds Bank Plc
7 Carter Street
Uttoxeter
Staffordshire
ST14 8HD

**TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 OCTOBER 2022**

The Directors of the company (who are trustees for the purposes of charity law) present their annual report and financial statements of the charity for the year ended 31 October 2022 which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006 relating to small companies, and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

STRUCTURE, GOVERNANCE AND MANAGEMENT**Governing document**

The company was incorporated as a company limited by guarantee on 25 October 2010 and is governed by its Memorandum and Articles of Association. The company gained charitable status on 9 December 2016.

Recruitment and appointment of trustee/directors

Efforts are made, when appointing new Trustees, to achieve a balance of skills and talents to cover all the key management areas of Development, Finance, Technical and Operations.

Any new directors/trustees are actively involved in the control of the Trust, as Board Meetings, normally held monthly, are well attended due to the enthusiasm shown by everyone.

Organisational structure

Ramsgate Tunnels have a full time General Manager, who also carries out some planning tasks for all the Trust's projects. There are also two part-time Support Managers, who between them cover the hours when the tunnels are open, and are responsible for the safety of the public, volunteers and tunnels fabric, admission and supervision of visitors, special event planning and day-to-day maintenance.

All other activities, including guides for tunnel tours, are carried out by volunteers on an unpaid basis.

There is a Volunteer Forum, open to all volunteers, and completely independent of the tunnels management.

All three Managers can refer directly to Trustees for guidance and support where this is necessary. They have written job descriptions covering the main responsibilities.

The key management personnel of the charity are the Trustees, who are unpaid, and the General Manager, who is a salaried full-time employee.

Risk management

Compliance with all health and safety and safeguarding regulations and recommendations is paramount to the Trust. An independent review is undertaken each year by a specialist professional.

Escape procedures and First Aid training are updated regularly. We also have a Defibrillator available.

Responsibility for the safety of everyone in the tunnels, including visitors, is recognised by all Trustees, Duty Managers, and volunteer guides. Before each tour, a clear explanation is always given to the visitors, and no-one is allowed past the first part of the large Victorian railway tunnel without hard hats and torches.

**TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 OCTOBER 2022**

Checks are also made by the guides before setting off on tours that all persons, particularly young persons, are adequately dressed and are wearing suitable footwear for the uneven surfaces.

Radios and back-up torches are carried by all guides.

The physical integrity of the tunnels is checked daily by Duty Managers, and also by an annual inspection by professional tunnelling engineers.

OBJECTIVES AND ACTIVITIES**Aims and objectives**

To conserve and regenerate any land and buildings in Ramsgate, and documents and archives, ephemera and artefacts, of historical, cultural or architectural interest, for the benefit of the public, by developing the same, either on its own or in conjunction with others, as community assets and encouraging community enterprise.

Activities and Public Benefit

The Trust is set up for the control of projects considered to be of benefit to the town of Ramsgate. The main project that is currently managed by the Trust is Ramsgate Tunnels, which has proved very successful, and is self-funding.

The Trust has always been open to any other ventures that meet its criteria (subject to sufficient funding and personnel to implement), but hitherto no other viable projects had been identified. However, during the year under review, an opportunity arose to assist the St Lawrence Clock Restoration Project with fund raising for the restoration of part of one of the town's oldest and most important buildings. Funds raised for the appeal are restricted for this purpose.

The Project 2024 concept plan has been revised and now includes the research project as an integral part. Development of the Project continues with a renewed focus on bringing together the town's heritage and making it accessible to the public

Achievements and performance

Like all tourism enterprises, Ramsgate Tunnels has been affected by the Covid-19 pandemic. However, we are pleased to report that visitor figures have now recovered to a satisfactory level.

The planned Overnight Experiences started in February 2022, and are proceeding very well. It has become apparent that there is particular demand for these during the winter season, which helps to offset the seasonal downturn in Explorer Tours.

FINANCIAL REVIEW

The Trustees are satisfied with the current trading position, and the liquidity, stability, and the level of annual surplus.

At the end of this period there was one Restricted Fund held, and two Designated Funds. Further details of these funds can be found in note 11 to the accounts.

**TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 OCTOBER 2022**

RESERVES POLICY AND GOING CONCERN

It is felt that the tunnels can continue as a going concern and solvency levels are adequate. Controls are exercised at various levels to ensure that strict financial prudence is applied.

In accordance with the lease, from April 2019 rent should have been payable to Thanet District Council if demanded. At the time of writing this report, no demand has been made, but an amount has been accrued for the period April 2019 to October 2022.

PLANS FOR THE FUTURE

Negotiations with Thanet District Council for a new lease (probably of at least 20 year duration) are continuing. Planning has begun for a major project to build a new facility in the Tunnels to significantly improve our offering to the public, and our contribution to the local community and economy. It is anticipated that this project ("Project 2024") will require major external funding – which we are quite confident of obtaining – and will only proceed if such funding is obtained. However, this funding will require a new lease to be in place.

Signed on behalf of the Board of Directors by :

M Story - Director

Date : 23 May 2023

RAMSGATE (HERITAGE REGENERATION) TRUST

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 October 2022 which are set out on pages 6 to 15.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- 1 accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the accounting requirements of section 386 of the 2006 Act other than any requirements that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
- 4 the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102).

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.

**S J Wren FCCA
Accountancy Matters (Kent) Limited
Chartered Certified Accountants
The Marlowe Innovation Centre
Marlowe Way
Ramsgate
Kent
CT12 6FA**

Date : 26 May 2023

STATEMENT OF FINANCIAL ACTIVITIES
(incorporating an Income and Expenditure Account)
FOR THE YEAR ENDED 31 OCTOBER 2022

	Notes	Unrestricted funds £	Restricted funds £	Total funds 2022 £	Total funds 2021 £
INCOME					
Income from charitable activities	2	168,748	-	168,748	123,676
Grants and donations	3	6,137	441	6,578	32,737
Income from trading activities - Cafe		34,036	-	34,036	17,321
Investment income - interest receivable		22	-	22	6
VAT refund	16	-	-	-	31,489
TOTAL INCOME		208,943	441	209,384	205,229
EXPENDITURE					
Costs of raising funds	4	31,964	-	31,964	10,504
Expenditure on charitable activities	4	172,826	-	172,826	157,268
TOTAL EXPENDITURE		204,790	-	204,790	167,772
NET INCOME/(EXPENDITURE)		4,153	441	4,594	37,457
Transfers between funds	11	-	-	-	-
NET MOVEMENT IN FUNDS		4,153	441	4,594	37,457
Balance as at 1 November 2021		155,109	-	155,109	117,652
BALANCE AT 31 OCTOBER 2022		159,262	441	159,703	155,109

BALANCE SHEET
AS AT 31 OCTOBER 2022

	Notes	2022 £	2021 £
FIXED ASSETS			
Tangible assets	7	28,374	35,160
CURRENT ASSETS			
Stock		7,089	5,455
Debtors	8	5,722	3,147
Cash at bank and in hand		<u>143,232</u>	<u>136,267</u>
		156,043	144,869
CURRENT LIABILITIES			
Creditors: amounts falling due within one year	9	<u>(24,714)</u>	<u>(24,920)</u>
		131,329	119,949
NET ASSETS	10	<u>159,703</u>	<u>155,109</u>
Represented by:			
FUNDS OF THE CHARITY			
Restricted funds	11	441	-
Unrestricted funds :			
Designated funds	11	78,374	75,160
General funds	11	80,888	79,949
TOTAL CHARITY FUNDS		<u>159,703</u>	<u>155,109</u>

For the financial year ended 31 October 2022 the company was entitled to exemption from audit under s.477 Companies Act 2006 and no members have deposited a notice under s.476 requiring an audit.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with s.386 of the Act for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of sections 394 and 295 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of part 15 of the Companies Act 2006 relating to small companies ..

These accounts were approved and signed for issue by the trustees on 23 May 2023

M Story - Director

P O Spain - Director

Company Registration Number - 07418219

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2022

1 ACCOUNTING POLICIES

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Ramsgate (Heritage Regeneration) Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

The principal accounting policies adopted are as follows:

a) Preparation of the accounts on a going concern basis

A new lease for Ramsgate Tunnels is being negotiated. The trustees are confident that these negotiations will be complete before the end date of the current lease (15 April 2024). If for any reason this date is not achieved, then the trustees are confident that there will be no immediate notice to quit, and that the operation will still be able to continue under the terms of the existing lease. There are no other material uncertainties about the Charity's ability to continue for a period of 12 months from the date these accounts were approved.

b) Income

All income is included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy and its receipt is probable.

The following specific policies are adopted and applied to particular categories of income :

Explorer ticket fees and the sale of goods and services are accounted for on a receivable basis.

Voluntary income by way of grants and donations is included in the statement of financial activities when receivable.

c) Expenditure

All expenditure is accounted for on an accruals basis and excludes VAT where applicable. As from 1 May 2020 the charity was unable to reclaim all of its input tax as from this date the Tunnels Admission Fees have been treated as exempt from VAT under the Cultural exemption, and therefore the irrecoverable amount is shown separately in the SOFA. Where expenditure relate to more than one functional cost category they have been split on an estimate of time spent. Resources expended are shown as :

Charitable expenditure - comprises those costs incurred by the charity in the delivery of its activities and services for beneficiaries. It includes both those costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them, including governance costs (costs associated with meeting the constitutional and statutory requirements of the charity and includes the Independent Examiners fee).

d) Tangible fixed assets

Tangible fixed assets costing more than £250 are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life as follows :

Leasehold improvements	Over the lease term
Equipment	33% straight line
Fixtures and fittings	20% straight line

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

1 ACCOUNTING POLICIES (contd)

e) Fund accounting

Unrestricted funds are donations and other income receivable without further specified purpose and are available as general funds.

Designated funds are unrestricted funds earmarked by the trustees for a particular purpose.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets this criteria is charged to the fund.

f) Pensions

The charity operates a defined contribution pension scheme. Contributions payable are charged as an expenses in the statement of financial activities.

g) Operating leases

Rentals payable under operating leases are charged to the statement of financial activities on a straight line basis over the period of the lease.

h) Significant judgements and estimates

Other than the depreciation policies, and the amount of rent due under the property lease, no significant judgements have had to be made by the Trustees in preparing these financial statements.

2 CHARITABLE ACTIVITIES

	Unrestricted funds	Restricted funds	2022 Total funds	2021 Total funds
	£	£	£	£
Admission fees (incl. Gift Aid)	149,159	-	149,159	111,924
Special events	6,444	-	6,444	150
Sale of books and souvenirs	13,145	-	13,145	11,602
	<u>168,748</u>	<u>-</u>	<u>168,748</u>	<u>123,676</u>

3 GRANTS AND DONATIONS

	Unrestricted funds	Restricted funds	2022 Total funds	2021 Total funds
	£	£	£	£
Coronavirus Job Retention Scheme grants	-	-	-	13,657
Thanet District Council grants	2,667	-	2,667	19,051
Ramsgate Town Council	3,000	-	3,000	-
Donations	470	441	911	29
	<u>6,137</u>	<u>441</u>	<u>6,578</u>	<u>32,737</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

4 TOTAL EXPENDITURE	Unrestricted funds	Restricted funds	2022 Total funds	2021 Total funds
	£	£	£	£
Costs of raising funds :				
Advertising and promotion	3,168	-	3,168	2,553
Event costs	9,978	-	9,978	635
Café purchases (adjusted for stock)	18,818	-	18,818	7,316
	<u>31,964</u>	<u>-</u>	<u>31,964</u>	<u>10,504</u>
Costs directly allocated to activities				
Purchases for resale (adjusted for stock)	6,603	-	6,603	4,291
Displays	1,473	-	1,473	6,215
Archiving	488	-	488	5
Storage	1,920	-	1,920	-
Wages and salaries	77,388	-	77,388	66,079
Staff and volunteer expenses	6,252	-	6,252	3,817
Rent	6,000	-	6,000	6,000
Rates and water	445	-	445	95
Light and heat	5,141	-	5,141	3,586
Repairs and maintenance	14,209	-	14,209	15,967
Cleaning and waste	1,249	-	1,249	884
Health and safety	1,690	-	1,690	830
Insurance	2,460	-	2,460	2,308
Depreciation and amortisation	14,083	-	14,083	14,300
Loss on disposal of fixed assets	-	-	-	668
Support costs				
Telephone	1,498	-	1,498	712
Other office costs	2,273	-	2,273	1,741
Sundries	924	-	924	920
Bank charges and credit card charges	6,376	-	6,376	4,151
Legal and professional fees	493	-	493	6,398
Bookkeeping	5,054	-	5,054	4,340
Café overheads	3,529	-	3,529	3,404
Depreciation of Café equipment	4,138	-	4,138	3,392
Irrecoverable VAT	8,257	-	8,257	6,322
Governance costs				
Companies House fee	13	-	13	13
Independent Examiner's fee	870	-	870	830
	<u>172,826</u>	<u>-</u>	<u>172,826</u>	<u>157,268</u>
	<u>204,790</u>	<u>-</u>	<u>204,790</u>	<u>167,772</u>

Of the total expenditure in 2021 of £167,772, £167,772 was unrestricted and £Nil was restricted.

5 NET INCOME	2022 £	2021 £
This is stated after charging:		
Depreciation and amortisation	18,221	17,692
Loss on disposal of fixed asset	-	668
Independent Examiner's remuneration :		
Independent Examination	870	830
Tax assistance	205	425
Subsidiary accounts	-	100

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

6 INFORMATION REGARDING EMPLOYEES

	2022	2021
	£	£
Wages and salaries	74,561	64,312
Social security costs	6,261	4,406
Employer pension contributions	1,907	1,767
Employment Allowance	(5,341)	(4,406)
	<u>77,388</u>	<u>66,079</u>

The average monthly head count was 4 staff (2021 - 4 staff).

The average number of employees based on full time equivalents analysed by function was:

	2022	2021
	Number	Number
Advice and information	3	3
Management and administration	-	-
	<u>3</u>	<u>3</u>

No employee had emoluments in excess of £60,000 (2021 - Nil).

No trustees received remuneration or were reimbursed expenses from the charity during the year (2021 - Nil).

The total employee benefits (including employers national insurance) of the key management personnel of the charity were £32,044 (2021 - £60,645)

7 FIXED ASSETS

	Leasehold improvements	Equipment	Fixtures & Fittings	Total
	£	£	£	£
Cost				
As at 1 November 2021	123,459	39,601	12,828	175,888
Additions	-	3,295	8,140	11,435
Disposals	0.00	0.00	0.00	0.00
As at 31 October 2022	<u>123,459</u>	<u>42,896</u>	<u>20,968</u>	<u>187,323</u>
Depreciation				
As at 1 November 2021	103,255	26,704	10,769	140,728
Disposals	0.00	0.00	0.00	0.00
Charge for the year	7,175	7,982	3,064	18,221
As at 31 October 2022	<u>110,430</u>	<u>34,686</u>	<u>13,833</u>	<u>158,949</u>
Net book value				
As at 31 October 2022	<u>13,029</u>	<u>8,210</u>	<u>7,135</u>	<u>28,374</u>
As at 31 October 2021	<u>20,204</u>	<u>12,897</u>	<u>2,059</u>	<u>35,160</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

8 DEBTORS	2022	2021
	£	£
Trade debtors	1,277	508
Other debtors	2,925	2,639
Prepayments	1,520	-
	<u>5,722</u>	<u>3,147</u>

9 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2022	2021
	£	£
Trade creditors	1,210	2,905
Taxation and social security	3,307	6,397
Other creditors	-	-
Accruals	20,197	15,618
	<u>24,714</u>	<u>24,920</u>

10 ANALYSIS OF NET ASSETS BETWEEN FUND	General funds	Designated funds	Restricted funds	Total
	£	£	£	£
Tangible fixed assets	-	28,374	-	28,374
Current assets	105,602	50,000	441	156,043
Current liabilities	<u>(24,714)</u>	<u>-</u>	<u>-</u>	<u>(24,714)</u>
Net assets as at 31 October 2022	<u>80,888</u>	<u>78,374</u>	<u>441</u>	<u>159,703</u>

ANALYSIS OF NET ASSETS BETWEEN FUND - PREVIOUS YEAR

	General funds	Designated funds	Restricted funds	Total
	£	£	£	£
Tangible fixed assets	-	35,866	-	35,866
Current assets	104,869	40,000	-	144,869
Current liabilities	<u>(24,920)</u>	<u>-</u>	<u>-</u>	<u>(24,920)</u>
Net assets as at 31 October 2021	<u>79,949</u>	<u>75,866</u>	<u>-</u>	<u>155,815</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

11 MOVEMENT IN FUNDS	As at 1 11 2021 £	Incoming resources £	Outgoing resources £	Transfers £	As at 31 10 2022 £
Restricted funds	-	-	-	-	-
St Lawrence Church Clock	-	441	-	-	441
Total restricted funds	-	441	-	-	441
Designated funds					
Fixed assets fund	35,160	-	-	(6,786)	28,374
Project 2024	25,000	-	-	25,000	50,000
Research	15,000	-	-	(15,000)	-
Total designated funds	75,160	-	-	3,214	78,374
Unrestricted general funds	79,949	208,943	(204,790)	(3,214)	80,888
Total funds	155,109	209,384	(204,790)	-	159,703

Restricted funds

St Lawrence Church Clock

In keeping with our Charitable Aims and Objectives, RHRT is assisting the St Lawrence Clock Restoration Project with fund raising for the restoration of one of the town's oldest and most important buildings. Funds raised for the appeal are restricted for the purpose.

Designated funds

Fixed assets fund

The Trustees have created a designated fixed asset fund which represents the net book value of the charity's assets at the balance sheet date. This was considered appropriate as these funds can not be easily convertible into liquid assets.

Project 2024

During the year, as plans for the enhanced visitor experience (known as Project 2024) were developed, it became clear that the programme of research into Ramsgate History would form an integral part of that project. Accordingly, the two previous designated funds (Project 2024 and Research funds) have been combined into one (known as Project 2024) and an additional £10,000 has also been allocated to this fund.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

11 MOVEMENT IN FUNDS - PREVIOUS YEAR - Cont'd

	As at 1 11 2020 £	Incoming resources £	Outgoing resources £	Transfers £	As at 31 10 2021 £
Restricted funds	-	-	-	-	-
Total restricted funds	-	-	-	-	-
Designated funds					
Fixed assets fund	35,866	-	-	(706)	35,160
Project 2024	25,000	-	(3,606)	3,606	25,000
Research	15,000	-	-	-	15,000
Total designated funds	75,866	-	(3,606)	2,900	75,160
Unrestricted general funds	41,786	205,229	(164,166)	(2,900)	79,949
Total funds	117,652	205,229	(171,378)	-	155,109

Designated funds

Fixed assets fund

The Trustees have created a designated fixed asset fund which represents the net book value of the charity's assets at the balance sheet date. This was considered appropriate as these funds can not be easily convertible into liquid assets.

Project 2024 (formerly Tunnels Improvements)

Funds have been set aside as there are plans to develop further features to enhance the visitor experience and this will involve engaging external advisers and purchase of extra audio/visual equipment.

Research

The Trustees have set aside funds as It is planned to develop a programme of research to uncover, promote and publicise the Town's history. Currently work is being undertaken to digitise the archival collection of the Town Council.

12 FINANCIAL COMMITMENTS

At 31 October 2022 the charity had future minimum lease payments (estimated) under non-cancellable operating leases as follows:

	2022 £	2021 £
within one year	6,000	6,000
within two to five years	3,000	9,000
after five years	-	-

The land comprising Ramsgate Tunnels has been leased for a period of 10 years as from April 2014. In the first 5 years the rent is a peppercorn rent. The annual rent due in each of the next 5 years will be calculated as the higher of £3,000 or 5% of gross turnover.

13 MEMBERS LIABILITY

The company is a company limited by guarantee. The members' liability is limited to £1 each.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

14 CORPORATION TAXATION

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

15 RELATED PARTY TRANSACTIONS

The charity holds 100 ordinary shares (100% of the total shares) in Ramsgate Tunnels Limited, a non trading company.

There were no transactions with related parties during the year under review that need to be disclosed.

16 VAT

During the previous year the charity successfully applied to HMRC to claim Cultural Exemption in respect of the Admission fees to the Tunnels. HMRC accepted the claim and allowed this to go back to 1 November 2016. The charity subsequently received a repayment of output VAT of £31,489.