

BMAT
TRUSTEES REPORT
FOR THE YEAR ENDED 30 JUNE 2025

The trustees present their report, together with the financial statements, of BMAT for the year ended 30 June 2025.

Registration and contact details

BMAT is a charitable company limited by guarantee and that is its registered name. Registration details are:

Charity registration number: 1184943

Company registration number: 11429072

Registered Office: Boughton Monchelsea Village Hall, 88 Church Street, Boughton Monchelsea, Maidstone, Kent, ME17 4HN

Contact: Lesley Windless, Clerk to BMAT clerk@boughtonmonchelsea-pc.gov.uk 01622 744969

Trustees

The Charity trustees who have served during the period since 30 June 2024 were:

Mr Doug Smith (Chair)	
Mr Michael Allen	(appointed 3 Sept 2024)
Mr Leon Date	
Mrs Anne Dawes	
Mr Robert Edmans	
Mr Jeremy Green	
Mr Andrew Humphries	
Dr Caroline Jessel	
Mr Richard Martin	
Mr Timothy Oladimeji	
Mr David Redfearn	
Mr John Robertson	(appointed 1 Jul 2025)
Mr Ettienne Steyl	
Mr Richard Sutton	(appointed 4 Mar 2025, resigned 7 th Oct 2025)

Note : the above trustees are also Parish Councillors

The Articles provide that the Councillors of Boughton Monchelsea are entitled to become directors (trustees) of the charitable company and it is normal for Councillors to do so. Trustees, in their sole discretion, may appoint further directors where they have specialist skills in land or wildlife management.

Trustees meet at least 3 times a year and at other times where there is a need.

The trustees are volunteers and claimed no expenses during the year.

As the interests of trustees and Councillors are similar, it is unlikely that conflicts occur. If a conflict does arise, the conflicted trustee would disclose it, retire for the discussion, and would not vote on the issue.

Introduction and Objects

The company was incorporated on 22 June 2018 with the purpose of taking over from the Boughton Monchelsea Amenity Trust (registered charity number 1039498) (the "Trust") and the two charities have similar objects.

The aim of BMAT is to provide amenities for the benefit of the inhabitants of Boughton Monchelsea and the neighbouring communities. It has the following objects:

1. The maintenance, improvement of provision of public amenities
2. The conservation and protection of the environment where the land or species are of natural beauty or scientific interest that is worthy of preservation and
3. The preservation of buildings, gardens or land of historical or architectural importance and
4. To provide or assist in the provision of facilities in the interests of social welfare for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disability, financial hardship or social circumstances with the object of improving their conditions of life

These objects represent some of the responsibilities of Boughton Monchelsea Parish Council (the "Council") and in 1994 it set up the Trust in order to help them meet these responsibilities and to ensure that those amenities were available for the foreseeable future.

In 2017 the Trust decided that its objects would be more conveniently met by a corporate entity and BMAT was formed and incorporated in 2018.

BMAT works closely with the Parish Council in that the Council has very wide powers and responsibilities which include the aims of BMAT, and they provide substantial practical and financial support to BMAT.

Review of activities during the last year :

The arrangements for managing some of BMAT's open space land has been formalised by a legal management agreement between the Parish Council and BMAT. This agreement covers Salts Wood and Furfield Park and the Parish Council pays for the upkeep of these open spaces. Other BMAT open spaces, at Lyewood and Walk Meadow, have biodiversity net gain agreements in place, with S106 funding from developers used to pay for their maintenance (and biodiversity improvements) over a 30 year period.

In 24/25 the Charity has earned interest on its cash deposits of £12,173 and has spent £19,126. This expenditure covered legal fees in relation to land at Campfield.

BNG funds held by BMAT are detailed in the below table. The Parish Council is also holding £87,201.78 in BNG funds and this sum will be transferred to BMAT in 2026. A further sum of £16,589 is due from Adonis Blue plus indexation and interest of £15,478.94. Once all funds are received, the BNG total will be £269,269.72. These funds must be spent on BNG schemes only.

Date received	Amount
Jan 2025	£25,000
Jan 2025	£25,000
Nov 2025	£100,000
TOTAL	£150,000

Risks

As the Council has taken responsibility for the upkeep of part of BMAT's public open space land, the risks which the charity faces are limited. BMAT holds £10M public liability insurance.

Reserves

The Council has taken responsibility for maintaining some of the open spaces owned by BMAT and therefore the charity does not need large reserves. A small general reserve is maintained to meet any day to day expenditure.

Future plans

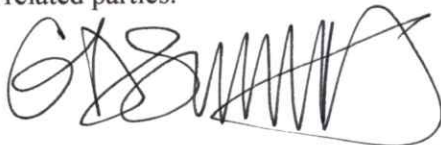
The future plans of the trustees are to continue to work closely with the Council to manage the land so that the amenities for the residents of Boughton Monchelsea and surrounding communities are maintained and enhanced, and to look to acquire additional land or rights to land when the trustees consider it would be beneficial to the charity and/or to local residents. At the same time trustees are looking to continue increasing the biodiversity of the land the charity owns and where relevant to register the land as Common Land or Village Green.

Public Benefit

The trustees have considered the public benefit guidance issued by the Charity Commission and are satisfied that this report demonstrates the public benefit which the charity provides.

Related parties

For reasons explained in this report, Boughton Monchelsea Parish Council and Boughton Monchelsea Amenity Trust are related parties.

A handwritten signature in black ink, appearing to read 'G. Smith', with a large, stylized flourish at the end.

Signed on behalf of the Board by Doug Smith, Chair of Trustees

Date: 11/3/26

BMAT

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 30 June 2025

	2025	2025	2025	2024
	Unrestricted	Unrestricted	Total funds	Total funds
	funds	funds		
	General /	Designated		
	BNG			
Income from:				
Just Giving donations	284	-	284	-
Investment income	12,173	-	12,173	7,255
Grant (Int'l Tree)	120	-	120	1,050
Fundraising	1,048	-	1,048	
BNG Funds	50,000	-	50,000	
Total income	63,625	-	63,625	8,305
Expenditure :				
Legal fees	(19,126)	-	(19,126)	(57,370)
Valuation fees	-	-	-	(6,043)
Wildflower seed	-	-	-	(239)
BMAT leaflets	-	-	-	(155)
Companies House fee	-	-	-	(150)
Trees	-	-	-	(614)
	(19,126)	-	(19,126)	(64,571)
Net income and net movement in funds	44,499	-	44,499	(56,266)
Transfer from Designated fund	-	-	-	-
	44,499	-	44,499	(56,266)
Total funds brought forward	7,653	432,509	440,162	496,428
Total funds carried forward at 30 June 2025	52,152	432,509	484,661	440,162

BALANCE SHEET AT 30 JUNE 2025

Fixed assets			
Tangible fixed assets		182,509	182,509
Current assets		-	-
Bank balances		302,152	257,653
Liabilities		-	-
Total net assets		484,661	440,162
The funds of the charity			
Unrestricted funds			
Designated funds	(note 1)	432,509	432,509
General funds, including BNG		52,152	7,653
Total charity funds		484,661	440,162

Approved by the Board on: 11/3/26

And signed on their behalf by Doug Smith, Chair of Trustees



NOTES TO THE ACCOUNTS

Note 1 Designated funds

	At 1 st July 2024	Transfers In / (Out)	At 30 th June 2025
Fixed asset fund	182,509		182,509
Development fund	250,000		250,000
	432,509		432,509

Fixed asset fund

The Fixed asset fund represents the fixed assets, which are freehold property and of fundamental importance to the charity. Without them the charity would be unable to fulfil its charitable objectives and they are therefore not available to spend as general funds.

Development fund

The Development fund represents funds available to acquire additional land, rights over land, or assets when the trustees consider such an acquisition would enhance the portfolio, be beneficial to the charity and / or to local residents, and therefore help to meet the objects of the charity.

Independent examiner's report on the accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Section A

Independent Examiner's Report

Report to the trustees/
members of

Boughton Monchelsea Amenity Trust (BMAT)

On accounts for the year
ended

30 June 2025

Charity no
(if any)

1184943

Set out on pages

Statement of Financial Activities, Balance Sheet and Notes to the Accounts

Respective
responsibilities of
trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed. It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent
examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent
examiner's statement

- In connection with my examination, no matter has come to my attention
1. which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
 2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:

Date: 26 April 2026

Name: Lionel Robbins

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

Address: 24 Regency Court, Sittingbourne, Kent, ME10 1BZ