



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

KIRKHAM STREET FIELD COMMUNITY TRUST

On accounts for the year
ended

5 APRIL 2022

Charity no
(if any)

1185712

Set out on pages

1 → 8

(remember to include the page numbers of additional sheets)

Responsibilities and
basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

13-1-23

Name:

LINDSEY WRIGHT MAAT ACA

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

ICAEW

Address:

WALKER HOUSE

MARKET PLACE

SOMERTON TA11 7LZ

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.

KIRKHAM STREET FIELD COMMUNITY TRUST
TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

Charity registered number: 1185712

KIRKHAM STREET FIELD COMMUNITY TRUST
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KIRKHAM STREET FIELD COMMUNITY TRUST
ADMINISTRATIVE DETAILS

Charity registration number

1185712

Principal Office

Riverside
Pesters Lane
Somerton
Somerset
TA11 7AB

Email

info@kirkhamstreetfield.org.uk

Website

www.kirkhamstreetfield.org.uk

Independent Examiner

Lindsey Wright MAAT ACA
Accounting Angels (SW) Ltd
Walker House
Market Place
Somerton
Somerset
TA11 7LX

Kirkham Street Field Community Trust (the Trust) was registered as a Charitable Incorporated Organisation by the Charity Commission in England and Wales on 9 October 2019.

The trustees are pleased to present their annual report together with the financial statements for the year ended 5 April 2022. The prior period figures cover the period from 9 October 2019 to 5 April 2021 because the trustees opted to extend the first accounting period.

Objectives and activities

The Trust's objective, as stated in its constitution, is

To preserve Kirkham Street Field as an amenity green space located within the town, including its environmental benefits; in order to provide facilities for informal recreation and other leisure-time occupation in the interests of social welfare with the object of improving the conditions of life for the Community of Somerton

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Kirkham Street Field (the Field) is situated close to the conservation area in the old market town of Somerton, Somerset. The Field was used as a school playing field until spring 2021 when the school relocated to new premises in the west of the town. Prior to being a school playing field it was used as the town cricket ground and before that for travelling fairs. The Field covers about 1.5 acres and is owned by Somerset County Council (SCC) who had budgeted to sell it to developers to provide some of the funds required for the construction of the new school.

In February 2019, following a public consultation about the new school, Somerton Town Council (STC) received a letter from a member of the public asking whether it agreed that the Field represented 'the best, and possibly the last, chance to create a new public park in Somerton'. STC agreed to take action and decided the project to save the Field for the community should be a community lead project. A community action group was formed and STC also applied to South Somerset District Council (SSDC) to register the Field as an Asset of Community Value.

The action group arranged several well attended public meetings that established there was widespread support for saving the Field for the community. This was confirmed by a Public Consultation in April 2019. That a community park is needed is also supported by the SSDC infrastructure delivery plan update document in 2016 that identified a shortfall of 3 acres in the provision of informal open green space in Somerton.

Based on the Public Consultation the trustees consider the potential benefits of the Trust's objective to be:-

- Promotion of resident's physical and mental well-being and health
- Provision of informal quiet recreation and leisure facilities currently lacking in Somerton
- The creation and maintenance of varied habitats to help wildlife
- To help meet the challenges of climate change
- A meeting place for all generations
- A facility to promote the arts
- A venue for town events
- A facility through which educational experiences can be promoted
- A facility through which community volunteering can be encouraged

These benefits are sought for all the community and will be compliant with the Disability Discrimination Act 2010.

The Field was added to the SSDC register of Assets of Community Value on 16 April 2019. The registration expires on 16 April 2024. This status requires SCC to give notice to SSDC when it decides to sell the Field. If notice is given it triggers the community right to bid for the Field. If the community expresses a wish to bid it then has 6 months in which to raise funds and develop a bid. After that period SCC is free to sell the property. The right to bid does not oblige SCC to accept the bid. Up to the date of this report SCC has not given SSDC notice of an intention to sell.

Rather than wait for the community right to bid procedure to be triggered, the action group entered into discussions with SCC about the possibility of purchasing the Field for the community. The outcome was that SCC set a price of £750,000 for a community purchase. The action group agreed to set up a charity to purchase the Field and SCC allowed a year for the community to raise the purchase price starting from the date the charity was established. The charity established is the Trust which was registered on 9 October 2019.

By October 2020 the Trust had been unable to raise sufficient funds to make a bid. Fundraising efforts were severely curtailed by the Covid restrictions that ran from early 2020 to summer 2021. The momentum that had been built in 2019 faded as lockdowns and health concerns took priority. In view of this the Trust asked SCC for an extension of the October deadline. SCC extended the deadline to 31 December 2020 and also said it would be willing to consider an offer for part of the Field. By 31 December 2020 the Trust had not raised sufficient funds to make an offer for a sufficiently large part of, or the whole of, the Field. SCC declined to extend its offer beyond 31 December 2020.

In January 2021 the Trust was approached by Anna Anderson and Sam Hampson. Anna, who has family in Somerton, and Sam want to see the field used for the community and to avoid the alternative of a commercial developer building as many houses as possible on the Field. Their proposal is to develop about a third of the Field to generate funds to cover the construction costs and the cost of buying the land from SCC and to create a community park

on the remaining two thirds of the Field. Since then, they have been assessing the feasibility of this idea with their professional advisers. SCC has informally indicated that it would be willing to consider this approach if it is supported by the community.

Two public meetings were held in the afternoon and evening of 17 February 2022 at which Anna, Sam and their architects presented their ideas to the community. These were attended by a total of some 80 people including our local MP and the Chair of STC.

On 18 May 2022 another pair of public meetings were held in afternoon and evening. These were led by the architects and set out their overview of the different ways the residential development on a third of the field and the park on the remaining two thirds might be implemented.

Feedback from the public meetings was generally favourable towards the idea of saving two thirds of the field and to the initial ideas of how residential development on the remaining one third might work.

At the time of the May meeting it was intended to hold community workshops over the following six months to test various ideas and community support for them. However, after the May meetings, it was decided that the approach outlined then is too broad and that a better approach is to enter into discussions with the planning authority (in conjunction with a professional planning consultant) to establish how a third of the field could be developed in ways that would be likely to gain planning consent. A more focused public consultation could then be carried out in the light of that knowledge.

Anna and Sam are themselves bearing the full costs of their professional advisers and the costs of the public meetings to discuss their proposals. The Trust supports their exploration of these ideas and the trustees are in regular contact with Anna and Sam.

Over the next year it should become clear whether this route is viable and has public support.

The role the Trust could play if this idea were to go ahead will become clearer as a detailed plan is developed.

Fundraising

The action group raised funds to cover the expenses of the campaign to save the Field. Once the Trust had opened a bank account the remaining funds held by the action group of £2,296 were donated to the Trust and have been treated as unrestricted funds.

The Trust then sought donations and grants to buy the Field. The population of Somerton is about 4,500, so raising £750,000 is a big challenge and there is a significant possibility that the amount raised might not be sufficient to buy the Field. The Trust has undertaken to repay donations made for land purchase if it is unable to buy the Field.

Fundraising efforts were aimed at

- The general public
- Wealthy individuals
- Local businesses
- Local authorities and Government
- Grant making organisations

A website, kirkhamstreetfield.org.uk, was set up to provide details of the project, reach a wider audience and encourage donations. Locally, the Trust communicates with the public through the STC magazine that is distributed monthly to all households in Somerton, through local newspapers and through posters and leaflets at pick up points around the town.

A few wealthy individuals have offered to provide funds totalling £55,000 if we get nearer the target of £750,000. The trustees are very grateful for these offers but unfortunately are not yet in a position to take them up.

A campaign to raise funds from local businesses was modestly successful.

Applications were made for grants from STC and SSDC. In July 2020 STC granted £25,000 conditional on a sale agreement having been secured with SCC. In April 2021 SSDC granted £12,500 conditional on the project having been completed.

Our research into grant making organisations showed that, for land already owned, there are opportunities to obtain grants for the provision of new facilities and the refurbishment of existing facilities. However, such grants do not extend to land purchase. A notable exception was the National Lottery Community Fund. Our application of £100,000 was well received but eventually turned down in April 2020. One factor cited by the Lottery was the urgent need for them to support their existing projects which were facing financial challenges due to Covid.

The trustees wish thank all to those members of the community, including STC and SSDC, who have supported our campaign by attending meetings, contributing to the discussions and making or promising donations.

Design

The Trust has prepared designs for a community park guided by the information obtained in the Public Consultation of April 2019 and with expert assistance. These were circulated to every household in the town and residents invited to discuss them at an exhibition event in September 2020. Broad support was expressed for the main design ideas. These ideas will be considered again if the proposals made by Anna and Sam outlined above go ahead.

Financial review

At 5 April 2022 the Trust held £34,188 (2021: £31,587) of funds restricted to land purchase and £1,871 (2021: £2,264) of unrestricted funds. The restricted funds are held in an instant access deposit account and the unrestricted funds in a current account. Both accounts are with Unity Trust Bank. The Trust does not hold any investments.

KIRKHAM STREET FIELD COMMUNITY TRUST
Trustees' Annual Report for the year ended 5 April 2022

The Trust did not actively fundraise during the year as the trustees are waiting to establish whether Anna and Sam's proposals as outlined above are viable. However, donations of £2,697 (2021: £35,810) were received in the year. If the Trust does not purchase the Field it has undertaken to repay donations made for land purchase.

Structure, governance and management

The constitution of the Trust is the Charitable Incorporated Organisation 'Foundation' model under which the trustees and the members are the same people.

The Trust does not have any employees. The trustees have, on occasion, had assistance from volunteers at public events. Appropriate Public liability, Employee (which covers volunteers) and Trustee insurance is in place.

Due to reduced activity the trustees currently meet when required.

Trustees are appointed for a fixed period. The initial trustees were appointed for fixed periods of different lengths. All subsequent trustee appointments are for a fixed period of two years. The following people served as trustees from the registration of the Trust on 9 October 2019 up to the date of this report:

	<i>Appointed</i>	<i>Resigned</i>	<i>Role</i>
John Dippie	1 January 2021		
Maureen Fletcher	Initial trustee, re-appointed 30 November 2022		
Judith Hurley	Initial trustee		Secretary
Gillian Locke	Initial trustee, re-appointed 9 October 2021		Treasurer
Suzanne Standen	Initial trustee, re-appointed 30 November 2022		
Margaret Chambers	Initial trustee	1 October 2021	Chairperson
Andrew Foyne	Initial trustee	31 December 2020	Deputy Chairperson
Jasmine Brain	Initial trustee	21 September 2021	

This Annual Report was approved by the trustees of the Trust on 30 November 2022

and signed on its behalf by


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John Dippie
Trustee

KIRKHAM STREET FIELD COMMUNITY TRUST
Financial Statements
For the year ended 5 April 2022

Statement of receipts and payments for the year ended 5 April 2022

	Unrestricted funds £	Restricted funds £	Total 2022 £	Total 2021 £
Receipts				
Donations for land purchase	-	2,580	2,580	31,554
Donations for running costs	96	-	96	1,927
Donation from the Save Kirkham Street Field Community Action Group	-	-	-	2,296
Bank interest received	-	21	21	33
Total receipts	96	2,601	2,697	35,810
Payments				
Printing	-	-	-	721
Insurance	254	-	254	736
Advertising	-	-	-	75
Website costs	180	-	180	221
Events	-	-	-	90
Bank charges	55	-	55	116
Total payments	489	-	489	1,959
Net of receipts/(payments)	(393)	2,601	2,208	33,851
Cash funds at the start of the period	2,264	31,587	33,851	-
Cash funds at the end of the period	1,871	34,188	36,059	33,851

Statement of Assets and Liabilities at 5 April 2022

	Unrestricted funds £	Restricted funds £	Total 2022 £	Total 2021 £
Cash at bank	1,871	34,188	36,059	33,836
Cash in hand	-	-	-	15
	1,871	34,188	36,059	33,851

These financial statements were approved by the trustees on 30 November 2022

and signed on their behalf by:

Signature: 
Name: Gillian Locke

KIRKHAM STREET FIELD COMMUNITY TRUST
Financial Statements
For the year ended 5 April 2022

Notes on the Financial Statements

1. These financial statements have been prepared on a receipts and payments basis.
2. Kirkham Street Field Community Trust ('the Trust') is not registered for VAT and accordingly costs include VAT where applicable.
3. The Trust has not given any guarantees nor granted any security over its assets.
4. The restricted funds represent amounts raised for the intended purchase of the Kirkham Street Field. Should the Trust be unable to purchase the Field it has undertaken to repay these donations.