

NEWLYN FISHING, INDUSTRY AND SEAFARERS HERITAGE (FISH) TRUST

England & Wales · Charity number 1188966

Details

Status Registered

Legal form CIO

Registered 2020-04-08

Register [View on the Charity Commission register](#)

Contact

Address Kiln Cottage
38 Boase Street
Newlyn
Penzance
TR18 5JE

Phone 07850599719

Email secretary@newlynfishtrust.org.uk

Website www.newlynfishtrust.org.uk

Activities

Objects: To advance the education of the public and appreciation of the history, culture and heritage of Newlyn, Cornwall, in particular (though not exclusively) through the creation of a heritage centre, both physically and digitally, and, where appropriate, the provision of exhibitions, lectures, workshops, traditional crafts demonstrations, digital archives, and other events, both in-person and online.

Activities: To advance the education of the public in the past, present and future of the Fishing, Industry, Community and Culture of Newlyn

Classification

- **How:** Provides Advocacy/advice/information
- **What:** Education/training, Arts/culture/heritage/science
- **Who:** The General Public/mankind

Geography

- Cornwall

Finances

Period end	Income	Expenditure	Assets	Employees
2024-11-30	£13,621	£29,636	-	-
2023-11-30	£16,499	£757	-	-
2022-11-30	£14,941	£14,841	-	-
2021-11-30	£754	£0	-	-
2020-11-30	£0	£0	-	-

Trustees

Name	Role	Appointed
Rev Derath May Durkin LLB	Chair	2020-02-27
John David Edmund Gallagher		2024-04-17
Michael Larsen		2024-04-17
Professor Lucy Blue		2024-04-17
Sara Cathryn Bick		2020-02-27
William Russell Bick		2020-02-27

NEWLYN FISHING, INDUSTRY AND SEAFARERS HERITAGE (FISH) TRUST

England & Wales - Charity number 1188966

Accounts

The Newlyn Fishing, Industry, Seafarers, Heritage Trust

Trustees Annual Report for the year ending 30th November 2024

Trustees

Chair	Revd. Derath May Durkin LLB
Secretary	Jeanette Elizabeth Ratcliffe BA Hons
Treasurer	James Alistair Russell Pallant. William Russell Bick Sara Cathryn Bick John David Edmund Gallagher Prof. Lucy Blue Michael Larsen

Structure

The Trust is a Charitable Incorporated Organisation and was registered on 8th April 2020. The Trust's governing document is its Constitution which is revised annually along with other policies. The Trust currently comprises 8 trustees including 3 officers namely, Chair, Secretary and Treasurer. The current trustees are predominately Newlyn residents, although this is not a prerequisite.

Aims

Our ambition is to create a venue, provisionally named 'Newlyn FISH Centre', where Newlyn's important and fascinating past, present and future story can be told.

As well as a 'must-see' for visitors, we are clear that we want the FISH Centre to be community-based, a welcome hub for local people, including those who have worked or are still involved in the fishing industry.

The centre will be located right at the heart of one of the UK's most significant fishing ports. The sights, smells and sounds of life at the harbour and its industry will be captured in this engaging cultural and educational experience.

It will cover the breadth of our relationship with the sea; from a thousand years ago to the cutting edge of Climate Change and sustainable fishing practices. Taking a journey through the past to appreciate the present and prepare for the future.



To create a working destination, committed to conserving and sharing its internationally important collection of artefacts which will be housed within one of Newlyn's most significant historic buildings, made accessible to all for the first time in its history.

We will tell the stories behind the community, the heritage, and the future, actively involve our visitors and making learning and research a fun experience for all ages, ensuring this rich heritage continues, and preserves the industry and the marine environment on which it thrives, for future generations.

Activity

In the year ending 30th November 2024 the Trust held 9, minuted trustee meetings. Activities included:

Meetings held with Newlyn Ice Works building owners to continue to discuss route to acquisition.

Maintained interest in Heritage Trust Network to enable access to useful resources, particularly consultancies specialising in large heritage and architectural projects.

Expression of interest submitted to NLF for next phase of the Project. The EOI was turned down and meetings were held between Trustees and HLF to discuss the way forward.

Engage specialist consultants to assist in developing the project.

During the year I trustee resigned. A recruitment campaign resulted the appointment of 3 new trustees in order to progress trustee succession planning.

Derath Durkin

Chair

NEWLYN FISH TRUST
REGISTERED CHARITY NO. 1188966

ACCOUNTS FOR THE YEAR ENDED 30 NOVEMBER 2024

STATEMENT OF FINANCIAL ACTIVITIES

	Total 2024 £	Total 2023 £
Incoming Resources		
Grants	13,621	16,499
Donations		0
Total Incoming Resources	<u>£13,621</u>	<u>£16,499</u>
Resources Expended		
Professional Fees	28,938	400
Membership Fees	100	100
Other	598	257
Total Resources Expended	<u>£29,636</u>	<u>£757</u>
Net Movement in Funds	<u>(16,015)</u>	15,742
Total Funds Brought Forward	<u>16,616</u>	<u>874</u>
Total Funds Carried Forward	<u>£601</u>	<u>£16,616</u>

BALANCE SHEET AT 30 NOVEMBER 2022

Current Assets		
Cash at Bank	<u>601</u>	<u>16,616</u>
Total Assets of the Charity	<u>£601</u>	<u>£16,616</u>

Signed

Michael Larsen

Treasurer

Date

31 December 2025

NEWLYN FISHING, INDUSTRY AND SEAFARERS HERITAGE (FISH) TRUST

England & Wales - Charity number 1188966

Accounts

The Newlyn Fishing, Industry, Seafarers, Heritage Trust

Trustees Annual Report for the year ending 30th November 2023

Trustees

Chair	Rev Derath May Durkin LLB
Secretary	Jeanette Elizabeth Ratcliffe BA Hons
Treasurer	James Alistair Russell Pallant
	William Russell Bick
	Sara Cathryn Bick
	Michael Lynton Sagar-Fenton

Structure

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As the Trust moves onto development and delivery phases it is envisioned that the number of trustees will be increased to bring in appropriate expertise and experience.

Aims

Our ambition is to create a venue, provisionally named 'Newlyn FISH Centre', where Newlyn's important and fascinating past, present and future story can be told.

As well as a 'must-see' for visitors, we are clear that we want the FISH Centre to be community-based, a welcome hub for local people, including those who have worked or are still involved in the fishing industry.

The centre will be located right at the heart of one of the UK's most significant fishing ports. The sights, smells and sounds of life at the harbour and its industry will be captured in this engaging cultural and educational experience.

It will cover the breadth of our relationship with the sea; from a thousand years ago to the cutting edge of Climate Change and sustainable fishing practices. Taking a journey through the past to appreciate the present and prepare for the future.

To create a working destination, committed to conserving and sharing its internationally important collection of artefacts which will be housed within one of Newlyn's most significant historic buildings, made accessible to all for the first time in its history.

We will tell the stories behind the community, the heritage, and the future, actively involve our visitors and making learning and research a fun experience for all ages, ensuring this rich heritage continues, and preserves the industry and the marine environment on which it thrives, for future generations.

Activity

In the year ending 30th November 2023 the Trust held 9, minuted trustee meetings. Activities included:

Meetings held with Newlyn Ice Works building owners to discuss route to acquisition.

Project Development grant awarded by AHF along with match funding from PZ Town Council.

Joined Heritage Trust Network to enable access to useful resources, particularly consultancies specialising in large heritage and architectural projects.

Meetings held to decide on most effective use of grants awarded so far.

Expression of interest submitted to NLF for a Project Development grant. The EOI was turned down and meetings were held between Trustees and HLF to discuss the reasons and way forward.

Subsequent to meeting with HLF emphasis was placed on particular areas of the project such as, strategic fit, pop up exhibitions and developing the capacity of the Trust. A decision was made to engage specialist consultants to assist in developing the project.

Consultants, Greenwood Projects and Sara Hilton Associates were engaged to assist in building capacity and strategy planning.

Initial workshops held with consultants; subjects included:

- Reshaping the Trust's project proposal in line with NLHF requirements (including draft costs for an Activities Plan to sit alongside those for the renovation and conversion of the building).
- Considering the options for acquiring the Former Ice Works.
- Assessing the significance of the fixed and movable historic collections - the ice making machinery within the building and the historic fishing-related objects and photographs collected by owner, Billy Stevenson.
- Identifying the skills and experience required by the Trust going forward and preparing an advert for the recruitment of additional Trustees.
- Scoping the project's strategic fit (geographic, sectoral, thematic etc) and its key stakeholders (with which the Trust needs to engage).

A visit by the AHF Grants Panel to the Newlyn Ice Works was made in September as part of the panel's visits to buildings awarded grants by the AHF.

Income & Expenditure

Income for the period were grants from the AHF and Penzance Town Council towards Project Development totalling £16,499. The expenditure was for a small amount of PPE for site visits and payment of consultants and venue hire for project workshops. Total expenditure was £757.98.

Paul Durkin

35 Fore Street
Newlyn
Cornwall
TW18 5JP
E-Mail: paulvdurkin@icloud.com

The Trustees
The Newlyn Fish Trust
Kiln Cottage
38 Boase Street
Newlyn
TR18 5JE

30 September 2024

Independent Examiners Report

I report to the Trustees on my examination of the Receipts and Payments account of the Trust from 1 December 2022 to 30 November 2023.

Responsibilities and Basis of Report

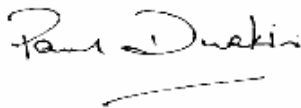
The trustees are responsible for the preparation of the accounts. I report in respect of my examination of the Trust's accounts. In carrying out my examination, I have followed all the applicable Directions given by the Charities Commission.

Independent Examiners Statement

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

- Accounting records were not kept; or
- The accounts do not accord with those records.

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 to enable a proper understanding of the accounts to be reached.



Paul Durkin
Chartered Accountant

**NEWLYN FISH TRUST
REGISTERED CHARITY NO. 1188966**

ACCOUNTS FOR THE YEAR ENDED 30 NOVEMBER 2023

STATEMENT OF FINANCIAL ACTIVITIES

	Total 2,022 £	Total 2,022 £
Incoming Resources		
Grants	16,499	14,841
Donations	0	100
Total Incoming Resources	<u>16,499</u>	<u>14,941</u>
Resources Expended		
Professional Fees	400	14,841
Membership Fees	100	
Other	257	
Total Resources Expended	<u>757</u>	<u>14,841</u>
Net Movement in Funds	15,742	100
Total Funds Bought Forward	<u>874</u>	<u>774</u>
Total Funds Carried Forward	<u>16,616</u>	<u>874</u>

BALANCE SHEET AT 30 NOVEMBER 2023

Current Assets

Cash at Bank	16,616	774
Total Assets of Charity	<u>16,616</u>	<u>774</u>

Signed

J Pallant
27-Jan-24

Treasurer

NEWLYN FISHING, INDUSTRY AND SEAFARERS HERITAGE (FISH) TRUST

England & Wales - Charity number 1188966

Accounts

The Newlyn Fishing, Industry, Seafarers, Heritage Trust

Trustees Annual Report for the year ending 30th November 2022

Trustees

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Activity

In the year ending 30th November 2022 the Trust held 10, minuted, trustee meetings. The activities centred around producing a Project Viability Appraisal (PVA), starting negotiations for the acquisition of a suitable building, methods of fund raising for the project and gauging and gaining public support. To this end the following activities were carried out.

- Quotes obtained for the preparation of the PVA, PVA briefs sent to contributors and regular meetings held.
- PVA submitted to AHF
- Photographic record of the Ice Works commissioned
- Questions asked in the PZ town council public consultation
- Presentation by the Trust to the Newlyn Harbour advisory group regarding the Newlyn Harbour Development Concept Exhibition
- Representative of the Trust attended meetings of the Newlyn Archive, a partner organisation
- Stakeholder visit to the Ice Works
- Meeting with local MP
- Negotiations begun with the building owners for acquisition, various meetings. Avenues to purchase explored
- Project Development grant application prepared, revised, and submitted to AHF
- Ongoing networking with local councillors and MP to raise profile of project
- Funding research

Income & Expenditure

Income for the period was mainly the AHF grant to fund the PVA, a total of £14,841. There was also a £100 Trustee contribution. The expenditure was solely to pay the invoices of the companies contributing to the PVA, a total of £14,841.20

Paul Durkin

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E-Mail: paulvdurkin@icloud.com

The Trustees
The Newlyn Fish Trust
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Newlyn
TR18 5JE

27 January 2023

Independent Examiners Report

I report to the Trustees on my examination of the Receipts and Payments account of the Trust from 1 December 2021 to 30 November 2022.

Responsibilities and Basis of Report

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Independent Examiners Statement

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Paul Durkin
Chartered Accountant

NEWLYN FISH TRUST
REGISTERED CHARITY NO. 1188966

ACCOUNTS FOR THE YEAR ENDED 30 NOVEMBER 2022

STATEMENT OF FINANCIAL ACTIVITIES

	Total 2022 £	Total 2021 £
Incoming Resources		
Grants	14,841	
Donations	<u>100</u>	<u>774</u>
Total Incoming Resources	<u>14,941</u>	<u>774</u>
Resources Expended		
Professional Fees	<u>14,841</u>	
Total Resources Expended	<u>14,841</u>	<u>0</u>
Net Movement in Funds	<u>100</u>	<u>774</u>
Total Funds Brought Forward	<u>774</u>	<u>0</u>
Total Funds Carried Forward	<u>874</u>	<u>774</u>

BALANCE SHEET AT 30 NOVEMBER 2022

Current Assets		
Cash at Bank	<u>874</u>	<u>774</u>
Total Assets of the Charity	<u>874</u>	<u>774</u>

Signed

J. Pallant

Treasurer

Date

27 January 2023

NEWLYN FISHING, INDUSTRY AND SEAFARERS HERITAGE (FISH) TRUST

England & Wales - Charity number 1188966

Accounts

The Newlyn Fishing, Industry, Seafarers, Heritage Trust

Trustees Annual Report for the year ending 30th November 2021

Trustees

Chair	Rev Derath May Durkin LLB
Secretary	Jeanette Elizabeth Ratcliffe BA Hons
Treasurer	James Alistair Russell Pallant
	William Russell Bick
	Sara Cathryn Bick
	Michael Lynton Sagar-Fenton

Structure

The trust comprises 6 Trustees including Chair, Secretary and Treasurer. The current Trustees are all Newlyn residents, although this isn't necessarily a prerequisite.

While the Trust is still in the funding and acquisition stage expert help such as fund-raising and architectural advice is sought as required.

Aims

Our ambition is to create a venue, provisionally named 'Newlyn FISH Centre', where Newlyn's important and fascinating past, present and future story can be told.

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Activity

In the year ending 30th November 2021 the Trust held regular, minuted, Trustee meetings. Activity was centred mainly around fundraising and meetings with the local MP, Town and County Councils were held to explore available funding streams.

The local community was approached to ascertain the level of support for the project and the preference for a location for the planned Heritage Centre. A positive response was received and the overwhelming preference for the site was the former Iceworks in Newlyn.

Negotiations to acquire the former Iceworks were begun with the building owners.

A website for the FISH Trust was created to help promote the history of the fishing and associated industries in and around Newlyn and to promote the Trust's aims and ambitions. This went live in March.

An application to the AHF was made to provide funds for a Project Viability Appraisal, the application was successful and appropriate expertise was engaged to produce the report, a draft version of which was completed in this reporting period.

Income & Expenditure

Aside from the successful funding application to the AHF which will be paid in arrears on completion of the PVA the trust has no regular income stream.

To provide a small amount of funds for incidental costs the Trustees each made a small donation. Some donations were also received through the website. The income for this period was £774. There has been no expenditure in this period.

Paul Durkin

35 Fore Street
Newlyn
Cornwall
TW18 5JP
E-Mail: paulvdurkin@icloud.com

The Trustees
The Newlyn Fish Trust
Kiln Cottage
38 Boase Street
Newlyn
TR18 5JE

16 September 2022

Independent Examiners Report

I report to the Trustees on my examination of the Receipts and Payments account of the Trust from 1 December 2020 to 30 November 2021.

Responsibilities and Basis of Report

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Independent Examiners Statement

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Paul Durkin
Chartered Accountant

NEWLYN FISH TRUST ACCOUNTS TO NOVEMBER 30 2021

INCOME

BALANCE B/FWD

£774.52

N/A

EXPENDITURE

SUB TOTAL:

£0.00

SUB TOTAL:

£0.00

ASSETS

BANK - CURRENT ACCOUNT

£774.52

PayPal

£0.00

CASH / CHQS HELD AT TREASURERS

£0.00

SUB TOTAL:

£774.52

UNCLEARED ITEMS

TOTAL:

£774.52

£774.52

£0.00

NEWLYN FISH TRUST ACCOUNTS TO OCTOBER 31 2021

INCOME

BALANCE B/FWD

£774.52

N/A

EXPENDITURE

SUB TOTAL:

£0.00

SUB TOTAL:

£0.00

ASSETS

BANK - CURRENT ACCOUNT

£774.52

PayPal

£0.00

CASH / CHQS HELD AT TREASURERS

£0.00

SUB TOTAL:

£774.52

UNCLEARED ITEMS

TOTAL:

£774.52

£774.52

£0.00

NEWLYN FISH TRUST ACCOUNTS TO SEPTEMBER 30 2021

INCOME

BALANCE B/FWD

£774.52

N/A

EXPENDITURE

SUB TOTAL:

£0.00

SUB TOTAL:

£0.00

ASSETS

BANK - CURRENT ACCOUNT

£774.52

PayPal

£0.00

CASH / CHQS HELD AT TREASURERS

£0.00

SUB TOTAL:

£774.52

UNCLEARED ITEMS

TOTAL:

£774.52

£774.52

£0.00

NEWLYN FISH TRUST ACCOUNTS TO AUGUST 31 2021

INCOME

BALANCE B/FWD

£774.52

N/A

EXPENDITURE

SUB TOTAL:

£0.00

SUB TOTAL:

£0.00

ASSETS

BANK - CURRENT ACCOUNT

£774.52

PayPal

£0.00

CASH / CHQS HELD AT TREASURERS

£0.00

SUB TOTAL:

£774.52

UNCLEARED ITEMS

TOTAL:

£774.52

£774.52

£0.00

NEWLYN FISH TRUST ACCOUNTS TO JULY 31 2021

INCOME

BALANCE B/FWD

£774.52

EXPENDITURE

N/A

SUB TOTAL:

£0.00

SUB TOTAL:

£0.00

ASSETS

BANK - CURRENT ACCOUNT

£774.52

PayPal

£0.00

CASH / CHQS HELD AT TREASURERS

£0.00

SUB TOTAL:

£774.52

UNCLEARED ITEMS

TOTAL:

£774.52

£774.52

£0.00

NEWLYN FISH TRUST ACCOUNTS TO JUNE 30 2021

INCOME

BALANCE B/FWD

£774.52

EXPENDITURE

N/A

SUB TOTAL:

£0.00

SUB TOTAL:

£0.00

ASSETS

BANK - CURRENT ACCOUNT

£774.52

PayPal

£0.00

CASH / CHQS HELD AT TREASURERS

£0.00

SUB TOTAL:

£774.52

UNCLEARED ITEMS

TOTAL:

£774.52

£774.52

£0.00

NEWLYN FISH TRUST ACCOUNTS TO MAY 31 2021

INCOME

BALANCE B/FWD

£774.52

EXPENDITURE

N/A

SUB TOTAL:

£0.00

SUB TOTAL:

£0.00

ASSETS

BANK - CURRENT ACCOUNT

£774.52

PayPal

£0.00

CASH / CHQS HELD AT TREASURERS

£0.00

SUB TOTAL:

£774.52

UNCLEARED ITEMS

TOTAL:

£774.52

£774.52

£0.00

NEWLYN FISH TRUST ACCOUNTS TO APR 30 2021

INCOME

BALANCE B/FWD		<u>£676.12</u>
28-Apr Paypal	£98.40	

SUB TOTAL:	<u>£98.40</u>
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TOTAL:	<u>£774.52</u>
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EXPENDITURE

N/A

SUB TOTAL:	<u>£0.00</u>
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ASSETS

BANK - CURRENT ACCOUNT	£774.52
PayPal	£0.00
CASH / CHQS HELD AT TREASURERS	£0.00

SUB TOTAL:	<u>£774.52</u>
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UNCLEARED ITEMS

£0.00

<u>£774.52</u>

NEWLYN FISH TRUST ACCOUNTS TO MAR 31 2021

INCOME

BALANCE B/FWD		£150.00
02-Mar Bick S C	£100.00	
03-Mar Paypal code 1044	£0.01	
23-Mar Paypal	£426.11	

SUB TOTAL: **£526.12**

TOTAL: **£676.12**

EXPENDITURE

N/A

SUB TOTAL: **£0.00**

ASSETS

BANK - CURRENT ACCOUNT	£676.12
PayPal	£0.00
CASH / CHQS HELD AT TREASURERS	£0.00

SUB TOTAL: **£676.12**

UNCLEARED ITEMS

£676.12

£0.00

NEWLYN FISH TRUST ACCOUNTS TO FEB 28 2021

INCOME

BALANCE B/FWD	£0.00
25-Feb Derath Durkin	£50.00
25-Feb J A R Pallant	£50.00
25-Feb Sagar-Fenton M&E	£50.00

SUB TOTAL: **£150.00**

TOTAL: **£150.00**

EXPENDITURE

N/A

SUB TOTAL: **£0.00**

ASSETS

BANK - CURRENT ACCOUNT	£150.00
PayPal	£0.00
CASH / CHQS HELD AT TREASURERS	£0.00

SUB TOTAL: **£150.00**

UNCLEARED ITEMS

£150.00

£0.00

NEWLYN FISH TRUST ACCOUNTS TO JAN 31 2021

INCOME

BALANCE B/FWD

£0.00

EXPENDITURE

N/A

SUB TOTAL:

£0.00

SUB TOTAL:

£0.00

ASSETS

BANK - CURRENT ACCOUNT

£0.00

PayPal

£0.00

CASH / CHQS HELD AT TREASURERS

£0.00

SUB TOTAL:

£0.00

UNCLEARED ITEMS

TOTAL:

£0.00

£0.00

£0.00

NEWLYN FISH TRUST ACCOUNTS TO DEC 31 2020

INCOME

BALANCE B/FWD

£0.00

EXPENDITURE

N/A

SUB TOTAL:

£0.00

SUB TOTAL:

£0.00

ASSETS

BANK - CURRENT ACCOUNT

£0.00

PayPal

£0.00

CASH / CHQS HELD AT TREASURERS

£0.00

SUB TOTAL:

£0.00

UNCLEARED ITEMS

TOTAL:

£0.00

£0.00

£0.00

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	Michael Lynton Sagar-Fenton

Background

We are a group of Newlyn residents who came together in the spring of 2019 to build a foundation of interest and support amongst local people and potential partner organisations with the intention of reviving the intention to build a heritage centre in Newlyn, Cornwall. In April 2020 the organisation was approved by the Charities Commission as a Charitable Incorporated Organisation (Reg.1188966) named the Newlyn Fishing, Industry and Seafarers Heritage (FISH) Trust, with the objective: *“To advance the education of the public in the history, culture and heritage of Newlyn, Cornwall, in particular but not exclusively through the provision of exhibitions, lectures, workshops, traditional crafts demonstrations and other events.”*

Aims

Our ambition is to create a venue, provisionally named ‘Newlyn FISH Centre’, where Newlyn’s important and fascinating past, present and future story can be told.

As well as a ‘must-see’ for visitors, we are clear that we want the FISH Centre to be community-based, a welcome hub for local people, including those who have worked or are still involved in the fishing industry.

The centre will be located right at the heart of one of the UK’s most significant fishing ports. The sights, smells and sounds of life at the harbour and its industry will be captured in this engaging cultural and educational experience.

It will cover the breadth of our relationship with the sea; from a thousand years ago to the cutting edge of Climate Change and sustainable fishing practices. Taking a journey through the past to appreciate the present and prepare for the future.

To create a working destination, committed to conserving and sharing its internationally important collection of artefacts which will be housed within one of Newlyn’s most significant historic buildings, made accessible to all for the first time in its history.

We will tell the stories behind the community, the heritage and the future, actively involve our visitors and making learning and research a fun experience for all ages, ensuring this rich heritage continues, and preserves the industry and the marine environment on which it thrives, for future generations.

Activity

During 2020, the trust continued to develop and to push forward with our ambition to create a landmark venue for telling Newlyn's story, provisionally named 'Newlyn FISH Centre'. In this time

- Trustee role descriptions confirmed.
- Privacy Policy adopted.
- List of Contacts confirmed in line with General Data Protection Regulations (GDPR)
- Newlyn FISH Centre Project Outline prepared by Trustees.
- RIBA Stage 0 Report prepared (pro bono) by architects, Feilden Clegg Bradley Studios, assessing potential locations for Newlyn FISH Centre.
- Online 'Survey Monkey' conducted to test local and partner organisation views on best location.

The former Newlyn Ice Works were determined to be the favoured location for the heritage centre, towards the end of 2020, we opened discussions about the potential for acquiring the building with the owners, who have responded with a (non-binding) agreement in principle. While this work was being carried out the Trust sought funding for a Project Viability Survey in order to assess the building's suitability and potential.

In June 2021 the Architectural Heritage Fund (AHF) granted £15,000 to carry out the Project Viability Report. Typically, a Project Viability Appraisal funded by the AHF involves assessing the following

- The condition of the building and how it can be restored in a way that is appropriate to its historic character and fabric (by an Architect or Surveyor with experience in heritage buildings).
- How the building can be sensitively adapted to accommodate potential uses (by an Architect with a successful track record in adapting heritage buildings, plus a Structural Engineer may also be needed to help assess repair issues).
- The likely cost of restoring and adapting the building (outline costs provided by a Quantity Surveyor).
- The cost of further work needed to develop the project proposals to the point where capital funding can be accessed
- The future use of the building, considering demand, need and support for the uses being considered, whether they would generate sufficient income to support operational and building maintenance costs in the long-term, and whether they would be approved by the Local Planning Authority (likely to involve market research, public and stakeholder consultation, initial/outline business case, investigating likelihood of Planning Permission/Listed Building Consent)
- How the cost of restoring and adapting the building could be funded, considering how a funder would view the uses proposed (likely to require research into funding options/an initial fundraising strategy).

- Property valuation and Conservation Deficit calculation (by a Surveyor who is a member of the Royal Institute of Chartered Surveyors).

The Architectural Heritage Fund have provided us with a consultant who will help us draw up a specification for this work and bring a team of professionals together to assess the various aspects.

As Trustees, we will continue to update and involve our local community and partner organisations as we move forward with this stage of our ambitious project.

Income & Expenditure

The Trust's currently has no fixed income stream other than donations made by the public via the website. As previously stated, a grant was sought and obtained by the AHF to produce the Project Viability Report.

The intention is to fund the acquisition, renovation and fitting out of the Heritage Centre by grants and donations. Once complete, it is anticipated the income will come from a variety of sources potentially including

- Shop & cafe
- Restaurant specialising in locally caught seafood
- Offices and workspace housing fishing-related organisations and businesses
- Perhaps some affordable accommodation for local people

There have been no outgoings to date.

NEWLYN FISH TRUST ACCOUNTS FROM 8 APRIL TO 30 NOVEMBER 2020

INCOME

BALANCE B/FWD

£0.00

EXPENDITURE

N/A

SUB TOTAL:

£0.00

SUB TOTAL:

£0.00

ASSETS

BANK - CURRENT ACCOUNT

£0.00

PayPal

£0.00

CASH / CHQS HELD AT TREASURERS

£0.00

SUB TOTAL:

£0.00

UNCLEARED ITEMS

TOTAL:

£0.00

£0.00

£0.00

Paul Durkin

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The Trustees
The Newlyn Fish Trust
Kiln Cottage
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27 January 2022

Independent Examiner's Report

I report to the trustees on my examination of the Receipts and Payments account of the trust from 8 April to 30 November 2020.

Responsibilities and Basis of Report

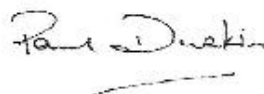
The trustees are responsible for the preparation of the accounts. I report in respect of my examination of the Trust's accounts. In carrying out my examination I have followed all the applicable Directions given by the Charities Commission.

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 giving me cause to believe that in any material respect

- accounting records were not kept, or
- the accounts do not accord with those records.

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 to enable a proper understanding of the accounts to be reached.



Paul Durkin
Chartered Accountant