

Charity number: 1210073

Intra Community Trust CIO

Unaudited

Trustees' report and financial statements

For the period ended 5 April 2025

Intra Community Trust CIO

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Intra Community Trust CIO

Reference and administrative details of the Charity, its Trustees and advisers For the period ended 5 April 2025

Trustees	Alex Cameron MBE, Co-Chair (appointed 24 September 2024) Janet Fischer MBE, Co-Chair (appointed 24 September 2024) Robert Flood (appointed 3 October 2024) Nick Flynn (appointed 24 September 2024) Alex Paterson (appointed 24 September 2024) Sheila Featherstone (appointed 24 September 2024) Irina Fridman (appointed 24 September 2024) Jody Carrington (appointed 24 September 2024, resigned 20 October 2025)
Charity registered number	1210073
Principal office	c/o Intra Arts 337 - 341 High Street Rochester ME1 1DA
Accountants	Kreston Reeves LLP 37 St Margaret's Street Canterbury Kent CT1 2TU
Independent Examiner	Samantha Rouse FCCA DChA Kreston Reeves LLP 37 St Margaret's Street Canterbury Kent CT1 2TU

Intra Community Trust CIO

Trustees' report For the period ended 5 April 2025

The Charity was incorporated on 17 September 2024, and the Trustees present their annual report together with the financial statements of the Charity for the period 17 September 2024 to 5 April 2025.

Objectives and activities

a. Policies and objectives

The objects of the CIO are:

1. The promotion for the benefit of the public of urban or rural regeneration in areas of social and economic deprivation (and in particular in the Star Hill to Sun Pier Conservation Area in Medway, the Area of Benefit) by all or any of the following means:
 - a. the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms.
 - b. the maintenance, improvement or provision of public amenities.
 - c. the restoration and preservation of buildings or sites of historic or architectural importance.
 - d. the provision or assistance in the provision of recreational facilities for the public at large or those who by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances, have need of such facilities.
 - e. the advancement of education, training or retraining, particularly among unemployed people and providing unemployed people with work experience.
 - f. such other means as may from time to time be determined subject to the prior written consent of the Charity Commissioners for England and Wales.
2. The advancement of the arts, culture and heritage, in all aspects by any means the Trustees see fit, including but not exclusively by the presentation of public events and exhibitions, the preservation of buildings or sites of architectural and historic interest and the education of the public on the history, art, architecture, traditions and culture of the Area of Benefit.
3. To further such charitable purpose or purposes that the Trustees in their absolute discretion shall think fit, particularly through the making of grants, bursaries and donations.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Strategies for achieving objectives

To achieve its objectives, the Charity works to:

- Acquire underused and disused heritage properties, focusing on Intra as the primary area of benefit, but also considering wider Medway, and bring them back into use for the benefit of local people.
- Enhance the quality of people's lives using collaborative consultation with communities to identify gaps in provision and seek to address these through the renovation and repurposing of heritage properties.
- Regenerate Intra by co-creating festivals, events and activities to bring new people to discover and enjoy the area.
- Remove barriers to engagement in creativity by presenting activities as low or no cost, targeting those from low socio-economic and marginalised backgrounds in Intra and beyond.

Intra Community Trust CIO

Trustees' report (continued) For the period ended 5 April 2025

Achievements and performance

a. Main achievements of the Charity

2024/25 was the first period of operation of Intra Community Trust (ICT); the Trust was established in September 2024, therefore this report represents six months of activity. In this period, we made significant progress with setting up the organisation with key actions including:

- Taking part in learning through in person visits and webinars as part of the Heritage Development Trust Network with Architectural Heritage Fund
- Maintaining monthly Members meetings
- Establishing Working Groups to embed community-led working
- Recruiting our first Executive Director, Cerian Eiles
- Setting up key processes and systems that enable us to operate the charity
- Appointing bookkeepers
- Planning capital programmes
- Planning an events programme for 2024/25

This has been enabled through core funding from the Architectural Heritage Fund (AHF), which has been instrumental in enabling ICT to incorporate into a CIO. ICT has grown out of a Historic England High Streets Heritage Action Zone Cultural Consortium, originally seeded by Medway Council and established to deliver a cultural programme to increase footfall and start delivering heritage-led regeneration projects in the area.

As this funding came to an end, members of the Cultural Consortium decided unanimously to incorporate into a CIO, with a membership model to maintain the community-led aspects of the previous structure.

In the partial year from September 2024 – April 2025, we have achieved:

- Instigating the Green Gateway in Bath Hard Lane, with a working group coming together, including ICT staff, members, and Medway council to deliver trees, planting and interpretation. This project is funded by Medway UKSPF.
- Securing funding from Medway Council Town and Ward funds to deliver our planned project Blooming Intra in May 2025.
- Securing funding from Medway UKSPF to deliver Pride Fringe in August 2025. This funding was secured through a partnership bid with Sun Pier House, who will deliver the Festival of Chatham Reach in September 2025.
- Delivering Intra Christmas, engaging X people with a singalong around the piano, refreshments and craft activities outside Gillingham Street Angels Emporium.
- Staff, Trustees and representatives of Medway Council have taken part in AHF Heritage Development Trust Networking meetings in Derry (Inner City Trust) and Leicester (Leicester Council), learning about the operational models and activities of comparator organisations.
- Trustees participated in an away day, hosted by comparator organisation, Hastings Commons. Staff and Trustees viewed our host's property portfolio and heard about how they started as an organisation and some of the successes and challenges they've experienced in c.20 years of operation.

Capital Developments

- The proposed project on the Waterworks and Garden to St. Bartholomew's Place has been paused while residents of the new properties work with developers to resolve major challenges with the development. We will take advice from Medway Council as to when this project is expected to move forward.
- The Executive Director and Co-Chair have entered conversations with the English Unitarian Church about ICT acquiring and repurposing Chatham Unitarian Church. Conversations are ongoing an application for Project Viability Funds will be made to AHF.
- The Executive Director has contacted the owner of the North Foreland public house and will continue to work with him to secure a viewing.

Our gratitude goes to our volunteer Trustees and Members and to the partners and funders who have made our first year a success. As a member-led organisation, ICT would not operate without considerable donation of time, skills and expertise by our members and Trustees.

Particular thanks go to Architectural Heritage Fund, without whom ICT would not have been able to incorporate as a CIO.

Intra Community Trust CIO

Trustees' report (continued) For the period ended 5 April 2025

Achievements and performance (continued)

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The Trustees aim to maintain unrestricted funds equivalent to 3 months of operating expenditure, which equates to approximately £5,000 in the first accounting period. Current unrestricted reserves stand at £187, whilst restricted reserves stand at £147,015.

Structure, governance and management

a. Constitution

Intra Community Trust CIO is a registered charity, number 1210073. The Charity was registered as a Charitable Incorporated Organisation (CIO) with the Charity Commission with a constitution on 17 September 2024.

b. Methods of appointment or election of Trustees

Initial Trustee positions were co-opted from Cultural Consortium members and networks. A process of Trustee recruitment is planned with positions and specific skillsets advertised and candidates asked to formally apply. Shortlisted applicants will be invited to interview by a panel comprised of representatives of the Board of Trustees. They will then be interviewed before the Board of Trustees makes a decision on who to appoint.

c. Organisational structure and decision-making policies

All significant decisions are made by the Trustees. Day to day operations are delegated to the Charity's Executive Director. The Charity's Members oversee the delivery of activities associated with AHF and other public funding.

d. Pay policy for key management personnel

The Trustees decide on the appropriate level of remuneration for senior staff.

Trustees' report (continued)
For the period ended 5 April 2025

Plans for future periods

Planned projects for 2025-26 include:

- The delivery of Blooming Intra, including arts and crafts activities at Intra Arts and Sun Pier House, access to ZigZag Scrap Store and an eco-fair at the Unitarian Church. This will be the first time that ICT has used the Unitarian Church for a market/ fair, so this is key to the development of that building as a community resource.
- Pride Fringe, building on the creation and delivery of this project in 2023 and 2024.
- Completion of the Green Gateway at Bath Hard Lane, with tree planting planned for November 2025.
- Community consultation and arts interventions, using creative methodologies to consult local people on what they'd like to happen with the properties we have an interest in, and what services and activities they need and want.
- Further development of key capital programmes including the Unitarian Church, the North Foreland pub and the Waterworks and Garden of Reflection.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on their behalf by:



Janet Fischer
Co-Chair
Date: 30 January 2026

Intra Community Trust CIO

Independent examiner's report For the period ended 5 April 2025

Independent examiner's report to the Trustees of Intra Community Trust CIO ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the period ended 5 April 2025.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts 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 Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2019.

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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: *S M Rouse*

Samantha Rouse

Dated: 30 January 2026

FCCA DChA

Kreston Reeves LLP
37 St Margaret's Street
Canterbury
Kent
CT1 2TU

Intra Community Trust CIO

Statement of financial activities For the period ended 5 April 2025

		Unrestricted funds Period ended 5 April 2025 £	Restricted funds Period ended 5 April 2025 £	Total funds Period ended 5 April 2025 £
	Note			
Income from:				
Donations and legacies	3	170	166,119	166,289
Investments		17	-	17
Total income		187	166,119	166,306
Expenditure on:				
Charitable activities	4	-	19,104	19,104
Total expenditure		-	19,104	19,104
Net movement in funds		187	147,015	147,202
Reconciliation of funds:				
Net movement in funds		187	147,015	147,202
Total funds carried forward		187	147,015	147,202

The Statement of financial activities includes all gains and losses recognised in the period.

The notes on pages 9 to 15 form part of these financial statements.

Intra Community Trust CIO

Balance sheet As at 5 April 2025

	Note	2025 £
Current assets		
Debtors	8	125,000
Cash at bank and in hand		24,315
		<u>149,315</u>
Current liabilities		
Creditors: amounts falling due within one year	9	(2,113)
		<u>147,202</u>
Net current assets		
Total net assets		<u>147,202</u>
		<u><u>147,202</u></u>
Charity funds		
Restricted funds	10	147,015
Unrestricted funds	10	187
		<u>147,202</u>
Total funds		<u><u>147,202</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



Janet Fischer
Co-Chair
Date: 30 January 2026

The notes on pages 9 to 15 form part of these financial statements.

**Notes to the financial statements
For the period ended 5 April 2025**

1. General information

Intra Community Trust is a charitable incorporated organisation, with charity number 1210073, and is registered in England and Wales. The Charity's registered office is Intra Arts, 337-341 High Street, Rochester, ME1 1DA. The Charity was incorporated on 17 September 2024, and the Trustees present their annual report together with the financial statements of the Charity for the period 17 September 2024 to 5 April 2025.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Intra Community Trust CIO 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.

The financial statements are presented in Pounds sterling, which is the Charity's functional currency, and rounded to the nearest pound.

2.2 Going concern

The Trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees make this assessment in respect of a period of at least one year from the date of authorisation for issue of the financial statements and have concluded that the Charity has adequate resources to continue in operational existence for the foreseeable future and there are no material uncertainties about the Charity's ability to continue as a going concern, thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

**Notes to the financial statements
For the period ended 5 April 2025**

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.7 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.8 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.9 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Notes to the financial statements
For the period ended 5 April 2025

2. Accounting policies (continued)

2.10 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds Period ended 5 April 2025 £	Restricted funds Period ended 5 April 2025 £	Total funds Period ended 5 April 2025 £
Donations	170	-	170
Grants	-	166,119	166,119
	<u>170</u>	<u>166,119</u>	<u>166,289</u>

4. Analysis of expenditure by activities

	Activities undertaken directly Period ended 5 April 2025 £	Support costs Period ended 5 April 2025 £	Total funds Period ended 5 April 2025 £
Expenditure on charitable activities	1,585	17,519	19,104

Notes to the financial statements
For the period ended 5 April 2025

4. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Charitable activities Period ended 5 April 2025 £	Total funds Period ended 5 April 2025 £
Direct costs	1,585	1,585

Analysis of support costs

	Charitable activities Period ended 5 April 2025 £	Total funds Period ended 5 April 2025 £
Consultancy	8,400	8,400
Freelance labour	5,000	5,000
Travel	1,531	1,531
Advertising and marketing	370	370
IT software	58	58
Rent	36	36
Bank fees	20	20
Postage	4	4
Accountancy	2,100	2,100
	17,519	17,519

5. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £600 and accounts preparation fee of £1,500.

6. Staff costs

The total employment benefits of the key management personnel were £8,400.

7. Trustees' remuneration and expenses

During the period, no Trustees received any remuneration or other benefits.

Intra Community Trust CIO

Notes to the financial statements For the period ended 5 April 2025

7. Trustees' remuneration and expenses (continued)

During the period ended 5 April 2025, expenses totalling £13 were reimbursed or paid directly to 1 Trustee for travel expenses.

8. Debtors

	2025 £
Due within one year	
Prepayments and accrued income	125,000
	125,000

9. Creditors: Amounts falling due within one year

	2025 £
Trade creditors	13
Accruals	2,100
	2,113

**Notes to the financial statements
For the period ended 5 April 2025**

10. Statement of funds

Statement of funds - current period

	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2025 £
Unrestricted funds				
General Funds	187	-	-	187
Restricted funds				
AHF Core	144,356	(16,984)	(720)	126,652
Intra Christmas	1,400	(2,120)	720	-
Greening Intra	5,363	-	-	5,363
Chatham Unitarian Church	15,000	-	-	15,000
	166,119	(19,104)	-	147,015
Total of funds	166,306	(19,104)	-	147,202

Purposes of restricted funds

AHF Core - To support staffing, office rent, set up and other core costs

Intra Christmas - To support a series of small events to celebrate Christmas

Greening Intra - To support the creation of a Green Gateway in Intra including creating planting troughs and planting

Chatham Unitarian Church - To support the work concerning the future use of the Chatham Unitarian Church building

11. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Current assets	187	149,128	149,315
Creditors due within one year	-	(2,113)	(2,113)
Total	187	147,015	147,202

**Notes to the financial statements
For the period ended 5 April 2025**

12. Related party transactions

The Charity has not entered into any related party transaction during the period, nor are there any outstanding balances owing between related parties and the Charity at 5 April 2025.