

HIGHWAY TRUST LIMITED

England & Wales · Charity number 244075

Details

Other names	HIGHWAY PROJECTS, THE HIGHWAY TRUST, THORNLEIGH TRAVEL THORNLEIGH HOTEL
Status	Registered
Legal form	Charitable company
Company number	00826993
Registered	1965-08-09
Register	View on the Charity Commission register

Contact

Address	Thornleigh Hotel 26 The Esplanade Grange-Over-Sands LA11 7HH
Phone	015395 32733
Email	info@highwaytrust.org
Website	www.highwaytrust.org

Activities

Objects: TO ADVANCE THE CHRISTIAN RELIGION TO ENCOURAGE AND INITIATE PROGRESSIVE CHRISTIAN ACTION AND EVANGELISM TO FURGHER THE CAUSE OF CHRISTIAN UNITY

Activities: To provide a unique Christian dimension to holidays and hospitality, and reach out to others through social action and mission, to the glory of God. This is achieved through offering travel and hospitality including opportunities for rest and recuperation in a Christian hotel.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Other Charitable Activities
- **What:** Accommodation/housing, Religious Activities
- **Who:** The General Public/mankind

Geography

- Area of benefit: NATIONAL
- Cumbria

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£516,164	£524,422	£1,477,073	19
2023-12-31	£545,564	£523,805	£1,485,331	15
2022-12-31	£450,909	£432,903	-	-
2021-12-31	£389,651	£346,288	-	-
2020-12-31	£298,096	£306,221	-	-

Trustees

Name	Role	Appointed
COLIN PETER RAWLING		
HEATHER GWYNETH CAMERON		2019-08-22
Ian James White		2024-07-16
Ruth Marion Briddock		2018-05-01

HIGHWAY TRUST LIMITED

England & Wales - Charity number 244075

Accounts

Charity number: 244075
Company number: 826993

Highway Trust Limited
(a registered charity and a company
limited by guarantee)

Unaudited Report and Financial Statements
For the year ended 31 December 2024

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2024

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The following pages do not form part of the statutory financial statements

Detailed income and expenditure accounts	20-21
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HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2024

COUNCIL OF MANAGEMENT

Helen Norman (Chair)
Colin Rawling (Treasurer)
Ruth Briddock (Secretary)
Heather Cameron
Irene Mckay
Ian White (Appointed)
Rev David Crouchley (Resigned)
Tim Boaden (Resigned)

SECRETARY

Ruth Briddock

REGISTERED OFFICE

Thornleigh
The Esplanade
Grange-over-Sands
Cumbria
LA11 7HH

ACCOUNTANTS

R F Miller & Co
Doubletree Court
10A Cavendish Street
Ulverston
Cumbria
LA12 7AD

BANKERS

The Co-operative Bank plc
PO Box 250
Skelmersdale
WN8 6WT

NatWest Business Banking
Business Banking Kendal
10 Elephant Yard
Kendal
Cumbria
LA9 4GS

Barclays Bank UK plc
Leicester
LE87 2BB

COMPANY NUMBER: 826993 England and Wales

CHARITY NUMBER: 244075

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2024

TRUSTEES' REPORT

The Trustees, who are also directors of the Charity for the purposes of the Companies Act, present their annual report and the unaudited financial statements for the year ended 31 December 2024. The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with acceptable accounting policies. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities" issued in October 2019 and the Financial Reporting Standard 102 (effective January 2019) and applicable accounting standards.

OBJECTS OF THE CHARITY, PRINCIPAL ACTIVITIES AND ORGANISATION

The Charity is constituted as a company limited by guarantee, and is therefore governed by a Memorandum and Articles of Association.

The Highway Trust grew out of an Advisory Council representing Anglican, Methodist and Free Churches. They were incorporated in 1964 to provide facilities for the advancement of the Christian religion initially through Highway Holidays which they had brought into being some two years earlier. Over the years our actions have been consistently applied to this effect.

In planning our activities for 2024 we have taken into consideration the Charity Commission's guidance on public benefit, and specifically the guidance for the advancement of religion.

On a regular basis the Trustees review our charitable object and mission statement.

Our Charitable Object is:

- To further the Christian faith.
- To encourage Christian action and mission.
- To promote the cause of Christian Unity.

Our mission statement is:

- To provide a unique Christian dimension to holidays and hospitality, and reach out to others through social action and mission, to the glory of God.

In the past we have performed our Mission Statement in a number of ways but we have in the last few years focussed on seeking to give glory to God through offering travel and hospitality including opportunities for rest and recuperation in a Christian hotel.

More details on our activities in 2024 are given below. The Highway Trust's Trustees are not paid in any way.

HIGHWAY TRUST LIMITED
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Reports and financial statements for the year ended 31 December 2024

TRUSTEES' REPORT continued

DEVELOPMENT, ACTIVITIES AND ACHIEVEMENTS IN 2024

The Highway Trust

Throughout 2024 Highway Trust has been able to operate a full programme, although given the nature of the operation and the customers we appeal to, we have still not been able to reach our full potential. We have endeavoured to exceed both our customers needs and wishes, by continuing with enhanced cleaning and carrying out any other tasks to ensure customers book and then enjoy their stay.

Thornleigh Hotel

The Highway Trust has operated Thornleigh since 1973. Its initial object was to provide “evangelism through leisure” for those in the Christian faith, and this remains its object today.

In the early years, house parties came to Grange-over-Sands to enjoy reasonably-priced holidays with like-minded people. The accommodation was fairly basic, as was the provision of food. In contrast, the current facilities at Thornleigh are excellent and all the bedrooms are ensuite. The food is sourced locally and cooked fresh each meal. Careful planning of the menus gives a variety of wholesome meals, a highlight whilst staying at Thornleigh. The whole hotel and award winning gardens are easily accessible for guests and visitors with mobility issues. The gardens are maintained by both volunteers and staff.

Thornleigh is meticulously clean and the attention to detail is clear for all to see. The lounges have different styles of chairs to suit all guests and the rooms are clean and comfortable for guests to relax in and admire the view or chat to other guests staying. There is also a chapel which guests can use for quiet times.

HIGHWAY TRUST LIMITED
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Reports and financial statements for the year ended 31 December 2024

TRUSTEES' REPORT continued

There are four bedrooms on the ground floor that give access suitable for disabled guests and the less able-bodied. We have refurbished one of the ground floor bedrooms to be fully accessible. A passenger lift enables guests to conveniently reach other floors. A loop system has been installed at reception and in all public rooms to help those with impaired hearing. In addition, a 'deafguard' is available to enable guests with difficulty in hearing to be awakened should the fire alarm be sounded during the night. Trained assistance dogs are permitted. Such additional assistance makes Thornleigh welcoming, inclusive and accessible for a wide range of people. Overnight cover, with a trained first-aider, gives all guests peace of mind. The Thornleigh management is committed to providing a personal and caring service to its guests.

Thornleigh gives the opportunity to join with people of similar interests whilst on holiday. They feel safe and amongst friends due to the family atmosphere of the hotel. We have many elderly guests who are holidaying alone for the first time and we offer the space they need. Meals are served in a family style and all special diets are catered for. The kitchen is maintained to the highest of standards and is awarded the top grade of five stars by the EHO. Community activities and devotions are offered each evening.

Although standards are comparable to a middle grade hotel, the tariff remains at an affordable level and any profit is re-invested either into the fabric of the premises or into supporting the work of the Highway Trust. Thornleigh is a non-profit making establishment. Our employees sometimes find Thornleigh challenging to maintain the high standards expected but feel safe, secure and nurtured by being part of the Thornleigh Team. We feel we offer a safe and caring working environment for employees who may feel vulnerable about the work place. We actively encourage and support our staff in developing themselves further, including supporting further qualifications.

Thornleigh currently offers many Special Interest and Theme Breaks to individuals who enjoy taking part in particular activities: Creative Writing, Walking, Enjoying Music, Gospel Singing, Bible Study Weeks, Fellowship Holidays, Craft and Knitting, Painting Tuition, Genealogy, Church Visits and exploring the nearby Lake District by coach. Guests can also come and just relax and find the space they need. Church parties use the hotel for weekend conferences, church holidays or one-day events.

Thornleigh provides local groups in the town, both religious and secular, with a place to meet. These include a monthly lunch for Age UK, provided at a reduced cost, and catering for the elderly people in the community.

HIGHWAY TRUST LIMITED
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Reports and financial statements for the year ended 31 December 2024

TRUSTEES' REPORT continued

The Hotel started a Development Fund in 2017, to receive donations including those from guests and from the Friends of Thornleigh Hotel. This Fund was created to assist in the planned multi-year refurbishment of the Hotel. As at 31 December 2024 we have continued to focus on other public areas, refurbishing a number of our bedrooms including making one fully accessible, along with upgrading staff accommodation we have on site.

The Hotel also has a Bursary Fund which can provide grants to selected guests who, for various reasons, cannot afford to come on holiday. Nominations for grants are received from third parties, and the fund distributed on the basis of need alone, in strict confidence. The fund is available for partial, and sometimes, full payment of the net value of the beneficiary's stay. The fund is also available to provide funding for specialist equipment that would be required for an individual or group to have a more fulfilling stay, such as rental of a wheel chair accessible minibus.

During 2024 support continued for many local and national charities. Fund-raising was undertaken for: Christian Aid, Water Aid, Marie Curie, NCH Action for Children, NSPCC, Age UK, Fix the Fells, Woodland Trust, Embrace and Grange-over-Sands community planting.

Thornleigh is committed in working responsibly to help the local environment; we were the first business in Grange to earn the Love my Beach certificate.

TRANSACTIONS AND FINANCIAL POSITION

The Statement of Financial Activities shows a net deficit for the year of £8,258 (2023 surplus of £21,759) from ordinary activities. Total funds stand at £1,477,073 (2023 £1,485,331) at the year end.

TANGIBLE FIXED ASSETS FOR USE BY THE CHARITY

Details of movements in fixed assets are set out in note 5 to the accounts. The freehold land and buildings were valued on 31 March 2023. The Trustees consider that this valuation reflects their value as at 31 December 2024 and so the freehold land and buildings have been included in these financial statements at this value. The Trustees consider that the value of all other assets exceed the value they are included in the financial statements.

HIGHWAY TRUST LIMITED
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Reports and financial statements for the year ended 31 December 2024

TRUSTEES' REPORT continued

RESERVES AND RISK MANAGEMENT

During 2024, the hotel has been open in line with its usual schedule, and is now operating at previous levels of occupancy. The hotel has found it difficult to retain and recruit staff, but the hotel is doing all it can to ensure staffing levels remain appropriate, to meet the hotels high levels of customer experience and service, whilst maintaining excellent value. We will continue to review the staffing situation and our underlying financial position, allowing us to support continued activities at Thornleigh Hotel, the Charity's subsidiary activities, and the other charitable objects of the Charity, and therefore the Trustees consider the financial position of the Charity to be satisfactory. The Charity has £1,471,808 of unrestricted funds at 31 December 2024.

The Trustees actively review as part of their regular board meetings all potential areas of risk faced by the various arms of the Charity. Procedures are in place to identify and mitigate risks arising from adverse conditions.

DIRECTORS AND TRUSTEES

The directors of the company are the members of the council of management, whose names appear on page 3. All directors are also Trustees of the Charity. The Trustees are not paid in any way.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

true and fair view of the state of affairs of the Charity at the end of the financial year and of its surplus or deficit for the financial year. In preparing those financial statements the Trustees are required to:

- i. select suitable accounting policies and then apply them consistently;
- ii. make judgements and estimates that are reasonable and prudent;
- iii. state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- iv. prepare the financial statements on the going concern basis.

HIGHWAY TRUST LIMITED
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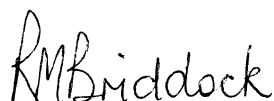
Reports and financial statements for the year ended 31 December 2024

TRUSTEES' REPORT continued

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS continued

The Trustees are responsible for maintaining proper accounting records which 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 Companies Act 1985. 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.

Signed on behalf of the Council of Management



R Briddock – Company Secretary



Date approved by the Council

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2024

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HIGHWAY TRUST LIMITED

I report on the accounts of Highway Trust Limited for the year ended 31 December 2024, which are set out on pages 12 to 19.

Respective responsibilities of trustees and examiner

The trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a qualified member of the Institute of Chartered Accountants in England and Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145 (5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent examiner's report

My examination was carried out in accordance with the 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 you as 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.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2024


INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HIGHWAY TRUST LIMITED

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 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave 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.

Anita Brook
On behalf of R F Miller & Co



11TH JULY 2025

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2024

Statement of financial activities

	Notes	Restricted £	Unrestricted £	Total 2024 £	Total 2023 £
INCOMING RESOURCES					
Income and endowments from generated funds					
Donations and legacies		3,075	4,065	7,140	12,573
Income from investments		-	-	-	-
Income from charitable activities					
Charges to guests - Thornleigh Hotel	2	-	502,841	502,841	466,851
Other income	2	-	6,183	6,183	66,140
TOTAL INCOME AND ENDOWMENTS		3,075	513,089	516,164	545,564
EXPENDITURE ON					
Expenditure on charitable activities					
Thornleigh hotel	3	5,018	509,965	514,983	515,051
Trust		-	350	350	370
Governance costs		-	1,933	1,933	763
Other expenditure		-	-	-	-
Interest		-	7,156	7,156	7,621
TOTAL EXPENDITURE		5,018	519,404	524,422	523,805
Net income / (expenditure)	4	(1,943)	(6,315)	(8,258)	21,759
OTHER GAINS AND LOSSES					
Transfer between reserves		4,000	(4,000)	-	-
Capitalised during year		-	-	-	-
Gain on revaluation of assets		-	-	-	-
Net movement in funds		2,057	(10,315)	(8,258)	21,759
Balances brought forward at 1 January 2024		3,208	1,482,123	1,485,331	1,463,572
Balances carried forward at 31 December 2024		5,265	1,471,808	1,477,073	1,485,331

The Statement of Financial Activities includes all gains and losses recognised in the year.
The notes on pages 14 to 19 form part of these financial statements.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2024

Balance sheet

	Notes	2024		2023	
		£	£	£	£
FIXED ASSETS					
Tangible assets	5		1,607,800		1,624,226
CURRENT ASSETS					
Stock		2,784		1,175	
Debtors	6	22,697		57,135	
Cash at bank and in hand	7	<u>152,658</u>		<u>166,702</u>	
		178,139		225,012	
CREDITORS: amounts falling due within one year	8	<u>(105,387)</u>		(144,395)	
NET CURRENT ASSETS			72,752		80,617
TOTAL ASSETS LESS CURRENT LIABILITIES			1,680,552		1,704,843
CREDITORS: amounts falling due after more than one year	9		(203,479)		(219,512)
NET ASSETS			<u>1,477,073</u>		<u>1,485,331</u>
INCOME FUNDS					
Restricted funds			5,265		3,208
Unrestricted funds			<u>1,471,808</u>		<u>1,482,123</u>
TOTAL FUNDS			<u>1,477,073</u>		<u>1,485,331</u>

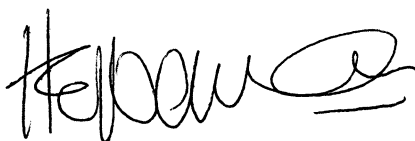
For the year ended 31 December 2024 the company was entitled to exemption from audit section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

These financial statements have been prepared in accordance with the special provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the trustees and authorised for issue on and are signed on their behalf by:



Helen Norman (Chair)

11th July 2025

The notes on pages 14 to 19 form part of these financial statements.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2024

1 ACCOUNTING POLICIES

Basis of Accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with acceptable accounting policies. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities" issued in October 2019 and the Financial Reporting Standard 102 (effective January 2019) and applicable accounting standards.

The Charity has availed itself of Paragraph 4 (1) of Schedule 1 of the Companies Act 2006 and adopted the Companies Act formats to reflect the special nature of the Charity's activities.

Cash flow statement

The financial statements do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard 102 (effective January 2015).

Company status

The Charity is a company limited by guarantee. The members of the company are the serving trustees, named on page 3. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the Charity.

Going concern

The trustees have concluded that it is appropriate to prepare accounts on the going concern basis as the Charity will have adequate cash resources and financial projections indicate that the Charity will continue to trade within its existing and negotiated bank facilities.

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 cost 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.

Governance costs

Governance costs are the costs associated with the governance arrangements of the Charity including accountancy costs and the necessary legal procedures for compliance with statutory requirements

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2024 (continued)

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Cost represents purchase price together with any incidental costs of acquisition. Depreciation is provided, after taking account of any grants receivable, at the following annual rates in order to write off each asset over its estimated useful life:

Freehold buildings - Thornleigh Hotel	- 1% on buildings cost
Plant and equipment	- 5% on cost
Fixtures and fittings	- 25% on reducing balance
Office equipment and furniture	- 20% on reducing balance

The land element of the freehold land and buildings is not depreciated.

Freehold land and buildings are included in the accounts at valuation based on existing use

Stock

Stock consists of purchased goods for resale. Cost represent purchase price together with any incidental costs of acquisition. Stock is valued at the lower of cost and net realisable value. Items donated for resale or distribution are not included in the financial statements until they are sold or distributed.

Foreign currencies

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities are retranslated at the rate of exchange ruling at the balance sheet date. All differences are taken to the SOFA.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement; as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after settling all of its liabilities.

2 INCOME AND EXPENDITURE

Income and endowments

Charges to guests, clients and participants represent charges for accommodation and related services excluding value added tax. Income is recognised when the service has been provided. Income from subscription and donations, investment income and Gift Aid is included when received.

The continuing trading activities of the company are carried on in pursuance of the charitable objectives set out in its Memorandum of Association.

Other income includes any Government and local authority grants in relation to the CoVid19 pandemic. They have been accounted on an accruals basis.

	2024	2023
	£	£
Interest	<u>2,309</u>	<u>1,261</u>

HIGHWAY TRUST LIMITED**(a registered charity and a company limited by guarantee)****Notes to the financial statements for the year ended 31 December 2024 (continued)****2 INCOME AND EXPENDITURE continued****Expenditure**

All expenditure is accounted for on an accrual basis and has been classified under headings that aggregate all costs related to that category. Separate ledgers are kept for each division which ensures all costs have been allocated to the activity that it relates to.

3 ANALYSIS OF TOTAL EXPENDITURE

	Direct Costs	Staff Costs	Other Allocated Costs	Depreciation	Total	2023
	£	£	£	£	£	£
Direct charitable expenditure						
Thornleigh Hotel	162,199	262,382	65,430	19,955	509,966	461,468
Highway Trust	-	-	350	-	350	370
	<u>162,199</u>	<u>262,382</u>	<u>65,780</u>	<u>19,955</u>	<u>510,316</u>	<u>461,838</u>
Donations	-	-	-	-	-	-
Bursary Fund	-	-	-	-	-	-
Development Fund	-	-	5,018	-	5,018	53,583
Governance costs	-	-	1,933	-	1,933	763
Interest charges	-	-	7,156	-	7,156	7,621
	<u>-</u>	<u>-</u>	<u>14,106</u>	<u>-</u>	<u>14,106</u>	<u>61,968</u>
	<u>162,199</u>	<u>262,382</u>	<u>79,886</u>	<u>19,955</u>	<u>524,422</u>	<u>523,806</u>

Staff costs - No employee earned more than £60,000 pa.

The average number of employees was 19 (2023: 15)

Remuneration of Key Management Personnel

No remuneration was paid to the trustees for services as trustees during the year (2023: £Nil)

Day to day management of the hotel is delegated to the Hotel Management Team and their remuneration is as follows:

	2024	2023
	£	£
Hotel manager	48,305	41,190
Hotel accountant	6,698	6,203
	<u>55,003</u>	<u>47,393</u>

Out of pocket expenses were reimbursed to the trustees as follows:

	2024	2024	2023	2023
	Number	£	Number	£
	<u>8</u>	<u>650</u>	<u>8</u>	<u>600</u>

HIGHWAY TRUST LIMITED
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Notes to the financial statements for the year ended 31 December 2024 (continued)

4 NET MOVEMENT IN FUNDS FOR THE YEAR

	2024 £	2023 £
This is stated after charging:		
Depreciation to tangible fixed assets	19,955	18,922
Independent examiners fee	<u>1,800</u>	<u>1,500</u>

5 TANGIBLE FIXED ASSETS

	Land and buildings £	Plant & Equipment £	Fixtures & fittings £	Office Equipment £	Total £
COST OR REVALUATION					
At 1 January 2024	1,603,738	59,190	93,562	4,634	1,761,124
Additions	-	-	3,529	-	3,529
Revaluation Adjustment	-	-	-	-	-
Disposals	-	-	-	-	-
At 31 December 2024	<u>1,603,738</u>	<u>59,190</u>	<u>97,091</u>	<u>4,634</u>	<u>1,764,653</u>
DEPRECIATION					
At 1 January 2024	12,500	40,146	79,858	4,395	136,898
Charge for year	13,037	3,223	3,647	48	19,955
Revaluation Adjustment	-	-	-	-	-
At 31 December 2024	<u>25,537</u>	<u>43,368</u>	<u>83,504</u>	<u>4,443</u>	<u>156,853</u>
NET BOOK VALUE 2024	<u>1,578,201</u>	<u>15,822</u>	<u>13,587</u>	<u>191</u>	<u>1,607,800</u>
NET BOOK VALUE 2023	<u>1,591,238</u>	<u>19,044</u>	<u>13,704</u>	<u>239</u>	<u>1,624,226</u>

The property at The Esplanade, Gange-over-Sands was revalued on 31 March 2023 by J Haley MRICS of Edward Thompson LLP at £1,550,000. The trustees consider the valuation to fairly reflect the value of the property as at 31 December 2024, so has been reflected in these financial statements. The property has been revalued at fair value through the statement of financial activities.

During the year ended 31 December 2024 the Trust continued work on refurbishing public areas, staff accommodation and bedrooms. Relevant capital costs incurred in the refurbishment have been capitalised at the year end, all other costs have been charged to profit and loss account as part of the development fund. At the completion of the work any further capital costs will be capitalised.

The refurbishment is being funded partly through donations (included in the development fund) partly from accumulated reserves, and through a further mortgage. During 2024 additional refurbishment work on accommodation was carried out including making a room accessible following flooding caused by a burst pipe. This was funded partly by the insurance payout.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2024 (continued)

6 DEBTORS - Amounts due within one year

	2024	2023
	£	£
Prepayments	18,572	54,027
Other debtors	4,125	3,108
	<u>22,697</u>	<u>57,135</u>

7 CASH AT BANK AND IN HAND

	2024	2023
	£	£
Unrestricted	147,393	163,494
Restricted	5,265	3,208
	<u>152,658</u>	<u>166,702</u>

8 CREDITORS - amounts falling due within one year

	2024	2023
	£	£
Mortgage	10,123	10,123
Deposits received on account	34,158	37,171
Other taxes and social security	18,417	15,495
Trade creditors	14,324	65,118
Other creditors and accruals	22,749	10,871
Other Loans	5,617	5,617
	<u>105,387</u>	<u>144,395</u>

9 CREDITORS - amounts falling due after more than one year

	2024	2023
	£	£
Mortgage	175,643	185,972
Other Loans	27,836	33,540
	<u>203,479</u>	<u>219,512</u>

The following aggregate liabilities disclosed under creditors falling due after more than one year are due for repayment after more than five years from the balance sheet date:

<u>108,279</u>	<u>124,313</u>
----------------	----------------

The remaining term of the repayment mortgage is 14 years and 10 months at the year end.

The mortgage is secured on the land and buildings at Thornleigh Hotel

HIGHWAY TRUST LIMITED**(a registered charity and a company limited by guarantee)****Notes to the financial statements for the year ended 31 December 2024 (continued)****10 RESTRICTED FUNDS**

	Development Fund £	Bursary Fund £	Total 2024 £	Total 2023 £
Opening balance	3,159	49	3,208	8,154
Collections and donations during the year	2,490	585	3,075	12,573
Other income	-	-	-	39,214
	5,649	634	6,283	59,941
Grants made during the year	-	(4,568)	(4,568)	-
Transfer to/from Unrestricted Reserve	-	4,000	4,000	(18,110)
Expenditure during the year	(450)	-	(450)	(53,583)
Transferred to fixed assets	-	-	-	14,960
At 31 December 2024	5,199	66	5,265	3,208

The Bursary Fund is monies collected from hotel guests and Friends of Thornleigh Hotel and other donations and used to subsidise travellers in need of assistance.

The Development Fund represents monies collected and used for the multi-year refurbishment plan for the Hotel.

11 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Restricted Fund £	General Fund £	Total £
Fund balances at 31 December 2024 are represented by:			
Tangible fixed assets	-	1,607,800	1,607,800
Current assets	5,265	172,874	178,139
Current liabilities	-	(105,387)	(105,387)
Long term liabilities	-	(203,479)	(203,479)
Total net assets	5,265	1,471,808	1,477,073

12 CONTROL

The charity was under the control of the trustees throughout the whole of the current and previous year.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Highway Trust
Income and Expenditure account for the year ended 31 December 2024

	2024	2023
	£	£
INCOME		
Subscriptions and donations	-	-
Other income	-	-
Management charge to Thornleigh Hotel	4,000	4,000
	<u>4,000</u>	<u>4,000</u>
	2024	2023
	£	£
EXPENDITURE		
Council, secretarial, conference and training expenses	650	600
Accountancy	350	370
Miscellaneous	1,283	163
	<u>2,283</u>	<u>1,133</u>
Surplus for the year	<u>1,717</u>	<u>2,867</u>
Division surplus/(deficit) for the year		
Highway Trust	1,717	2,867
Thornleigh Hotel	(9,975)	18,892
	<u>(8,258)</u>	<u>21,759</u>

This page does not form part of the statutory accounts

HIGHWAY TRUST LIMITED**(a registered charity and a company limited by guarantee)****Thornleigh Hotel****Income and Expenditure account for the year ended 31 December 2024**

	2024	2023
	£	£
INCOME		
Charges to Hotel guests	502,841	466,851
Donations	7,140	12,573
Other Income	3,874	64,878
Interest	2,309	1,261
	<u>516,164</u>	<u>545,564</u>
EXPENDITURE		
Provisions	67,635	63,799
Staff costs	262,382	256,464
Premises and equipment costs		
General and water rates	8,357	7,099
Light and heat	32,940	24,210
Repairs and renewals	32,838	77,207
Cleaning and laundry	18,522	17,470
Activity breaks	4,852	4,038
Books for resale	2,074	1,607
	<u>429,600</u>	<u>451,895</u>
Advertising	15,430	15,492
Audit and accountancy	502	4,954
Bank charges	3,578	3,596
Insurance	23,236	505
Printing and stationery	2,274	3,538
Telephone and postage	7,140	4,718
General expenses	4,098	7,291
Mortgage interest	7,156	7,621
Management charge	4,000	4,000
Subscriptions, licences and donations	6,403	4,142
Development	2,769	-
	<u>76,585</u>	<u>55,856</u>
Depreciation:		
Freehold property	13,037	12,500
Fixtures and fittings	3,647	3,568
Office equipment	48	60
Plant and equipment	3,223	2,794
	<u>19,955</u>	<u>18,922</u>
Surplus/ (deficit) for the year	<u>(9,975)</u>	<u>18,892</u>

This page does not form part of the statutory accounts

HIGHWAY TRUST LIMITED

England & Wales - Charity number 244075

Accounts

Charity number: 244075
Company number: 826993

Highway Trust Limited

(a registered charity and a company
limited by guarantee)

**Unaudited Report and Financial Statements
For the year ended 31 December 2023**

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

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Statement of financial activities	12
Balance sheet	13
Notes to the financial statements	14-19

The following pages do not form part of the statutory financial statements

Detailed income and expenditure accounts	20-21
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HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

COUNCIL OF MANAGEMENT

Helen Norman (Chair)
Colin Rawling (Treasurer)
Ruth Briddock (Secretary)
Heather Cameron
Irene Mckay
Rev David Crouchley
Tim Boaden

SECRETARY

Ruth Briddock

REGISTERED OFFICE

Thornleigh
The Esplanade
Grange-over-Sands
Cumbria
LA11 7HH

ACCOUNTANTS

R F Miller & Co
Doubletree Court
10A Cavendish Street
Ulverston
Cumbria
LA12 7AD

BANKERS

The Co-operative Bank plc
PO Box 250
Skelmersdale
WN8 6WT

NatWest Business Banking
Business Banking Kendal
10 Elephant Yard
Kendal
Cumbria
LA9 4GS

COMPANY NUMBER: 826993 England and Wales

CHARITY NUMBER: 244075

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

TRUSTEES' REPORT

The Trustees, who are also directors of the Charity for the purposes of the Companies Act, present their annual report and the unaudited financial statements for the year ended 31 December 2023. The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with acceptable accounting policies. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities" issued in October 2019 and the Financial Reporting Standard 102 (effective January 2019) and applicable accounting standards.

OBJECTS OF THE CHARITY, PRINCIPAL ACTIVITIES AND ORGANISATION

The Charity is constituted as a company limited by guarantee, and is therefore governed by a Memorandum and Articles of Association.

The Highway Trust grew out of an Advisory Council representing Anglican, Methodist and Free Churches. They were incorporated in 1964 to provide facilities for the advancement of the Christian religion initially through Highway Holidays which they had brought into being some two years earlier. Over the years our actions have been consistently applied to this effect.

In planning our activities for 2023 we have taken into consideration the Charity Commission's guidance on public benefit, and specifically the guidance for the advancement of religion.

On a regular basis the Trustees review our charitable object and mission statement.

Our Charitable Object is:

- To further the Christian faith.
- To encourage Christian action and mission.
- To promote the cause of Christian Unity.

Our mission statement is:

- To provide a unique Christian dimension to holidays and hospitality, and reach out to others through social action and mission, to the glory of God.

In the past we have performed our Mission Statement in a number of ways but we have in the last few years focussed on seeking to give glory to God through offering travel and hospitality including opportunities for rest and recuperation in a Christian hotel.

More details on our activities in 2023 are given below. The Highway Trust's Trustees are not paid in any way.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

TRUSTEES' REPORT continued

DEVELOPMENT, ACTIVITIES AND ACHIEVEMENTS IN 2023

The Highway Trust

Throughout 2023 Highway Trust has been able to operate more fully than in the last few years, although given the nature of the operation and the customers we appeal to, we have still not been able to reach our full potential. We have endeavoured to exceed the our customers needs and wishes, by continuing with enhanced cleaning and carrying out any other tasks to ensure customers book and then enjoy their stay.

Thornleigh Hotel

The Highway Trust has operated Thornleigh since 1973. Its initial object was to provide “evangelism through leisure” for those in the Christian faith, and this remains its object today.

In the early years, house parties came to Grange-over-Sands to enjoy reasonably-priced holidays with like-minded people. The accommodation was fairly basic, as was the provision of food. In contrast, the current facilities at Thornleigh are excellent and all the bedrooms are ensuite. The food is sourced locally and cooked fresh each meal. Careful planning of the menus gives a variety of wholesome meals, a highlight whilst staying at Thornleigh. The whole hotel and award winning gardens are easily accessible for guests and visitors with mobility issues. The gardens are maintained by volunteers. In 2015, we achieved a Silver award for Cumbria in Bloom and a Silver in Grange in Bloom. In 2016, we went one better and achieved a Gold in Grange in Bloom.

Thornleigh is meticulously clean and the attention to detail is clear for all to see. The lounges have different styles of chairs to suit all guests and the rooms are clean and comfortable for guests to relax in and admire the view or chat to other guests staying. There is also a chapel which guests can use for quiet times.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

TRUSTEES' REPORT continued

There are four bedrooms on the ground floor that give access suitable for disabled guests and the less able-bodied. Nearby are toilet and shower facilities for those of limited mobility, including wheelchair users. A passenger lift enables guests to conveniently reach other floors. A loop system has been installed at reception and in all public rooms to help those with impaired hearing. In addition, a 'deafguard' is available to enable guests with difficulty in hearing to be awakened should the fire alarm be sounded during the night. Assistance dogs are permitted. Such additional assistance makes Thornleigh welcoming, inclusive and accessible for a wide range of people. Overnight cover, with a trained first-aider, gives all guests peace of mind. The Thornleigh management is committed to providing a personal and caring service to its guests.

Thornleigh gives the opportunity to join with people of similar interests whilst on holiday. They feel safe and amongst friends due to the family atmosphere of the hotel. We have many elderly guests who are holidaying alone for the first time and we offer the space they need. Meals are served in a family style and all special diets are catered for. The kitchen is maintained to the highest of standards and is awarded the top grade of five stars by the EHO. Community activities and devotions are offered each evening.

Although standards are comparable to a middle grade hotel, the tariff remains at an affordable level and any profit is re-invested either into the fabric of the premises or into supporting the work of the Highway Trust. Thornleigh is a non-profit making establishment. Our employees sometimes find Thornleigh challenging to maintain the high standards expected but feel safe, secure and nurtured by being part of the Thornleigh Team. We feel we offer a safe and caring working environment for employees who may feel vulnerable about the work place. We actively encourage and support our staff in developing themselves further, including supporting further qualifications. We offer work placements to the local school.

Thornleigh currently offers many Special Interest and Theme Breaks to individuals who enjoy taking part in particular activities: Creative Writing, Walking, Enjoying Music, Gospel Singing, Bible Study Weeks, Fellowship Holidays, Craft and Knitting, Painting Tuition, Genealogy, Church Visits and exploring the nearby Lake District by coach. Guests can also come and just relax and find the space they need. Church parties use the hotel for weekend conferences, church holidays or one-day events.

Thornleigh provides local groups in the town, both religious and secular, with a place to meet. These include a monthly lunch for Age UK, provided at a reduced cost, catering for the elderly people in the community; a fortnightly bible study for members of local churches; a self-help group for those who suffer from Fibromyalgia & M.E./CFS and the University of the Third Age (U3A). We also provide space for an 'artist in residence' – presently a seventy year old local artist who was the founder of Prom Art, one of the largest outdoor Art events in the North West.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

TRUSTEES' REPORT continued

The Hotel started a Development Fund in 2017, to receive donations including those from guests and from the Friends of Thornleigh Hotel. This Fund was created to assist in the planned multi-year refurbishment of the Hotel. As at 31 December 2023 we have continued to focus on other public areas, such as the reception area, and on refurbishing a number of our bedrooms, along with upgrading staff accommodation we have on site.

The Hotel also has a Bursary Fund which can provide grants to selected guests who, for various reasons, cannot afford to come on holiday. Nominations for grants are received from third parties, and the fund distributed on the basis of need alone, in strict confidence. The fund is available for partial, and sometimes, full payment of the net value of the beneficiary's stay. The fund is also available to provide funding for specialist equipment that would be required for an individual or group to have a more fulfilling stay, such as rental of a wheel chair accessible minibus.

During 2023 support continued for many local and national charities. Fund-raising was undertaken for: Christian Aid, Water Aid, Marie Curie, NCH Action for Children, NSPCC, Age UK, Fix the Fells, Woodland Trust, Embrace and Grange-over-Sands community planting.

Thornleigh is committed in working responsibly to help the local environment; we were the first business in Grange to earn the Love my Beach certificate.

TRANSACTIONS AND FINANCIAL POSITION

The Statement of Financial Activities shows a net surplus for the year of £21,759 from ordinary activities. Total funds stand at £1,485,331 at the year end.

TANGIBLE FIXED ASSETS FOR USE BY THE CHARITY

Details of movements in fixed assets are set out in note 5 to the accounts. The freehold land and buildings were valued on 31 March 2023. The Trustees consider that this valuation reflects their value as at 31 December 2023 and so the freehold land and buildings have been included in these financial statements at this value. The Trustees consider that the value of all other assets exceed the value they are included in the financial statements.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

TRUSTEES' REPORT continued

RESERVES AND RISK MANAGEMENT

During 2023, the hotel has been open in line with its usual schedule, and is now operating at previous levels of occupancy. The hotel has, found it difficult to retain and recruit staff, but the hotel is doing all it can to ensure staffing levels remain appropriate, to meet the hotels high levels of customer experience and service, whilst maintaining excellent value. We will continue to review the staffing situation and our underlying financial position, allowing us to support continued activities at Thornleigh Hotel, the Charity's subsidiary activities, and the other charitable objects of the Charity, and therefore the Trustees consider the financial position of the Charity to be satisfactory. The Charity has £1,482,123 of unrestricted funds at 31 December 2023.

The Trustees actively review as part of their regular board meetings all potential areas of risk faced by the various arms of the Charity. Procedures are in place to identify and mitigate risks arising from adverse conditions.

DIRECTORS AND TRUSTEES

The directors of the company are the members of the council of management, whose names appear on page 3. All directors are also Trustees of the Charity. The Trustees are not paid in any way.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity at the end of the financial year and of its surplus or

- i. select suitable accounting policies and then apply them consistently;
- ii. make judgements and estimates that are reasonable and prudent:
- iii. state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- iv. prepare the financial statements on the going concern basis.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

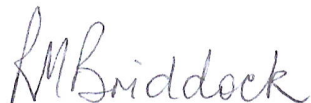
Reports and financial statements for the year ended 31 December 2023

TRUSTEES' REPORT continued

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS continued

The Trustees are responsible for maintaining proper accounting records which 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 Companies Act 1985. 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.

Signed on behalf of the Council of Management



R Briddock – Company Secretary

16 July 2024

Date approved by the Council

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HIGHWAY TRUST LIMITED

I report on the accounts of Highway Trust Limited for the year ended 31 December 2023, which are set out on pages 12 to 19.

Respective responsibilities of trustees and examiner

The trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a qualified member of the Institute of Chartered Accountants in England and Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145 (5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent examiner's report

My examination was carried out in accordance with the 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 you as 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.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HIGHWAY TRUST LIMITED

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 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave 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.

Anita Brook FCCA
On behalf of R F Miller & Co



16 July 2024

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

Statement of financial activities

	Notes	Restricted £	Unrestricted £	Total 2023 £	Total 2022 £
INCOMING RESOURCES					
Income and endowments from generated funds					
Donations and legacies		12,573	-	12,573	4,306
Income from investments		-	-	-	-
Income from charitable activities					
Charges to guests - Thornleigh Hotel	2	-	466,851	466,851	425,618
Other income	2	39,214	26,926	66,140	20,985
TOTAL INCOME AND ENDOWMENTS		51,787	493,777	545,564	450,909
EXPENDITURE ON					
Expenditure on charitable activities					
Thornleigh hotel	3	53,583	461,468	515,051	424,197
Trust		-	370	370	380
Governance costs		-	763	763	251
Other expenditure					
Interest		-	7,621	7,621	8,075
TOTAL EXPENDITURE		53,583	470,222	523,805	432,903
Net income / (expenditure)	4	(1,796)	23,555	21,759	18,006
OTHER GAINS AND LOSSES					
Transfer between reserves		(18,110)	18,110	-	-
Capitalised during year		14,960	(14,960)	-	-
Gain on revaluation of assets		-	-	-	811,229
Net movement in funds		(4,946)	26,705	21,759	829,235
Balances brought forward at 1 January 2023		8,154	1,455,417	1,463,572	634,337
Balances carried forward at 31 December 2023		3,208	1,482,123	1,485,331	1,463,572

The Statement of Financial Activities includes all gains and losses recognised in the year.
The notes on pages 14 to 19 form part of these financial statements.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2023

Balance sheet

	Notes	2023		2022	
		£	£	£	£
FIXED ASSETS					
Tangible assets	5		1,624,226		1,577,833
CURRENT ASSETS					
Stock		1,175		920	
Debtors	6	57,135		9,115	
Cash at bank and in hand	7	166,702		231,803	
		<u>225,012</u>		<u>241,838</u>	
CREDITORS: amounts falling due within one year	8	<u>(144,395)</u>		<u>(120,821)</u>	
NET CURRENT ASSETS			80,617		121,017
TOTAL ASSETS LESS CURRENT LIABILITIES			1,704,843		1,698,850
CREDITORS: amounts falling due after more than one year	9		(219,512)		(235,278)
NET ASSETS			<u>1,485,331</u>		<u>1,463,572</u>
INCOME FUNDS					
Restricted funds			3,208		8,154
Unrestricted funds			1,482,123		1,455,418
TOTAL FUNDS			<u>1,485,331</u>		<u>1,463,572</u>

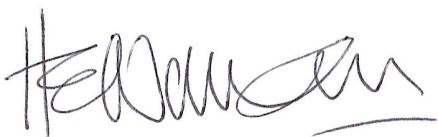
For the year ended 31 December 2023 the company was entitled to exemption from audit section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

These financial statements have been prepared in accordance with the special provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the trustees and authorised for issue on **16 July 2024** and are signed on their behalf by:



Helen Norman (Chair)

The notes on pages 14 to 19 form part of these financial statements.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2023

1 ACCOUNTING POLICIES

Basis of Accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with acceptable accounting policies. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities" issued in October 2019 and the Financial Reporting Standard 102 (effective January 2019) and applicable accounting standards.

The Charity has availed itself of Paragraph 4 (1) of Schedule 1 of the Companies Act 2006 and adopted the Companies Act formats to reflect the special nature of the Charity's activities.

Cash flow statement

The financial statements do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard 102 (effective January 2015).

Company status

The Charity is a company limited by guarantee. The members of the company are the serving trustees, named on page 3. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the Charity.

Going concern

The trustees have concluded that it is appropriate to prepare accounts on the going concern basis as the Charity will have adequate cash resources and financial projections indicate that the Charity will continue to trade within its existing and negotiated bank facilities.

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 cost 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.

Governance costs

Governance costs are the costs associated with the governance arrangements of the Charity including accountancy costs and the necessary legal procedures for compliance with statutory requirements

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2023 (continued)

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Cost represents purchase price together with any incidental costs for acquisition. Depreciation is provided, after taking account of any grants receivable, at the following annual rates in order to write off each asset over its estimated useful life:

Freehold buildings - Thornleigh Hotel	- 1% on buildings cost
Plant and equipment	- 5% on cost
Fixtures and fittings	- 25% on reducing balance
Office equipment and furniture	- 20% on reducing balance

The land element of the freehold land and buildings is not depreciated.

Freehold land and buildings are included in the accounts at valuation based on existing use

Stock

Stock consists of purchased goods for resale. Cost represents purchase price together with any incidental costs of acquisition. Stock is valued at the lower of cost and net realisable value. Items donated for resale or distribution are not included in the financial statements until they are sold or distributed.

Foreign currencies

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities are retranslated at the rate of exchange ruling at the balance sheet date. All differences are taken to the SOFA.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement; as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after settling all of its liabilities.

2 INCOME AND EXPENDITURE

Income and endowments

Charges to guests, clients and participants represent charges for accommodation and related services excluding value added tax. Income is recognised when the service has been provided. Income from subscription and donations, investment income and Gift Aid is included when received.

The continuing trading activities of the company are carried on in pursuance of the charitable objectives set out in its Memorandum of Association.

Other income includes Government and local authority grants in relation to the Covid19 pandemic. They have been accounted on an accruals basis. The Interest on Bounce Back Loan relates to interest that has been paid or will be paid directly to NatWest Business Banking to cover the interest free period for the current financial period. Business rates support represents business rates that Thornleigh Hotel were not required to pay, while the Business Support Grants represents funding received from Thornleigh Hotels local authority.

	2023	2022
	£	£
Interest	1,261	-
Business rates support	-	1,689
Business Support Grants	-	4,000
	<u> </u>	<u> </u>

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2023 (continued)

2 INCOME AND EXPENDITURE continued

Expenditure

All expenditure is accounted for on an accrual basis and has been classified under headings that aggregate all costs related to that category. Separate ledgers are kept for each division which ensures all costs have been allocated to the activity that it relates to.

3 ANALYSIS OF TOTAL EXPENDITURE

	Direct Costs	Staff Costs	Other Allocated Costs	Depreciation	Total	2022
	£	£	£	£	£	£
Direct charitable expenditure						
Thornleigh Hotel	141,848	256,464	44,235	18,922	461,468	406,434
Highway Trust	-	-	370	-	370	380
	<u>141,848</u>	<u>256,464</u>	<u>44,605</u>	<u>18,922</u>	<u>461,838</u>	<u>406,814</u>
Donations	-	-	-	-	-	-
Bursary Fund	-	-	-	-	-	-
Development Fund	-	-	53,583	-	53,583	17,764
Governance costs	-	-	763	-	763	251
Interest charges	-	-	7,621	-	7,621	8,075
	<u>-</u>	<u>-</u>	<u>61,968</u>	<u>-</u>	<u>61,968</u>	<u>26,090</u>
	<u>141,848</u>	<u>256,464</u>	<u>106,573</u>	<u>18,922</u>	<u>523,806</u>	<u>432,903</u>

Staff costs - No employee earned more than £60,000 pa.
The average number of employees was 15 (2022: 15)

Remuneration of Key Management Personnel

No remuneration was paid to the trustees for services as trustees during the year (2022: £Nil)

Day to day management of the hotel is delegated to the Hotel Management Team and their remuneration is as follows:

	2023 £	2022 £
Hotel manager	41,190	37,581
Hotel accountant	6,203	5,450
	<u>47,393</u>	<u>43,031</u>

Out of pocket expenses were reimbursed to the trustees as follows:

2023 Number	2023 £	2022 Number	2022 £
<u>8</u>	<u>600</u>	<u>8</u>	<u>238</u>

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2023 (continued)

4 NET MOVEMENT IN FUNDS FOR THE YEAR

	2023 £	2022 £
This is stated after charging:		
Depreciation to tangible fixed assets	18,922	14,072
Independent examiners fee	1,500	1,500

5 TANGIBLE FIXED ASSETS

	Land and buildings £	Plant & Equipment £	Fixtures & fittings £	Office Equipment £	Total £
COST OR REVALUATION					
At 1 January 2023	1,605,899	50,614	90,562	4,634	1,751,709
Additions	53,739	8,576	3,000	-	65,315
Revaluation Adjustment	(55,900)	-	-	-	(55,900)
Disposals	-	-	-	-	-
At 31 December 2023	1,603,738	59,190	93,562	4,634	1,761,124
DEPRECIATION					
At 1 January 2023	55,900	37,351	76,291	4,334	173,876
Charge for year	12,500	2,794	3,567	61	18,922
Revaluation Adjustment	(55,900)	-	-	-	(55,900)
At 31 December 2023	12,500	40,146	79,858	4,395	136,898
NET BOOK VALUE 2023	1,591,238	19,044	13,704	239	1,624,226
NET BOOK VALUE 2022	1,549,999	13,263	14,271	300	1,577,833

The property at The Esplanade, Gange-over-Sands was revalued on 31 March 2023 by J Haley MRICS of Edward Thompson LLP at £1,550,000. The trustees consider the valuation to fairly reflect the value of the property as at 31 December 2023, so has been reflected in these financial statements. The property has been revalued at fair value through the statement of financial activities.

During the year ended 31 December 2023 the Trust continued work on refurbishing public areas, staff accommodation and bedrooms. Relevant capital costs incurred in the refurbishment have been capitalised at the year end, all other costs have been charged to profit and loss account as part of the development fund. At the completion of the work any further capital costs will be capitalised.

The refurbishment is being funded partly through donations (included in the development fund) partly from accumulated reserves, and through a further mortgage. During 2023 additional refurbishment work on accommodation was carried out including making a room accessible following flooding caused by a burst pipe. This was funded partly by the insurance payout.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2023 (continued)

6 DEBTORS - Amounts due within one year

	2023	2022
	£	£
Prepayments	54,027	18
Other debtors	3,108	9,097
	<u>57,135</u>	<u>9,115</u>

7 CASH AT BANK AND IN HAND

	2023	2022
	£	£
Unrestricted	163,494	223,649
Restricted	3,208	8,154
	<u>166,702</u>	<u>231,803</u>

8 CREDITORS - amounts falling due within one year

	2023	2022
	£	£
Mortgage	10,123	9,979
Deposits received on account	37,171	34,331
Other taxes and social security	15,495	14,880
Trade creditors	65,118	16,491
Other creditors and accruals	10,871	39,577
Other Loans	5,617	5,563
	<u>144,395</u>	<u>120,821</u>

9 CREDITORS - amounts falling due after more than one year

	2023	2022
	£	£
Mortgage	185,972	196,117
Other Loans	33,540	39,161
	<u>219,512</u>	<u>235,278</u>

The following aggregate liabilities disclosed under creditors falling due after more than one year are due for repayment after more than five years from the balance sheet date:

<u>124,313</u>	<u>173,107</u>
----------------	----------------

The remaining term of the repayment mortgage is 15 years and 10 months at the year end.

The mortgage is secured on the land and buildings at Thornleigh Hotel

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2023 (continued)

10 RESTRICTED FUNDS

	Development Fund £	Bursary Fund £	Total 2023 £	Total 2022 £
Opening balance	169	7,985	8,154	24,569
Collections and donations during the year	2,399	10,174	12,573	4,306
Other income	39,214	-	39,214	-
	<u>41,782</u>	<u>18,159</u>	<u>59,941</u>	<u>28,875</u>
Grants made during the year	-	-	-	-
Transfer to/from Unrestricted Reserve	-	(18,110)	(18,110)	(2,957)
Expenditure during the year	(53,583)	-	(53,583)	(17,764)
Transferred to fixed assets	14,960	-	14,960	-
At 31 December 2023	<u>3,159</u>	<u>49</u>	<u>3,208</u>	<u>8,154</u>

The Bursary Fund is monies collected from hotel guests and Friends of Thornleigh Hotel and other donations and used to subsidise travellers in need of assistance.

The Development Fund represents monies collected and used for the multi-year refurbishment plan for the Hotel.

11 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Restricted Fund £	General Fund £	Total £
Fund balances at 31 December 2023 are represented by:			
Tangible fixed assets	-	1,624,226	1,624,226
Current assets	3,208	221,804	225,012
Current liabilities	-	(144,395)	(144,395)
Long term liabilities	-	(219,512)	(219,512)
Total net assets	<u>3,208</u>	<u>1,482,123</u>	<u>1,485,331</u>

12 CONTROL

The charity was under the control of the trustees throughout the whole of the current and previous year.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Highway Trust
Income and Expenditure account for the year ended 31 December 2023

	2023	2022
	£	£
INCOME		
Subscriptions and donations	-	-
Other income	-	-
Management charge to Thornleigh Hotel	4,000	4,000
	<u>4,000</u>	<u>4,000</u>

	2023	2022
	£	£
EXPENDITURE		
Council, secretarial, conference and training expenses	600	238
Accountancy	370	380
Miscellaneous	163	13
	<u>1,133</u>	<u>631</u>
Surplus for the year	<u>2,867</u>	<u>3,369</u>

Division surplus/(deficit) for the year

Highway Trust	2,867	3,369
Thornleigh Hotel	18,892	14,637
	<u>21,759</u>	<u>18,006</u>

This page does not form part of the statutory accounts

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Thornleigh Hotel

Income and Expenditure account for the year ended 31 December 2023

	2023	2022
	£	£
INCOME		
Charges to Hotel guests	466,851	425,618
Donations	12,573	4,306
Other Income	64,878	15,296
Job Retention Scheme	-	-
Interest	1,261	-
Business rates support	-	1,689
Business Support Grants	-	4,000
	<u>545,564</u>	<u>450,909</u>
EXPENDITURE		
Provisions	63,799	53,675
Staff costs	256,464	201,650
Premises and equipment costs		
General and water rates	7,099	13,556
Light and heat	24,210	24,446
Repairs and renewals	77,207	48,125
Cleaning and laundry	17,470	13,895
Activity breaks	4,038	5,084
Books for resale	1,607	1,420
	<u>451,895</u>	<u>361,851</u>
Advertising	15,492	15,514
Audit and accountancy	4,954	2,475
Bank charges	3,596	3,313
Insurance	505	7,248
Printing and stationery	3,538	3,098
Telephone and postage	4,718	9,025
General expenses	7,291	3,784
Mortgage interest	7,621	8,075
Management charge	4,000	4,000
Subscriptions, licences and donations	4,142	3,818
	<u>55,856</u>	<u>60,349</u>
Depreciation:		
Freehold property	12,500	6,447
Fixtures and fittings	3,568	4,757
Office equipment	60	75
Plant and equipment	2,794	2,793
	<u>18,922</u>	<u>14,072</u>
Surplus/ (deficit) for the year	<u><u>18,892</u></u>	<u><u>14,637</u></u>

This page does not form part of the statutory accounts

HIGHWAY TRUST LIMITED

England & Wales - Charity number 244075

Accounts

Charity number: 244075
Company number: 826993

Highway Trust Limited
(a registered charity and a company
limited by guarantee)

Unaudited Report and Financial Statements
For the year ended 31 December 2022

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

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The following pages do not form part of the statutory financial statements

Detailed income and expenditure accounts	20-21
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HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

COUNCIL OF MANAGEMENT

Rev David Crouchley (Chairman)
Colin Rawling (Treasurer)
Ruth Briddock (Secretary)
David Wisdish
Heather Cameron
Irene Mckay
Helen Norman
Tim Boaden (Appointed 18 October 2021)

SECRETARY

Ruth Briddock

REGISTERED OFFICE

Thornleigh
The Esplanade
Grange-over-Sands
Cumbria
LA11 7HH

ACCOUNTANTS

RfM Ulverston Ltd
Bellevue
Prince's Street
Ulverston
Cumbria
LA12 7NB

BANKERS

The Co-operative Bank plc
PO Box 250
Skelmersdale
WN8 6WT

NatWest Business Banking
Business Banking Kendal
10 Elephant Yard
Kendal
Cumbria
LA9 4GS

COMPANY NUMBER: 826993 England and Wales

CHARITY NUMBER: 244075

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

TRUSTEES' REPORT

The Trustees, who are also directors of the Charity for the purposes of the Companies Act, present their annual report and the unaudited financial statements for the year ended 31 December 2022. The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with acceptable accounting policies. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities" issued in October 2019 and the Financial Reporting Standard 102 (effective January 2019) and applicable accounting standards.

OBJECTS OF THE CHARITY, PRINCIPAL ACTIVITIES AND ORGANISATION

The Charity is constituted as a company limited by guarantee, and is therefore governed by a Memorandum and Articles of Association.

The Highway Trust grew out of an Advisory Council representing Anglican, Methodist and Free Churches. They were incorporated in 1964 to provide facilities for the advancement of the Christian religion initially through Highway Holidays which they had brought into being some two years earlier. Over the years our actions have been consistently applied to this effect.

In planning our activities for 2022 we have taken into consideration the Charity Commission's guidance on public benefit, and specifically the guidance for the advancement of religion.

On a regular basis the Trustees review our charitable object and mission statement.

Our Charitable Object is:

- To further the Christian faith.
- To encourage Christian action and mission.
- To promote the cause of Christian Unity.

Our mission statement is:

- To provide a unique Christian dimension to holidays and hospitality, and reach out to others through social action and mission, to the glory of God.

In the past we have performed our Mission Statement in a number of ways but we have in the last few years focussed on seeking to give glory to God through offering travel and hospitality including opportunities for rest and recuperation in a Christian hotel.

More details on our activities in 2022 are given below. The Highway Trust's Trustees are not paid in any way.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

TRUSTEES' REPORT continued

DEVELOPMENT, ACTIVITIES AND ACHIEVEMENTS IN 2022

The Highway Trust

Throughout 2022 Highway Trust has been able to operate more fully than in the last few years, although given the nature of the operation and the customers we appeal to, we have still not been able to reach our full potential. We have endeavoured to exceed our customers needs and wishes, by continuing with enhanced cleaning and carrying out any other tasks to ensure customers book and then enjoy their stay.

Thornleigh Hotel

The Highway Trust has operated Thornleigh since 1973. Its initial object was to provide “evangelism through leisure” for those in the Christian faith, and this remains its object today.

In the early years, house parties came to Grange-over-Sands to enjoy reasonably-priced holidays with like-minded people. The accommodation was fairly basic, as was the provision of food. In contrast, the current facilities at Thornleigh are excellent and all the bedrooms are ensuite. The food is sourced locally and cooked fresh each meal. Careful planning of the menus gives a variety of wholesome meals, a highlight whilst staying at Thornleigh. The whole hotel and award winning gardens are easily accessible for guests and visitors with mobility issues. The gardens are maintained by volunteers. In 2015, we achieved a Silver award for Cumbria in Bloom and a Silver in Grange in Bloom. In 2016, we went one better and achieved a Gold in Grange in Bloom.

Thornleigh is meticulously clean and the attention to detail is clear for all to see. The lounges have different styles of chairs to suit all guests and the rooms are clean and comfortable for guests to relax in and admire the view or chat to other guests staying. There is also a chapel which guests can use for quiet times.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

TRUSTEES' REPORT continued

There are four bedrooms on the ground floor that give access suitable for disabled guests and the less able-bodied. Nearby are toilet and shower facilities for those of limited mobility, including wheelchair users. A passenger lift enables guests to conveniently reach other floors. A loop system has been installed at reception and in all public rooms to help those with impaired hearing. In addition, a 'deafguard' is available to enable guests with difficulty in hearing to be awakened should the fire alarm be sounded during the night. Assistance dogs are permitted. Such additional assistance makes Thornleigh welcoming, inclusive and accessible for a wide range of people. Overnight cover, with a trained first - aider, gives all guests peace of mind. The Thornleigh management is committed to providing a personal and caring service to its guests.

Thornleigh gives the opportunity to join with people of similar interests whilst on holiday. They feel safe and amongst friends due to the family atmosphere of the hotel. We have many elderly guests who are holidaying alone for the first time and we offer the space they need. Meals are served in a family style and all special diets are catered for. The kitchen is maintained to the highest of standards and is awarded the top grade of five stars by the EHO. Community activities and devotions are offered each evening.

Although standards are comparable to a middle grade hotel, the tariff remains at an affordable level and any profit is re-invested either into the fabric of the premises or into supporting the work of the Highway Trust. Thornleigh is a non-profit making establishment. Our employees sometimes find Thornleigh challenging to maintain the high standards expected but feel safe, secure and nurtured by being part of the Thornleigh Team. We feel we offer a safe and caring working environment for employees who may feel vulnerable about the work place. We actively encourage and support our staff in developing themselves further, including supporting further qualifications. We offer work placements to the local school.

Thornleigh currently offers many Special Interest and Theme Breaks to individuals who enjoy taking part in particular activities: Creative Writing, Walking, Enjoying Music, Gospel Singing, Bible Study Weeks, Fellowship Holidays, Craft and Knitting, Painting Tuition, Genealogy, Church Visits and exploring the nearby Lake District by coach. Guests can also come and just relax and find the space they need. Church parties use the hotel for weekend conferences, church holidays or one-day events.

Thornleigh provides local groups in the town, both religious and secular, with a place to meet. These include a monthly lunch for Age UK, provided at a reduced cost, catering for the elderly people in the community; a fortnightly bible study for members of local churches; a self-help group for those who suffer from Fibromyalgia & M.E./CFS and the University of the Third Age (U3A). We also provide space for an 'artist in residence' – presently a seventy year old local artist who was the founder of Prom Art, one of the largest outdoor Art events in the North West.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

TRUSTEES' REPORT continued

The Hotel started a Development Fund in 2017, to receive donations including those from guests and from the Friends of Thornleigh Hotel. This Fund was created to assist in the planned multi-year refurbishment of the Hotel. As at 31 December 2022 we have continued to focus on other public areas, such as the reception area, and on refurbishing a number of our bedrooms, along with upgrading staff accommodation we have on site.

The Hotel also has a Bursary Fund which can provide grants to selected guests who, for various reasons, cannot afford to come on holiday. Nominations for grants are received from third parties, and the fund distributed on the basis of need alone, in strict confidence. The fund is available for partial, and sometimes, full payment of the net value of the beneficiary's stay. The fund is also available to provide funding for specialist equipment that would be required for an individual or group to have a more fulfilling stay, such as rental of a wheel chair accessible minibus.

During 2022 support continued for many local and national charities. Fund-raising was undertaken for: Christian Aid, Water Aid, Marie Curie, NCH Action for Children, NSPCC, Age UK, Fix the Fells, Woodland Trust, Embrace and Grange-over-Sands community planting.

Thornleigh is committed in working responsibly to help the local environment; we were the first business in Grange to earn the Love my Beach certificate.

TRANSACTIONS AND FINANCIAL POSITION

The Statement of Financial Activities shows a net surplus for the year of £18,006 from ordinary activities. Following revaluation of the freehold land and buildings a gain on revaluation of £811,229 has been included in the statement of financial activities. Total funds stand at £1,463,572 at the year end.

TANGIBLE FIXED ASSETS FOR USE BY THE CHARITY

Details of movements in fixed assets are set out in note 5 to the accounts. The freehold land and buildings were valued on 31 March 2023. The Trustees consider that this valuation reflects their value as at 31 December 2022 and so the freehold land and buildings have been included in these financial statements at this value. The Trustees consider that the value of all other assets exceed the value they are included in the financial statements.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

TRUSTEES' REPORT continued

RESERVES AND RISK MANAGEMENT

During 2022, the hotel has been open more in line with its usual schedule, but is still not operating at previous levels of occupancy due to the type of activities we offer and our clientele. The hotel has found it difficult to retain and recruit staff, but the hotel is doing all it can to ensure staffing levels remain appropriate, to meet the hotels high levels of customer experience and service, whilst maintaining excellent value. We will continue to review the staffing situation and our underlying financial position, allowing us to support continued activities at Thornleigh Hotel, the Charity's subsidiary activities, and the other charitable objects of the Charity, and therefore the Trustees consider the financial position of the Charity to be satisfactory. The Charity has £644,189 of unrestricted funds at 31 December 2022.

The Trustees actively review as part of their regular board meetings all potential areas of risk faced by the various arms of the Charity. Procedures are in place to identify and mitigate risks arising from adverse conditions.

DIRECTORS AND TRUSTEES

The directors of the company are the members of the council of management, whose names appear on page 3. All directors are also Trustees of the Charity. The Trustees are not paid in any way.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity at the end of the financial year and of its surplus or deficit

- i. select suitable accounting policies and then apply them consistently;
- ii. make judgements and estimates that are reasonable and prudent;
- iii. state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- iv. prepare the financial statements on the going concern basis.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

TRUSTEES' REPORT continued

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS continued

The Trustees are responsible for maintaining proper accounting records which 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 Companies Act 1985. 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.

Signed on behalf of the Council of Management



R Briddock – Company Secretary

15 JUN 2023

Date approved by the Council

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HIGHWAY TRUST LIMITED

I report on the accounts of Highway Trust Limited for the year ended 31 December 2022, which are set out on pages 12 to 19.

Respective responsibilities of trustees and examiner

The trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a qualified member of the Institute of Chartered Accountants in England and Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145 (5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent examiner's report

My examination was carried out in accordance with the 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 you as 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.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HIGHWAY TRUST LIMITED

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 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave 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.

On behalf of

A handwritten signature in black ink, appearing to read 'P. W. Smith', is written below the text 'On behalf of'.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

Statement of financial activities

	Notes	Restricted £	Unrestricted £	Total 2022 £	Total 2021 £
INCOMING RESOURCES					
Income and endowments from generated funds					
Donations and legacies		4,306	-	4,306	7,622
Income from investments		-	-	-	-
Income from charitable activities					
Charges to guests - Thornleigh Hotel	2	-	425,618	425,618	325,509
Other income	2	-	20,985	20,985	56,520
TOTAL INCOME AND ENDOWMENTS		4,306	446,603	450,909	389,651
EXPENDITURE ON					
Expenditure on charitable activities					
Thornleigh hotel	3	17,764	406,433	424,197	337,488
Trust		-	380	380	350
Governance costs		-	251	251	29
Other expenditure					
Interest		-	8,075	8,075	8,421
TOTAL EXPENDITURE		17,764	415,139	432,903	346,288
Net income / (expenditure)	4	(13,458)	31,464	18,006	43,363
OTHER GAINS AND LOSSES					
Transfer between reserves		(2,957)	2,957	-	-
Capitalised during year		-	-	-	-
Gain on revaluation of assets		-	811,229	811,229	-
Net movement in funds		(16,415)	845,650	829,235	43,363
Balances brought forward at 1 January 2022		24,569	609,768	634,337	590,974
Balances carried forward at 31 December 2022		8,154	1,455,418	1,463,572	634,337

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 14 to 19 form part of these financial statements.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2022

Balance sheet

	Notes	2022		2021	
		£	£	£	£
FIXED ASSETS					
Tangible assets	5		1,577,833		780,676
CURRENT ASSETS					
Stock		920		850	
Debtors	6	9,115		9,898	
Cash at bank and in hand	7	<u>231,803</u>		<u>186,239</u>	
		241,838		196,987	
CREDITORS: amounts falling due within one year	8	<u>(120,821)</u>		(100,580)	
NET CURRENT ASSETS			121,017		96,407
TOTAL ASSETS LESS CURRENT LIABILITIES			1,698,850		877,084
CREDITORS: amounts falling due after more than one year	9		(235,278)		(242,746)
NET ASSETS			<u>1,463,572</u>		<u>634,337</u>
INCOME FUNDS					
Restricted funds			8,154		22,697
Unrestricted funds			<u>1,455,418</u>		<u>611,640</u>
TOTAL FUNDS			<u>1,463,572</u>		<u>634,337</u>

For the year ended 31 December 2022 the company was entitled to exemption from audit section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

These financial statements have been prepared in accordance with the special provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the trustees and authorised for issue on and are signed on their behalf by:

 15 JUNE 2023

Rev David Crouchley (Chairman)

The notes on pages 14 to 19 form part of these financial statements.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2022

1 ACCOUNTING POLICIES

Basis of Accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with acceptable accounting policies. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities" issued in October 2019 and the Financial Reporting Standard 102 (effective January 2019) and applicable accounting standards.

The Charity has availed itself of Paragraph 4 (1) of Schedule 1 of the Companies Act 2006 and adopted the Companies Act formats to reflect the special nature of the Charity's activities.

Cash flow statement

The financial statements do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard 102 (effective January 2015).

Company status

The Charity is a company limited by guarantee. The members of the company are the serving trustees, named on page 1. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the Charity.

Going concern

The trustees have concluded that it is appropriate to prepare accounts on the going concern basis as the Charity will have adequate cash resources and financial projections indicate that the Charity will continue to trade within its existing and negotiated bank facilities.

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 cost 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.

Governance costs

Governance costs are the costs associated with the governance arrangements of the Charity including accountancy costs and the necessary legal procedures for compliance with statutory requirements

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2022 (continued)

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Cost represents purchase price together with any incidental costs for acquisition. Depreciation is provided, after taking account of any grants receivable, at the following annual rates in order to write off each asset over its estimated useful life:

Freehold buildings - Thornleigh Hotel	- 1% on buildings cost
Plant and equipment	- 5% on cost
Fixtures and fittings	- 25% on reducing balance
Office equipment and furniture	- 20% on reducing balance

The land element of the freehold land and buildings is not depreciated.

Freehold land and buildings are included in the accounts at valuation based on existing use

Stock

Stock consists of purchased goods for resale. Cost represent purchase price together with any incidental costs of acquisition. Stock is valued at the lower of cost and net realisable value. Items donated for resale or distribution are not included in the financial statements until they are sold or distributed.

Foreign currencies

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities are retranslated at the rate of exchange ruling at the balance sheet date. All differences are taken to the SOFA.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement; as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after settling all of its liabilities.

2 INCOME AND EXPENDITURE

Income and endowments

Charges to guests, clients and participants represent charges for accommodation and related services excluding value added tax. Income is recognised when the service has been provided. Income from subscription and donations, investment income and Gift Aid is included when received.

The continuing trading activities of the company are carried on in pursuance of the charitable objectives set out in its Memorandum of Association.

Other income includes Government and local authority grants in relation to the CoVid19 pandemic. They have been accounted on an accruals basis. The Interest on Bounce Back Loan relates to interest that has been paid or will be paid directly to NatWest Business Banking to cover the interest free period for the current financial period. Business rates support represents business rates that Thornleigh Hotel were not required to pay, while the Business Support Grants represents funding received from Thornleigh Hotels local authority.

	2022	2021
	£	£
Job Retention Scheme	-	42,946
Interest on Bounce Back Loan	-	521
Business rates support	1,689	-
Business Support Grants	4,000	13,053

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2022 (continued)

2 INCOME AND EXPENDITURE continued

Expenditure

All expenditure is accounted for on a accrual basis and has been classified under headings that aggregate all costs related to that category. Separate ledgers are kept for each division which ensures all costs have been allocated to the activity that it relates to.

3 ANALYSIS OF TOTAL EXPENDITURE

	Direct Costs	Staff Costs	Other Allocated Costs	Depreciation	Total	2021
	£	£	£	£	£	£
Direct charitable expenditure						
Thornleigh Hotel	160,200	201,650	30,511	14,072	406,434	331,738
Highway Trust	-	-	380	-	380	350
	<u>160,200</u>	<u>201,650</u>	<u>30,891</u>	<u>14,072</u>	<u>406,814</u>	<u>332,088</u>
Donations	-	-	-	-	-	-
Bursary Fund	-	-	-	-	-	-
Development Fund	-	-	17,764	-	17,764	5,750
Governance costs	-	-	251	-	251	29
Interest charges	-	-	8,075	-	8,075	8,421
	<u>-</u>	<u>-</u>	<u>26,090</u>	<u>-</u>	<u>26,090</u>	<u>14,200</u>
	<u>160,200</u>	<u>201,650</u>	<u>56,980</u>	<u>14,072</u>	<u>432,903</u>	<u>346,288</u>

Staff costs - No employee earned more than £60,000 pa.
The average number of employees was 15 (2020: 18)

Remuneration of Key Management Personnel

No remuneration was paid to the trustees for services as trustees during the year (2021: £Nil)

Day to day management of the hotel is delegated to the Hotel Management Team and their remuneration is as follows:

	2022 £	2021 £
Hotel manager	37,581	32,282
Hotel accountant	5,450	5,775

Out of pocket expenses were reimbursed to the trustees as follows:

	2022 Number	2022 £	2021 Number	2021 £
	<u>8</u>	<u>238</u>	<u>8</u>	<u>-</u>

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2022 (continued)

4 NET MOVEMENT IN FUNDS FOR THE YEAR

	2022	2021
	£	£
This is stated after charging:		
Depreciation to tangible fixed assets	14,072	15,677
Independent examiners fee	<u>1,500</u>	<u>1,500</u>

5 TANGIBLE FIXED ASSETS

	Land and buildings	Plant & Equipment	Fixtures & fittings	Office Equipment	Total
	£	£	£	£	£
COST OR REVALUATION					
At 1 January 2022	794,670	50,614	90,562	4,634	940,480
Additions	-	-	-	-	-
Revaluation	811,229	-	-	-	811,229
Disposals	-	-	-	-	-
At 31 December 2022	<u>1,605,899</u>	<u>50,614</u>	<u>90,562</u>	<u>4,634</u>	<u>1,751,709</u>
DEPRECIATION					
At 1 January 2022	49,453	34,558	71,534	4,259	159,804
Charge for year	6,447	2,793	4,757	75	14,072
Disposals	-	-	-	-	-
At 31 December 2022	<u>55,900</u>	<u>37,351</u>	<u>76,291</u>	<u>4,334</u>	<u>173,876</u>
NET BOOK VALUE 2022	<u>1,549,999</u>	<u>13,263</u>	<u>14,271</u>	<u>300</u>	<u>1,577,833</u>
NET BOOK VALUE 2021	<u>745,218</u>	<u>16,056</u>	<u>19,028</u>	<u>375</u>	<u>780,676</u>

The property at The Esplanade, Gange-over-Sands was revalued on 31 March 2023 by J Haley MRICS of Edward Thompson LLP at £1,550,000. The trustees consider the valuation to fairly reflect the value of the property as at 31 December 2022, so has been reflected in these financial statements. The property has been revalued at fair value through the statement of financial activities.

As at 31 December 2022 the Trust has completed the refurbishment of the Garden Room, Dining Room and lounge at Thornleigh Hotel, and continued work on refurbishing other public areas, staff accommodation and bedrooms. Relevant capital costs incurred in the refurbishment have been capitalised at the year end, all other costs have been charged to profit and loss account as part of the development fund. At the completion of the work any further capital costs will be capitalised.

The refurbishment is being funded partly through donations (included in the development fund) partly from accumulated reserves, and through a further mortgage.

HIGHWAY TRUST LIMITED**(a registered charity and a company limited by guarantee)****Notes to the financial statements for the year ended 31 December 2022 (continued)****6 DEBTORS - Amounts due within one year**

	2022	2021
	£	£
Prepayments	18	8,054
Other debtors	9,097	1,844
	<u>9,115</u>	<u>9,898</u>

7 CASH AT BANK AND IN HAND

	2022	2021
	£	£
Unrestricted	223,649	161,670
Restricted	8,154	24,569
	<u>231,803</u>	<u>186,239</u>

8 CREDITORS - amounts falling due within one year

	2022	2021
	£	£
Mortgage	9,979	16,570
Deposits received on account	34,331	28,764
Other taxes and social security	14,880	1,239
Trade creditors	16,491	6,631
Other creditors and accruals	39,577	40,758
Other Loans	5,563	6,618
	<u>120,821</u>	<u>100,580</u>

9 CREDITORS - amounts falling due after more than one year

	2022	2021
	£	£
Mortgage	196,117	199,211
Other Loans	39,160	43,535
	<u>235,278</u>	<u>242,746</u>

The following aggregate liabilities disclosed under creditors falling due after more than one year are due for repayment after more than five years from the balance sheet date:

<u>173,107</u>	<u>158,213</u>
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The remaining term of the repayment mortgage is 16 years and 10 months at the year end.

The mortgage is secured on the land and buildings at Thornleigh Hotel

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2022 (continued)

10 RESTRICTED FUNDS

	Development Fund £	Bursary Fund £	Total 2022 £	Total 2021 £
Opening balance	20,238	4,331	24,569	22,697
Collections and donations during the year	1,546	2,760	4,306	7,622
	<u>21,784</u>	<u>7,091</u>	<u>28,875</u>	<u>30,319</u>
Grants made during the year	-	-	-	-
Transfer to/from Unrestricted Reserve	(3,851)	894	(2,957)	-
Expenditure during the year	(17,764)	-	(17,764)	(5,750)
Transferred to fixed assets	-	-	-	-
At 31 December 2022	<u>169</u>	<u>7,985</u>	<u>8,154</u>	<u>24,569</u>

The Bursary Fund is monies collected from hotel guests and Friends of Thornleigh Hotel and other donations and used to subsidise travellers in need of assistance.

The Development Fund represents monies collected and used for the multi-year refurbishment plan for the Hotel.

11 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Restricted Fund £	General Fund £	Total £
Fund balances at 31 December 2022 are represented by:			
Tangible fixed assets	-	1,577,833	1,577,833
Current assets	8,154	233,684	241,838
Current liabilities	-	(120,821)	(120,821)
Long term liabilities	-	(235,278)	(235,278)
Total net assets	<u>8,154</u>	<u>1,455,418</u>	<u>1,463,572</u>

12 CONTROL

The charity was under the control of the trustees throughout the whole of the current and previous year.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Highway Trust
Income and Expenditure account for the year ended 31 December 2022

	2022	2021
	£	£
INCOME		
Subscriptions and donations		
Other income	-	-
Management charge to Thornleigh Hotel	4,000	4,000
	<u>4,000</u>	<u>4,000</u>
	2022	2021
	£	£
EXPENDITURE		
Council, secretarial, conference and training expenses	238	-
Accountancy	380	350
Miscellaneous	13	29
	<u>631</u>	<u>379</u>
Surplus for the year	<u>3,369</u>	<u>3,621</u>
Division surplus/(deficit) for the year		
Highway Trust	3,369	3,621
Thornleigh Hotel	14,637	39,742
	<u>18,006</u>	<u>43,363</u>

This page does not form part of the statutory accounts

HIGHWAY TRUST LIMITED**(a registered charity and a company limited by guarantee)****Thornleigh Hotel****Income and Expenditure account for the year ended 31 December 2022**

	2022	2021
	£	£
INCOME		
Charges to Hotel guests	425,618	325,509
Donations	4,306	7,622
Other Income	15,296	-
Job Retention Scheme	-	42,946
Interest on Bounce Back Loan	-	521
Business rates support	1,689	-
Business Support Grants	4,000	13,053
	<u>450,909</u>	<u>389,651</u>
EXPENDITURE		
Provisions	53,675	36,666
Staff costs	201,650	178,720
Premises and equipment costs		
General and water rates	13,556	4,901
Light and heat	24,446	17,164
Repairs and renewals	48,125	30,944
Cleaning and laundry	13,895	8,999
Activity breaks	5,084	4,751
Books for resale	1,420	813
	<u>361,851</u>	<u>282,958</u>
Advertising	15,514	10,005
Audit and accountancy	2,475	2,807
Bank charges	3,313	2,401
Insurance	7,248	6,619
Printing and stationery	3,098	3,110
Telephone and postage	9,025	7,904
General expenses	3,784	2,960
Mortgage interest	8,075	8,421
Management charge	4,000	4,000
Subscriptions, licences and donations	3,818	3,047
	<u>60,349</u>	<u>51,274</u>
Depreciation:		
Freehold property	6,447	6,447
Fixtures and fittings	4,757	6,343
Office equipment	75	93
Plant and equipment	2,793	2,794
	<u>14,072</u>	<u>15,677</u>
Surplus/ (deficit) for the year	<u>14,637</u>	<u>39,742</u>

This page does not form part of the statutory accounts

HIGHWAY TRUST LIMITED

England & Wales - Charity number 244075

Accounts

Charity number: 244075
Company number: 826993

Highway Trust Limited
(a registered charity and a company
limited by guarantee)

Unaudited Report and Financial Statements
For the year ended 31 December 2021

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

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The following pages do not form part of the statutory financial statements	
Detailed income and expenditure accounts	20-21

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

COUNCIL OF MANAGEMENT

Rev David Crouchley (Chairman)
Colin Rawling (Treasurer)
Ruth Briddock (Secretary)
David Wisdish
Heather Cameron
Irene Mckay
Helen Norman
Tim Boaden (Appointed 18 October 2021)

SECRETARY

David Wisdish

REGISTERED OFFICE

Thornleigh
The Esplanade
Grange-over-Sands
Cumbria
LA11 7HH

ACCOUNTANTS

RfM Ulverston Ltd
Bellevue
Prince's Street
Ulverston
Cumbria
LA12 7NB

BANKERS

The Co-operative Bank plc
PO Box 250
Skelmersdale
WN8 6WT

NatWest Business Banking
Business Banking Kendal
10 Elephant Yard
Kendal
Cumbria
LA9 4GS

COMPANY NUMBER: 826993 England and Wales

CHARITY NUMBER: 244075

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

TRUSTEES' REPORT

The Trustees, who are also directors of the Charity for the purposes of the Companies Act, present their annual report and the unaudited financial statements for the year ended 31 December 2021. The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with acceptable accounting policies. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities" issued in October 2019 and the Financial Reporting Standard 102 (effective January 2019) and applicable accounting standards.

OBJECTS OF THE CHARITY, PRINCIPAL ACTIVITIES AND ORGANISATION

The Charity is constituted as a company limited by guarantee, and is therefore governed by a Memorandum and Articles of Association.

The Highway Trust grew out of an Advisory Council representing Anglican, Methodist and Free Churches. They were incorporated in 1964 to provide facilities for the advancement of the Christian religion initially through Highway Holidays which they had brought into being some two years earlier. Over the years our actions have been consistently applied to this effect.

In planning our activities for 2021 we have taken into consideration the Charity Commission's guidance on public benefit, and specifically the guidance for the advancement of religion.

On a regular basis the Trustees review our charitable object and mission statement.

Our Charitable Object is:

- To further the Christian faith.
- To encourage Christian action and mission.
- To promote the cause of Christian Unity.

Our mission statement is:

- To provide a unique Christian dimension to holidays and hospitality, and reach out to others through social action and mission, to the glory of God.

In the past we have performed our Mission Statement in a number of ways but we have in the last few years focussed on seeking to give glory to God through offering travel and hospitality including opportunities for rest and recuperation in a Christian hotel.

More details on our activities in 2021 are given below. The Highway Trust's Trustees are not paid in any way.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

TRUSTEES' REPORT continued

DEVELOPMENT, ACTIVITIES AND ACHIEVEMENTS IN 2021

The Highway Trust

Due to the restricted nature of all activities through out 2021, Highway Trust focused on ensuring that Thornleigh Hotel was able to operate, when allowed to do so, in a safe manner, and to ensure that the Trust was financially positioned to enable it to continue.

Thornleigh Hotel

The Highway Trust has operated Thornleigh since 1973. Its initial object was to provide "evangelism through leisure" for those in the Christian faith, and this remains its object today.

In the early years, house parties came to Grange-over-Sands to enjoy reasonably-priced holidays with like-minded people. The accommodation was fairly basic, as was the provision of food. In contrast, the current facilities at Thornleigh are excellent and all the bedrooms are ensuite. The food is sourced locally and cooked fresh each meal. Careful planning of the menus gives a variety of wholesome meals, a highlight whilst staying at Thornleigh. The whole hotel and award winning gardens are easily accessible for guests and visitors with mobility issues. The gardens are maintained by volunteers. In 2015, we achieved a Silver award for Cumbria in Bloom and a Silver in Grange in Bloom. In 2016, we went one better and achieved a Gold in Grange in Bloom.

Thornleigh is meticulously clean and the attention to detail is clear for all to see. The lounges have different styles of chairs to suit all guests and the rooms are clean and comfortable for guests to relax in and admire the view or chat to other guests staying. There is also a chapel which guests can use for quiet times.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

TRUSTEES' REPORT continued

There are four bedrooms on the ground floor that give access suitable for disabled guests and the less able-bodied. Nearby are toilet and shower facilities for those of limited mobility, including wheelchair users. A passenger lift enables guests to conveniently reach other floors. A loop system has been installed at reception and in all public rooms to help those with impaired hearing. In addition, a 'deafguard' is available to enable guests with difficulty in hearing to be awakened should the fire alarm be sounded during the night. Assistance dogs are permitted. Such additional assistance makes Thornleigh welcoming, inclusive and accessible for a wide range of people. Overnight cover, with a trained first - aider, gives all guests peace of mind. The Thornleigh management is committed to providing a personal and caring service to its guests.

Thornleigh gives the opportunity to join with people of similar interests whilst on holiday. They feel safe and amongst friends due to the family atmosphere of the hotel. We have many elderly guests who are holidaying alone for the first time and we offer the space they need. Meals are served in a family style and all special diets are catered for. The kitchen is maintained to the highest of standards and is awarded the top grade of five stars by the EHO. Community activities and devotions are offered each evening.

Although standards are comparable to a middle grade hotel, the tariff remains at an affordable level and any profit is re-invested either into the fabric of the premises or into supporting the work of the Highway Trust. Thornleigh is a non-profit making establishment. Our employees sometimes find Thornleigh challenging to maintain the high standards expected but feel safe, secure and nurtured by being part of the Thornleigh Team. We feel we offer a safe and caring working environment for employees who may feel vulnerable about the work place. We actively encourage and support our staff in developing themselves further, including supporting further qualifications. We offer work placements to the local school.

Thornleigh currently offers many Special Interest and Theme Breaks to individuals who enjoy taking part in particular activities: Creative Writing, Walking, Enjoying Music, Gospel Singing, Bible Study Weeks, Fellowship Holidays, Craft and Knitting, Painting Tuition, Genealogy, Church Visits and exploring the nearby Lake District by coach. Guests can also come and just relax and find the space they need. Church parties use the hotel for weekend conferences, church holidays or one-day events.

Thornleigh provides local groups in the town, both religious and secular, with a place to meet. These include a monthly lunch for Age UK, provided at a reduced cost, catering for the elderly people in the community; a fortnightly bible study for members of local churches; a self-help group for those who suffer from Fibromyalgia & M.E./CFS and the University of the Third Age (U3A). We also provide space for an 'artist in residence' – presently a seventy year old local artist who was the founder of Prom Art, one of the largest outdoor Art events in the North West.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

TRUSTEES' REPORT continued

The Hotel started a Development Fund in 2017, to receive donations including those from guests and from the Friends of Thornleigh Hotel. This Fund was created to assist in the planned multi-year refurbishment of the Hotel. As at 31 December 2021 we have started to focus on other public areas, such as the reception area, and on refurbishing a number of our bedrooms, along with upgrading staff accommodation we have on site.

The Hotel also has a Bursary Fund which can provide grants to selected guests who, for various reasons, cannot afford to come on holiday. Nominations for grants are received from third parties, and the fund distributed on the basis of need alone, in strict confidence. The fund is available for partial, and sometimes, full payment of the net value of the beneficiary's stay. The fund is also available to provide funding for specialist equipment that would be required for an individual or group to have a more fulfilling stay, such as rental of a wheel chair accessible minibus.

During 2021 support continued for many local and national charities. Fund-raising was undertaken for: Christian Aid, Water Aid, Marie Curie, NCH Action for Children, NSPCC, Age UK, Fix the Fells, Woodland Trust, Embrace and Grange-over-Sands community planting.

Thornleigh is committed in working responsibly to help the local environment; we were the first business in Grange to earn the Love my Beach certificate.

TRANSACTIONS AND FINANCIAL POSITION

The Statement of Financial Activities shows a net surplus for the year of £43,363 from ordinary activities. Total funds stand at £634,337 at the year end.

TANGIBLE FIXED ASSETS FOR USE BY THE CHARITY

Details of movements in fixed assets are set out in note 5 to the accounts. The total market value of the freehold land and buildings is considered by the Trustees to be well in excess of the net book value shown in the accounts.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

TRUSTEES' REPORT continued

RESERVES AND RISK MANAGEMENT

During 2021, the hotel has opened when it has been allowed to do so, but only when it is practically and financially possible. We made the decision to retain and pay all staff through out all closed periods, using government support where possible. The hotel has, however, found it difficult to retain and recruit staff, but the hotel is doing all it can to ensure staffing levels remain appropriate, to meet the hotels high levels of customer experience and service, whilst maintaining excellent value. We have secured both current and additional finance to ensure we can meet our financial and social obligations. We believe we have secured sufficient for the current difficult situation, and will continue to review the situation, allowing us to support continued activities at Thornleigh Hotel, the Charity's subsidiary activities, and the other charitable objects of the Charity, and therefore the Trustees consider the financial position of the Charity to be satisfactory. The Charity has £609,768 of unrestricted funds at 31 December 2021.

The Trustees actively review as part of their regular board meetings all potential areas of risk faced by the various arms of the Charity. Procedures are in place to identify and mitigate risks arising from adverse conditions.

DIRECTORS AND TRUSTEES

The directors of the company are the members of the council of management, whose names appear on page 3. All directors are also Trustees of the Charity. The Trustees are not paid in any way.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity at the end of the financial year and of its surplus or deficit

- i. select suitable accounting policies and then apply them consistently;
- ii. make judgements and estimates that are reasonable and prudent;
- iii. state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- iv. prepare the financial statements on the going concern basis.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

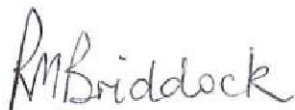
Reports and financial statements for the year ended 31 December 2021

TRUSTEES' REPORT continued

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS continued

The Trustees are responsible for maintaining proper accounting records which 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 Companies Act 1985. 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.

Signed on behalf of the Council of Management



R Briddock – Company Secretary

27 JUNE 2022

Date approved by the Council

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HIGHWAY TRUST LIMITED

I report on the accounts of Highway Trust Limited for the year ended 31 December 2021, which are set out on pages 12 to 19.

Respective responsibilities of trustees and examiner

The trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a qualified member of the Institute of Chartered Accountants in England and Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145 (5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent examiner's report

My examination was carried out in accordance with the 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 you as 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.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HIGHWAY TRUST LIMITED

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 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave 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.

On behalf of *RFM UNCLESTON LTD.*



27 JUNE 2022.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

Statement of financial activities

	Notes	Restricted £	Unrestricted £	Total 2021 £	Total 2020 £
INCOMING RESOURCES					
Income and endowments from generated funds					
Donations and legacies		7,622	-	7,622	3,965
Income from investments		-	-	-	-
Income from charitable activities					
Charges to guests - Thornleigh Hotel	2	-	325,509	325,509	142,205
Other income	2	-	56,520	56,520	151,926
TOTAL INCOME AND ENDOWMENTS		7,622	382,029	389,651	298,096
EXPENDITURE ON					
Expenditure on charitable activities					
Thornleigh hotel	3	5,750	331,738	337,488	295,927
Trust		-	350	350	689
Governance costs		-	29	29	262
Other expenditure					
Interest		-	8,421	8,421	9,343
TOTAL EXPENDITURE		5,750	340,538	346,288	306,221
Net income / (expenditure)	4	1,872	41,491	43,363	(8,125)
OTHER GAINS AND LOSSES					
Transfer between reserves		-	-	-	-
Capitalised during year		-	-	-	-
Net movement in funds		1,872	41,491	43,363	(8,125)
Balances brought forward at 1 January 2021		22,697	568,277	590,974	599,099
Balances carried forward at 31 December 2021		24,569	609,768	634,337	590,974

The Statement of Financial Activities includes all gains and losses recognised in the year.
The notes on pages 14 to 19 form part of these financial statements.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2021

Balance sheet

	Notes	2021		2020	
		£	£	£	£
FIXED ASSETS					
Tangible assets	5		780,676		796,353
CURRENT ASSETS					
Stock		850		700	
Debtors	6	9,898		8,159	
Cash at bank and in hand	7	186,239		125,841	
		<u>196,987</u>		<u>134,700</u>	
CREDITORS: amounts falling due within one year	8	<u>(100,580)</u>		<u>(77,912)</u>	
NET CURRENT ASSETS			96,407		56,788
TOTAL ASSETS LESS CURRENT LIABILITIES			877,083		853,141
CREDITORS: amounts falling due after more than one year	9		(242,746)		(262,167)
NET ASSETS			<u>634,337</u>		<u>590,974</u>
INCOME FUNDS					
Restricted funds			24,569		22,697
Unrestricted funds			609,768		568,277
TOTAL FUNDS			<u>634,337</u>		<u>590,974</u>

For the year ended 31 December 2021 the company was entitled to exemption from audit section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

These financial statements have been prepared in accordance with the special provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the trustees and authorised for issue on *27 June 2022* and are signed on their behalf by:



Rev David Crouchley (Chairman)

The notes on pages 14 to 19 form part of these financial statements.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2021

1 ACCOUNTING POLICIES

Basis of Accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with acceptable accounting policies. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities" issued in October 2019 and the Financial Reporting Standard 102 (effective January 2019) and applicable accounting standards.

The Charity has availed itself of Paragraph 4 (1) of Schedule 1 of the Companies Act 2006 and adopted the Companies Act formats to reflect the special nature of the Charity's activities.

Cash flow statement

The financial statements do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard 102 (effective January 2015).

Company status

The Charity is a company limited by guarantee. The members of the company are the serving trustees, named on page 1. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the Charity.

Going concern

The trustees have concluded that it is appropriate to prepare accounts on the going concern basis as the Charity will have adequate cash resources and financial projections indicate that the Charity will continue to trade within its existing and negotiated bank facilities.

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 cost 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.

Governance costs

Governance costs are the costs associated with the governance arrangements of the Charity including accountancy costs and the necessary legal procedures for compliance with statutory requirements

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2021 (continued)

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Cost represents purchase price together with any incidental costs for acquisition. Depreciation is provided, after taking account of any grants receivable, at the following annual rates in order to write off each asset over its estimated useful life:

Freehold buildings - Thornleigh Hotel	- 1% on buildings cost
Plant and equipment	- 5% on cost
Fixtures and fittings	- 25% on reducing balance
Office equipment and furniture	- 20% on reducing balance

The land element of the freehold land and buildings is not depreciated.

Freehold land and buildings are included in the accounts at valuation based on existing use

Stock

Stock consists of purchased goods for resale. Cost represent purchase price together with any incidental costs of acquisition. Stock is valued at the lower of cost and net realisable value. Items donated for resale or distribution are not included in the financial statements until they are sold or distributed.

Foreign currencies

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities are retranslated at the rate of exchange ruling at the balance sheet date. All differences are taken to the SOFA.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement; as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after settling all of its liabilities.

2 INCOME AND EXPENDITURE

Income and endowments

Charges to guests, clients and participants represent charges for accommodation and related services excluding value added tax. Income is recognised when the service has been provided. Income from subscription and donations, investment income and Gift Aid is included when received.

The continuing trading activities of the company are carried on in pursuance of the charitable objectives set out in its Memorandum of Association.

Other income includes Government and local authority grants in relation to the Covid19 pandemic. They have been accounted on an accruals basis. The Interest on Bounce Back Loan relates to interest that has been paid or will be paid directly to NatWest Business Banking to cover the interest free period for the current financial period. Business rates support represents business rates that Thornleigh Hotel were not required to pay, while the Business Support Grants represents funding received from Thornleigh Hotels local authority.

	2021	2020
	£	£
Job Retention Scheme	42,946	75,821
Interest on Bounce Back Loan	521	729
Business rates support	-	2,534
Business Support Grants	13,053	28,450

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2021 (continued)

2 INCOME AND EXPENDITURE continued

Expenditure

All expenditure is accounted for on an accrual basis and has been classified under headings that aggregate all costs related to that category. Separate ledgers are kept for each division which ensures all costs have been allocated to the activity that it relates to.

3 ANALYSIS OF TOTAL EXPENDITURE

	Direct Costs	Staff Costs	Other Allocated Costs	Depreciation	Total	2020
	£	£	£	£	£	£
Direct charitable expenditure						
Thornleigh Hotel	104,238	178,720	33,103	15,677	331,738	295,310
Highway Trust	-	-	350	-	350	689
	<u>104,238</u>	<u>178,720</u>	<u>33,453</u>	<u>15,677</u>	<u>332,088</u>	<u>295,999</u>
Donations	-	-	-	-	-	-
Bursary Fund	-	-	-	-	-	-
Development Fund	-	-	5,750	-	5,750	617
Governance costs	-	-	29	-	29	262
Interest charges	-	-	8,421	-	8,421	9,343
	<u>-</u>	<u>-</u>	<u>14,200</u>	<u>-</u>	<u>14,200</u>	<u>10,222</u>
	<u>104,238</u>	<u>178,720</u>	<u>47,653</u>	<u>15,677</u>	<u>346,288</u>	<u>306,221</u>

Staff costs - No employee earned more than £60,000 pa.
The average number of employees was 15 (2020: 18)

Remuneration of Key Management Personnel

No remuneration was paid to the trustees during the year (2020: £Nil)

Day to day management of the hotel is delegated to the Hotel Management Team and their remuneration is as follows:

	2021 £	2020 £
Hotel manager	32,282	29,788
Hotel accountant	5,775	4,799

Out of pocket expenses were reimbursed to the trustees as follows:

	2021 Number	2021 £	2020 Number	2020 £
	<u>8</u>	<u>-</u>	<u>8</u>	<u>262</u>

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2021 (continued)

4 NET MOVEMENT IN FUNDS FOR THE YEAR

	2021 £	2020 £
This is stated after charging:		
Depreciation to tangible fixed assets	15,677	17,814
Independent examiners fee	<u>1,500</u>	<u>1,500</u>

5 TANGIBLE FIXED ASSETS

	Land and buildings £	Plant & Equipment £	Fixtures & fittings £	Office Equipment £	Total £
COST OR REVALUATION					
At 1 January 2021	794,670	50,614	90,562	4,634	940,480
Additions	-	-	-	-	-
Reallocation	-	-	-	-	-
Disposals	-	-	-	-	-
At 31 December 2021	<u>794,670</u>	<u>50,614</u>	<u>90,562</u>	<u>4,634</u>	<u>940,480</u>
DEPRECIATION					
At 1 January 2021	43,006	31,764	65,191	4,166	144,127
Charge for year	6,447	2,794	6,343	93	15,677
Disposals	-	-	-	-	-
At 31 December 2021	<u>49,453</u>	<u>34,558</u>	<u>71,534</u>	<u>4,259</u>	<u>159,804</u>
NET BOOK VALUE 2021	<u>745,217</u>	<u>16,056</u>	<u>19,028</u>	<u>375</u>	<u>780,676</u>
NET BOOK VALUE 2020	<u>751,664</u>	<u>18,850</u>	<u>25,371</u>	<u>468</u>	<u>796,353</u>

The property at The Esplanade, Gange-over-Sands was revalued on 21 July 2014 by J Haley MRICS at £750,000. The trustees consider the valuation, as adjusted for the refurbishment during the period 2017 to 2020, to fairly reflect the market value of the property held as at 31 December 2021.

As at 31 December 2021 the Trust has completed the refurbishment of the Garden Room, Dining Room and lounge at Thornleigh Hotel, and continued work on refurbishing other public areas, staff accommodation and bedrooms. Relevant capital costs incurred in the refurbishment have been capitalised at the year end, all other costs have been charged to profit and loss account as part of the development fund. At the completion of the work any further capital costs will be capitalised.

The refurbishment is being funded partly through donations (included in the development fund) partly from accumulated reserves, and through a further mortgage.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2021 (continued)

6 DEBTORS - Amounts due within one year

	2021	2020
	£	£
Prepayments	8,054	6,043
Other debtors	1,844	2,116
	<u>9,898</u>	<u>8,159</u>

7 CASH AT BANK AND IN HAND

	2021	2020
	£	£
Unrestricted	161,670	103,144
Restricted	24,569	22,697
	<u>186,239</u>	<u>125,841</u>

8 CREDITORS - amounts falling due within one year

	2021	2020
	£	£
Mortgage	16,570	6,000
Deposits received on account	28,764	30,459
Other taxes and social security	1,239	1,660
Trade creditors	6,631	6,024
Other creditors and accruals	40,758	27,936
Loans	6,618	5,833
	<u>100,580</u>	<u>77,912</u>

9 CREDITORS - amounts falling due after more than one year

	2021	2020
	£	£
Mortgage	199,211	218,000
Loans	43,535	44,167
	<u>242,746</u>	<u>262,167</u>

The following aggregate liabilities disclosed under creditors falling due after more than one year are due for repayment after more than five years from the balance sheet date:

<u>158,213</u>	<u>198,167</u>
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The remaining term of the repayment mortgage is 17 years and 10 months at the year end.

The mortgage is secured on the land and buildings at Thornleigh Hotel

HIGHWAY TRUST LIMITED**(a registered charity and a company limited by guarantee)****Notes to the financial statements for the year ended 31 December 2021 (continued)****10 RESTRICTED FUNDS**

	Development Fund £	Bursary Fund £	Total 2021 £	Total 2020 £
Opening balance	18,366	4,331	22,697	19,349
Collections and donations during the year	7,622	-	7,622	3,965
	<u>25,988</u>	<u>4,331</u>	<u>30,319</u>	<u>23,314</u>
Grants made during the year	-	-	-	-
Transfer from Unrestricted Reserve	-	-	-	-
Expenditure during the year	(5,750)	-	(5,750)	(617)
Transferred to fixed assets	-	-	-	-
At 31 December 2021	<u>20,238</u>	<u>4,331</u>	<u>24,569</u>	<u>22,697</u>

The Bursary Fund is monies collected from hotel guests and Friends of Thornleigh Hotel and other donations and used to subsidise travellers in need of assistance.

The Development Fund represents monies collected and used for the multi-year refurbishment plan for the Hotel.

11 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Restricted Fund £	General Fund £	Total £
Fund balances at 31 December 2021 are represented by:			
Tangible fixed assets	-	780,676	780,676
Current assets	24,569	172,418	196,987
Current liabilities	-	(100,580)	(100,580)
Long term liabilities	-	(242,746)	(242,746)
Total net assets	<u>24,569</u>	<u>609,768</u>	<u>634,337</u>

12 CONTROL

The charity was under the control of the trustees throughout the whole of the current and previous year.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Highway Trust
Income and Expenditure account for the year ended 31 December 2021

	2021	2020
	£	£
INCOME		
Subscriptions and donations		
Other income	-	-
Management charge to Thornleigh Hotel	4,000	4,000
	<u>4,000</u>	<u>4,000</u>
	2021	2020
	£	£
EXPENDITURE		
Council, secretarial, conference and training expenses	-	262
Accountancy	350	676
Miscellaneous	29	13
	<u>379</u>	<u>951</u>
Surplus for the year	<u>3,621</u>	<u>3,049</u>
Division surplus/(deficit) for the year		
Highway Trust	3,621	3,049
Thornleigh Hotel	<u>39,742</u>	<u>(11,174)</u>
	<u>43,363</u>	<u>(8,125)</u>

This page does not form part of the statutory accounts

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Thornleigh Hotel

Income and Expenditure account for the year ended 31 December 2021

	2021	2020
	£	£
INCOME		
Charges to Hotel guests	325,509	142,205
Donations	7,622	3,965
Other Income	-	44,392
Job Retention Scheme	42,946	75,821
Interest on Bounce Back Loan	521	729
Business rates support	-	2,534
Business Support Grants	13,053	28,450
	<u>389,651</u>	<u>298,096</u>
EXPENDITURE		
Provisions	36,666	19,132
Staff costs	178,720	175,186
Premises and equipment costs		
General and water rates	4,901	9,426
Light and heat	17,164	16,868
Repairs and renewals	30,944	14,875
Cleaning and laundry	8,999	4,560
Activity breaks	4,751	857
Books for resale	813	320
	<u>282,958</u>	<u>241,224</u>
Advertising	10,005	11,549
Audit and accountancy	2,807	3,172
Bank charges	2,401	1,660
Insurance	6,619	5,602
Printing and stationery	3,110	3,328
Telephone and postage	7,904	6,892
General expenses	2,960	1,323
Mortgage interest	8,421	9,343
Development expenditure	-	617
Management charge	4,000	4,000
Subscriptions, licences and donations	3,047	2,746
	<u>51,274</u>	<u>50,232</u>
Depreciation:		
Freehold property	6,447	6,447
Fixtures and fittings	6,343	8,457
Office equipment	93	117
Plant and equipment	2,794	2,793
	<u>15,677</u>	<u>17,814</u>
Surplus/ (deficit) for the year	<u>39,742</u>	<u>(11,174)</u>

This page does not form part of the statutory accounts

HIGHWAY TRUST LIMITED

England & Wales - Charity number 244075

Accounts

Charity number: 244075
Company number: 826993

Highway Trust Limited
(a registered charity and a company
limited by guarantee)

Unaudited Report and Financial Statements
For the year ended 31 December 2020

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

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Detailed income and expenditure accounts	20-21

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

COUNCIL OF MANAGEMENT

Rev David Crouchley (Chairman)
Colin Rawling (Treasurer)
David Wisdish (Secretary)
George Griffiths (Resigned 19 January 2021)
Ruth Briddock
Rev Michael Bonser (Resigned 15 July 2020)
Heather Cameron (Appointed 22 August 2019)
Irene Mckay (Appointed 22 August 2019)
Helen Norman (Appointed 19 January 2021)

SECRETARY

David Wisdish (Appointed 19 January 2021)
George Griffiths (Resigned 19 January 2021)

REGISTERED OFFICE

Thornleigh
The Esplanade
Grange-over-Sands
Cumbria
LA11 7HH

ACCOUNTANTS

Rfm Barrow
Bellevue
Prince's Street
Ulverston
Cumbria
LA12 7NB

BANKERS

The Co-operative Bank plc
PO Box 250
Skelmersdale
WN8 6WT

NatWest Business Banking
Business Banking Kendal
10 Elephant Yard
Kendal
Cumbria
LA9 4GS

COMPANY NUMBER: 826993 England and Wales

CHARITY NUMBER: 244075

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

TRUSTEES' REPORT

The Trustees, who are also directors of the Charity for the purposes of the Companies Act, present their annual report and the unaudited financial statements for the year ended 31 December 2020. The Trustees have adopted the provisions of the Statement of Recommended Practice (FRS102) "Accounting and Reporting by Charities" issued in January 2015 in preparing the annual report and financial statements of the Charity.

OBJECTS OF THE CHARITY, PRINCIPAL ACTIVITIES AND ORGANISATION

The Charity is constituted as a company limited by guarantee, and is therefore governed by a Memorandum and Articles of Association.

The Highway Trust grew out of an Advisory Council representing Anglican, Methodist and Free Churches. They were incorporated in 1964 to provide facilities for the advancement of the Christian religion initially through Highway Holidays which they had brought into being some two years earlier. Over the years our actions have been consistently applied to this effect.

In planning our activities for 2020 we have taken into consideration the Charity Commission's guidance on public benefit, and specifically the guidance for the advancement of religion.

On a regular basis the Trustees review our charitable object and mission statement.

Our Charitable Object is:

- To further the Christian faith.
- To encourage Christian action and mission.
- To promote the cause of Christian Unity.

Our mission statement is:

- To provide a unique Christian dimension to holidays and hospitality, and reach out to others through social action and mission, to the glory of God.

In the past we have performed our Mission Statement in a number of ways but we have in the last few years focussed on seeking to give glory to God through offering travel and hospitality including opportunities for rest and recuperation in a Christian hotel.

More details on our activities in 2020 are given below. The Highway Trust's Trustees are not paid in any way.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

TRUSTEES' REPORT continued

DEVELOPMENT, ACTIVITIES AND ACHIEVEMENTS IN 2020

The Highway Trust

Due to the restricted nature of all activities through out 2020, Highway Trust focused on ensuring that Thornleigh Hotel was able to operate, when allowed to do so, in a safe manner, and to ensure that the Trust was financially positioned to enable it to continue.

Thornleigh Hotel

The Highway Trust has operated Thornleigh since 1973. Its initial object was to provide “evangelism through leisure” for those in the Christian faith, and this remains its object today.

In the early years, house parties came to Grange-over-Sands to enjoy reasonably-priced holidays with like-minded people. The accommodation was fairly basic, as was the provision of food. In contrast, the current facilities at Thornleigh are excellent and all the bedrooms are ensuite. The food is sourced locally and cooked fresh each meal. Careful planning of the menus gives a variety of wholesome meals, a highlight whilst staying at Thornleigh. The whole hotel and award winning gardens are easily accessible for guests and visitors with mobility issues. The gardens are maintained by volunteers. In 2015, we achieved a Silver award for Cumbria in Bloom and a Silver in Grange in Bloom. In 2016, we went one better and achieved a Gold in Grange in Bloom.

Thornleigh is meticulously clean and the attention to detail is clear for all to see. The lounges have different styles of chairs to suit all guests and the rooms are clean and comfortable for guests to relax in and admire the view or chat to other guests staying. There is also a chapel which guests can use for quiet times.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

TRUSTEES' REPORT continued

There are four bedrooms on the ground floor that give access suitable for disabled guests and the less able-bodied. Nearby are toilet and shower facilities for those of limited mobility, including wheelchair users. A passenger lift enables guests to conveniently reach other floors. A loop system has been installed at reception and in all public rooms to help those with impaired hearing. In addition, a 'deafguard' is available to enable guests with difficulty in hearing to be awakened should the fire alarm be sounded during the night. Assistance dogs are permitted. Such additional assistance makes Thornleigh welcoming, inclusive and accessible for a wide range of people. Overnight cover, with a trained first - aider, gives all guests peace of mind. The Thornleigh management is committed to providing a personal and caring service to its guests.

Thornleigh gives the opportunity to join with people of similar interests whilst on holiday. They feel safe and amongst friends due to the family atmosphere of the hotel. We have many elderly guests who are holidaying alone for the first time and we offer the space they need. Meals are served in a family style and all special diets are catered for. The kitchen is maintained to the highest of standards and is awarded the top grade of five stars by the EHO. Community activities and devotions are offered each evening.

Although standards are comparable to a middle grade hotel, the tariff remains at an affordable level and any profit is re-invested either into the fabric of the premises or into supporting the work of the Highway Trust. Thornleigh is a non-profit making establishment. Our employees sometimes find Thornleigh challenging to maintain the high standards expected but feel safe, secure and nurtured by being part of the Thornleigh Team. We feel we offer a safe and caring working environment for employees who may feel vulnerable about the work place. We actively encourage and support our staff in developing themselves further, including supporting further qualifications. We offer work placements to the local school.

Thornleigh currently offers many Special Interest and Theme Breaks to individuals who enjoy taking part in particular activities: Creative Writing, Walking, Enjoying Music, Gospel Singing, Bible Study Weeks, Fellowship Holidays, Craft and Knitting, Painting Tuition, Genealogy, Church Visits and exploring the nearby Lake District by coach. Guests can also come and just relax and find the space they need. Church parties use the hotel for weekend conferences, church holidays or one-day events.

Thornleigh provides local groups in the town, both religious and secular, with a place to meet. These include a monthly lunch for Age UK, provided at a reduced cost, catering for the elderly people in the community; a fortnightly bible study for members of local churches; a self-help group for those who suffer from Fibromyalgia & M.E./CFS and the University of the Third Age (U3A). We also provide space for an 'artist in residence' – presently a seventy year old local artist who was the founder of Prom Art, one of the largest outdoor Art events in the North West.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

TRUSTEES' REPORT continued

The Hotel started a Development Fund in 2017, to receive donations including those from guests and from the Friends of Thornleigh Hotel. This Fund was created to assist in the planned multi-year refurbishment of the Hotel. As at 31 December 2020 most of the major refurbishment of the dining room and lounge have been completed and we have started to focus on other public areas, such as the reception area, and on refurbishing a number of our bedrooms.

The Hotel also has a Bursary Fund which can provide grants to selected guests who, for various reasons, cannot afford to come on holiday. Nominations for grants are received from third parties, and the fund distributed on the basis of need alone, in strict confidence. The fund is available for partial, and sometimes, full payment of the net value of the beneficiary's stay. The fund is also available to provide funding for specialist equipment that would be required for an individual or group to have a more fulfilling stay, such as rental of a wheel chair accessible minibus.

During 2020 support continued for many local and national charities. Fund-raising was undertaken for: Christian Aid, Water Aid, Marie Curie, NCH Action for Children, NSPCC, Age UK, Fix the Fells, Woodland Trust, Embrace and Grange-over-Sands community planting.

Thornleigh is committed in working responsibly to help the local environment; we were the first business in Grange to earn the Love my Beach certificate.

TRANSACTIONS AND FINANCIAL POSITION

The Statement of Financial Activities shows a net deficit for the year of £8,125 from ordinary activities. Total funds stand at £590,974 at the year end.

TANGIBLE FIXED ASSETS FOR USE BY THE CHARITY

Details of movements in fixed assets are set out in note 5 to the accounts. The total market value of the freehold land and buildings is considered by the Trustees to be well in excess of the net book value shown in the accounts.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

TRUSTEES' REPORT continued

RESERVES AND RISK MANAGEMENT

Following government guidance on the 16th March 2020 we took the decision to close Thornleigh Hotel, until we were allowed to open, rescheduling all guests with reservations during the period where possible. We were able to open during the summer months with a reduced occupancy limit and following all government advice. Following government guidance we were required to close again later in the year and have remained closed to guests into 2021. It is planned to open as soon as government guidance allows and is both practically and financially possible. We made the decision to retain and pay all staff through out all closed periods, using government support where possible. We have secured both current and additional finance to ensure we can meet our financial and social obligations. We believe we have currently secured sufficient for this difficult period, and will continue to review the situation, allowing us to support continued activities at Thornleigh Hotel, the Charity's subsidiary activities, and the other charitable objects of the Charity, and therefore the Trustees consider the financial position of the Charity to be satisfactory. The Charity has £568,277 of unrestricted funds at 31 December 2020.

The Trustees actively review as part of their regular board meetings all potential areas of risk faced by the various arms of the Charity. Procedures are in place to identify and mitigate risks arising from adverse conditions.

DIRECTORS AND TRUSTEES

The directors of the company are the members of the council of management, whose names appear on page 3. All directors are also Trustees of the Charity. The Trustees are not paid in any way.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity at the end of the financial year and of its surplus or deficit

- i. select suitable accounting policies and then apply them consistently;
- ii. make judgements and estimates that are reasonable and prudent:
- iii. state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- iv. prepare the financial statements on the going concern basis.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

TRUSTEES' REPORT continued

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS continued

The Trustees are responsible for maintaining proper accounting records which 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 Companies Act 1985. 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.

Signed on behalf of the Council of Management



D Wisdich – Company Secretary

2ND AUGUST 2021

Date approved by the Council

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HIGHWAY TRUST LIMITED

I report on the accounts of Highway Trust Limited for the year ended 31 December 2020, which are set out on pages 12 to 19.

Respective responsibilities of trustees and examiner

The trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a qualified member of the Institute of Chartered Accountants in England and Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145 (5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent examiner's report

My examination was carried out in accordance with the 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 you as 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.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HIGHWAY TRUST LIMITED

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 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave 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.

On behalf of

A handwritten signature in black ink, appearing to be 'R. [unclear]', written in a cursive style.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

Statement of financial activities

	Notes	Restricted £	Unrestricted £	Total 2020 £	Total 2019 £
INCOMING RESOURCES					
Income and endowments from generated funds					
Donations and legacies		3,965	-	3,965	9,706
Income from investments		-	-	-	-
Income from charitable activities					
Charges to guests - Thornleigh Hotel	2	-	142,205	142,205	411,604
Other income	2	-	151,926	151,926	-
TOTAL INCOME AND ENDOWMENTS		3,965	294,131	298,096	421,310
EXPENDITURE ON					
Expenditure on charitable activities					
Thornleigh hotel	3	617	295,310	295,927	405,548
Trust		-	689	689	3,364
Governance costs		-	262	262	1,112
Other expenditure					
Interest		-	9,343	9,343	9,170
TOTAL EXPENDITURE		617	305,604	306,221	419,194
Net income / (expenditure)	4	3,348	(11,473)	(8,125)	2,116
OTHER GAINS AND LOSSES					
Transfer between reserves		-	-	-	-
Capitalised during year		-	-	-	9,663
Net movement in funds		3,348	(11,473)	(8,125)	11,779
Balances brought forward at 1 January 2019		19,349	579,750	599,099	587,320
Balances carried forward at 31 December 2019		22,697	568,277	590,974	599,099

The Statement of Financial Activities includes all gains and losses recognised in the year.
The notes on pages 13 to 18 form part of these financial statements.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Reports and financial statements for the year ended 31 December 2020

Balance sheet

	Notes	2020		2019	
		£	£	£	£
FIXED ASSETS					
Tangible assets	5		796,353		814,167
CURRENT ASSETS					
Stock		700		1,941	
Debtors	6	8,159		15,057	
Cash at bank and in hand	7	<u>125,841</u>		<u>73,292</u>	
		134,700		90,290	
CREDITORS: amounts falling due within one year	8	<u>(77,912)</u>		<u>(85,091)</u>	
NET CURRENT ASSETS			56,788		5,199
TOTAL ASSETS LESS CURRENT LIABILITIES			853,141		819,366
CREDITORS: amounts falling due after more than one year	9		(262,167)		(220,267)
NET ASSETS			<u>590,974</u>		<u>599,099</u>
INCOME FUNDS					
Restricted funds			22,697		19,349
Unrestricted funds			<u>568,277</u>		<u>579,750</u>
TOTAL FUNDS			<u>590,974</u>		<u>599,099</u>

For the year ended 31 December 2020 the company was entitled to exemption from audit section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

These financial statements have been prepared in accordance with the special provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the trustees and authorised for issue on and are signed on their behalf by:

Rev David Crouchley (Chairman)



The notes on pages 14 to 19 form part of these financial statements.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2020**1 ACCOUNTING POLICIES****Basis of Accounting**

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with acceptable accounting policies. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities" issued in January 2015 and the Financial Reporting Standard 102 (effective January 2015) and applicable accounting standards.

The Charity has availed itself of Paragraph 4 (1) of Schedule 1 of the Companies Act 2006 and adopted the Companies Act formats to reflect the special nature of the Charity's activities.

Cash flow statement

The financial statements do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard 102 (effective January 2015).

Company status

The Charity is a company limited by guarantee. The members of the company are the serving trustees, named on page 1. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the Charity.

Going concern

The trustees have concluded that it is appropriate to prepare accounts on the going concern basis as the Charity will have adequate cash resources and financial projections indicate that the Charity will continue to trade within its existing and negotiated bank facilities.

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 cost 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.

Governance costs

Governance costs are the costs associated with the governance arrangements of the Charity including accountancy costs and the necessary legal procedures for compliance with statutory requirements

HIGHWAY TRUST LIMITED**(a registered charity and a company limited by guarantee)****Notes to the financial statements for the year ended 31 December 2020 (continued)****Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less depreciation. Cost represents purchase price together with any incidental costs to acquisition. Depreciation is provided, after taking account of any grants receivable, at the following annual rates in order to write off each asset over its estimated useful life:

Freehold buildings - Thornleigh Hotel	- 1% on buildings cost
Plant and equipment	- 5% on cost
Fixtures and fittings	- 25% on reducing balance
Office equipment and furniture	- 20% on reducing balance

The land element of the freehold land and buildings is not depreciated.

Freehold land and buildings are included in the accounts at valuation based on existing use

Stock

Stock consists of purchased goods for resale. Cost represent purchase price together with any incidental costs of acquisition. Stock is valued at the lower of cost and net realisable value. Items donated for resale or distribution are not included in the financial statements until they are sold or distributed.

Foreign currencies

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities are retranslated at the rate of exchange ruling at the balance sheet date. All differences are taken to the SOFA.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement; as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after settling all of its liabilities.

2 INCOME AND EXPENDITURE**Income and endowments**

Charges to guests, clients and participants represent charges for accommodation and related services excluding value added tax. Income is recognised when the service has been provided. Income from subscription and donations, investment income and Gift Aid is included when received.

The continuing trading activities of the company are carried on in pursuance of the charitable objectives set out in its Memorandum of Association.

Other income includes Government and local authority grants in relation to the CoVid19 pandemic. They have been accounted on an accruals basis. The Interest on Bounce Back Loan relates to interest that has been paid or will be paid directly to NatWest Business Banking to cover the interest free period for the current financial period. Business rates support represents business rates that Thornleigh Hotel were not required to pay, while the Business Support Grants represents funding received from Thornleigh Hotels local authority.

	2020	2019
	£	£
Job Retention Scheme	75,821	-
Interest on Bounce Back Loan	729	-
Business rates support	2,534	-
Business Support Grants	<u>28,450</u>	-

Expenditure

All expenditure is accounted for on an accrual basis and has been classified under headings that aggregate all costs related to that category. Separate ledgers are kept for each division which ensures all costs have been allocated to the activity that it relates to.

HIGHWAY TRUST LIMITED

(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2020 (continued)**3 ANALYSIS OF TOTAL EXPENDITURE**

	Direct Costs	Staff Costs	Other Allocated Costs	Depreciation	Total	2019
	£	£	£	£	£	£
Direct charitable expenditure						
Thornleigh Hotel	66,038	175,186	36,272	17,814	295,310	390,667
Highway Trust	-	-	689	-	689	3,364
	<u>66,038</u>	<u>175,186</u>	<u>36,961</u>	<u>17,814</u>	<u>295,999</u>	<u>394,031</u>
Donations	-	-	-	-	-	-
Bursary Fund	-	-	-	-	-	-
Development Fund	-	-	617	-	617	14,881
Governance costs	-	-	262	-	262	1,112
Interest charges	-	-	9,343	-	9,343	9,170
	<u>-</u>	<u>-</u>	<u>10,222</u>	<u>-</u>	<u>10,222</u>	<u>25,163</u>
	<u>66,038</u>	<u>175,186</u>	<u>47,183</u>	<u>17,814</u>	<u>306,221</u>	<u>419,194</u>

Staff costs - No employee earned more than £60,000 pa.
The average number of employees was 18 (2019: 18)

Remuneration of Key Management Personnel

No remuneration was paid to the trustees during the year (2019: £Nil)

Day to day management of the hotel is delegated to the Hotel Management Team and their remuneration is as follows:

	2020 £	2019 £
Hotel manager	29,788	32,135
Hotel accountant	4,799	5,245

Out of pocket expenses were reimbursed to the trustees as follows:

	2020 Number	2020 £	2019 Number	2019 £
	<u>8</u>	<u>262</u>	<u>8</u>	<u>1,112</u>

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2020 (continued)

4 NET MOVEMENT IN FUNDS FOR THE YEAR

	2020	2019
	£	£
This is stated after charging:		
Depreciation to tangible fixed assets	17,814	19,428
Independent examiners fee	<u>1,500</u>	<u>1,500</u>

5 TANGIBLE FIXED ASSETS

	Land and buildings	Plant & Equipment	Fixtures & fittings	Office Equipment	Total
	£	£	£	£	£
COST OR REVALUATION					
At 1 January 2020	794,670	55,876	164,523	15,917	1,030,986
Additions	-	-	-	-	-
Reallocation	-	-	-	-	-
Disposals	-	(5,262)	(73,961)	(11,283)	(90,506)
At 31 December 2020	<u>794,670</u>	<u>50,614</u>	<u>90,562</u>	<u>4,634</u>	<u>940,480</u>
DEPRECIATION					
At 1 January 2020	36,559	34,233	130,695	15,332	216,819
Charge for year	6,447	2,793	8,457	117	17,814
Disposals	-	(5,262)	(73,961)	(11,283)	(90,506)
At 31 December 2020	<u>43,006</u>	<u>31,764</u>	<u>65,191</u>	<u>4,166</u>	<u>144,127</u>
NET BOOK VALUE 2020	<u>751,664</u>	<u>18,850</u>	<u>25,371</u>	<u>468</u>	<u>796,353</u>
NET BOOK VALUE 2019	<u>758,111</u>	<u>21,643</u>	<u>33,828</u>	<u>585</u>	<u>814,167</u>

The property at The Esplanade, Gange-over-Sands was revalued on 21 July 2014 by J Haley MRICS at £750,000. The trustees consider the valuation, as adjusted for the refurbishment during the period 2017 to 2020, to fairly reflect the market value of the property held as at 31 December 2020.

As at 31 December 2020 the Trust has completed the refurbishment of the Garden Room, Dining Room and lounge at Thornleigh Hotel, and continued work on refurbishing other public areas and selected bedrooms. Relevant capital costs incurred in the refurbishment have been capitalised at the year end, all other costs have been charged to profit and loss account as part of the development fund. At the completion of the work any further capital costs will be capitalised.

The refurbishment is being funded partly through donations (included in the development fund) partly from accumulated reserves, and through a further mortgage.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2020 (continued)

6 DEBTORS - Amounts due within one year

	2020	2019
	£	£
Prepayments	6,043	12,038
Other debtors	2,116	3,019
	<u>8,159</u>	<u>15,057</u>

7 CASH AT BANK AND IN HAND

	2020	2019
	£	£
Unrestricted	103,144	53,943
Restricted	22,697	19,349
	<u>125,841</u>	<u>73,292</u>

8 CREDITORS - amounts falling due within one year

	2020	2019
	£	£
Mortgage	6,000	5,950
Deposits received on account	30,459	23,877
Other taxes and social security	1,660	13,993
Trade creditors	6,024	10,892
Other creditors and accruals	27,936	20,379
Loans	5,833	10,000
	<u>77,912</u>	<u>85,091</u>

9 CREDITORS - amounts falling due after more than one year

	2020	2019
	£	£
Mortgage	218,000	220,267
Loans	44,167	-
	<u>262,167</u>	<u>220,267</u>

The following aggregate liabilities disclosed under creditors falling due after more than one year are due for repayment after more than five years from the balance sheet date:

<u>198,167</u>	<u>190,517</u>
----------------	----------------

The remaining term of the repayment mortgage is 18 years and 10 months at the year end.

The mortgage is secured on the land and buildings at Thornleigh Hotel

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Notes to the financial statements for the year ended 31 December 2020 (continued)

10 RESTRICTED FUNDS

	Development Fund £	Bursary Fund £	Total 2020 £	Total 2019 £
Opening balance	15,018	4,331	19,349	12,361
Collections and donations during the year	3,965	-	3,965	9,706
	<u>18,983</u>	<u>4,331</u>	<u>23,314</u>	<u>22,067</u>
Grants made during the year	-	-	-	-
Transfer from Unrestricted Reserve	-	-	-	2,500
Expenditure during the year	(617)	-	(617)	(14,881)
Transferred to fixed assets	-	-	-	9,663
At 31 December 2020	<u>18,366</u>	<u>4,331</u>	<u>22,697</u>	<u>19,349</u>

The Bursary Fund is monies collected from hotel guests and Friends of Thornleigh Hotel and other donations and used to subsidise travellers in need of assistance.

The Development Fund represents monies collected and used for the multi-year refurbishment plan for the Hotel.

11 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Restricted Fund £	General Fund £	Total £
Fund balances at 31 December 2020 are represented by:			
Tangible fixed assets	-	796,353	796,353
Current assets	22,697	112,003	134,700
Current liabilities	-	(77,912)	(77,912)
Long term liabilities	-	(262,167)	(262,167)
Total net assets	<u>22,697</u>	<u>568,277</u>	<u>590,974</u>

12 POST BALANCE SHEET EVENTS

Following government guidance on the 16th March 2020, the trustees of Highway Trust and the management team of Thornleigh Hotel took the decision to close Thornleigh Hotel for 12 weeks. This means that we have contacted all guest with a reservation during this period with a view to rescheduling their stay. We have taken the decision to retain and pay all staff for this period and have sought to secure our current bank funding and obtain additional finance to ensure we can meet our financial and social obligations during this difficult time. We are in discussion with local bodies to see if we can be of assistance.

13 CONTROL

The charity was under the control of the trustees throughout the whole of the current and previous year.

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Highway Trust
Income and Expenditure account for the year ended 31 December 2020

	2020	2019
	£	£
INCOME		
Subscriptions and donations		
Other income	-	-
Management charge to Thornleigh Hotel	4,000	4,000
	<u>4,000</u>	<u>4,000</u>
	2020	2019
	£	£
EXPENDITURE		
Council, secretarial, conference and training expenses	262	1,112
Accountancy	676	324
Donations	-	500
Bank charges	-	-
Miscellaneous	13	40
Donations to Thornleigh Hotel	-	-
Donations to Thornleigh Hotel Bursary	-	2,500
Donations to Thornleigh Hotel Refurbishment	-	-
	<u>951</u>	<u>4,476</u>
Deficit for the year	<u><u>3,049</u></u>	<u><u>(476)</u></u>
Division surplus/(deficit) for the year		
Highway Trust	3,049	(476)
Thornleigh Hotel	<u>(11,174)</u>	<u>9,511</u>
	<u><u>(8,125)</u></u>	<u><u>9,035</u></u>

This page does not form part of the statutory accounts

HIGHWAY TRUST LIMITED
(a registered charity and a company limited by guarantee)

Thornleigh Hotel

Income and Expenditure account for the year ended 31 December 2020

	2020	2019
	£	£
INCOME		
Charges to Hotel guests	142,205	411,604
Donations	3,965	1,743
Other Income	44,392	-
Job Retention Scheme	75,821	-
Interest on Bounce Back Loan	729	-
Business rates support	2,534	-
Business Support Grants	28,450	-
	<u>298,096</u>	<u>413,347</u>
EXPENDITURE		
Provisions	19,132	60,797
Staff costs	175,186	198,053
Premises and equipment costs		
General and water rates	9,426	9,182
Light and heat	16,868	21,947
Repairs and renewals	14,875	22,034
Cleaning and laundry	4,560	12,800
Activity breaks	857	2,315
Books for resale	320	1,669
	<u>241,224</u>	<u>328,797</u>
Advertising	11,549	13,949
Audit and accountancy	3,172	2,158
Bank charges	1,660	3,012
Insurance	5,602	5,672
Motor travel	-	-
Printing and stationery	3,328	4,858
Telephone and postage	6,892	7,058
General expenses	1,323	2,739
Mortgage interest	9,343	9,170
Development expenditure	617	-
Management charge	4,000	4,000
Subscriptions, licences and donations	2,746	2,995
	<u>50,232</u>	<u>55,611</u>
Depreciation:		
Freehold property	6,447	6,447
Fixtures and fittings	8,457	10,098
Office equipment	117	146
Plant and equipment	2,793	2,737
	<u>17,814</u>	<u>19,428</u>
Surplus/ (deficit) for the year	<u>(11,174)</u>	<u>9,511</u>

This page does not form part of the statutory accounts