

THE CROSSNESS ENGINES TRUST

England & Wales · Charity number 297585

Details

Status Registered

Legal form Charitable company

Company number [02141756](#)

Registered 1987-09-25

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

Contact

Address 230 Plumstead Common Road
London
SE18 2RS

Phone 07947864139

Email mike.jones@crossness.org.uk

Website www.crossness.org.uk

Activities

Objects: TO PROMOTE INITIATE ADVANCE ENCOURAGE ADMINISTER SUPPORT PROVIDE ACCESS TO AND PROCURE FOR THE BENEFIT OF THE PUBLIC AT LARGE THE COLLECTION PRESERVATION CONSERVATION MAINTENANCE RESTORATION RECONSTRUCTION RENOVATION REINSTATEMENT REPLACEMENT REPRODUCTION DISPLAY AND EXHIBITION OF SITES BUILDINGS PUMPS ENGINES PLANT EQUIPMENT ARTEFACTS APPARATUS DEVICES GADGETS CONTRIVANCES EXHIBITS PLANS MODELS AND INVENTIONS OF HISTORICAL AND TECHNICAL INTEREST PARTICULARLY AS THE MAY RELATE TO THE ESTABLISHMENT AND DISPOSAL OF SEWAGE. THE HANDLING OF SURFACE WATER AND/OR WHERE THEY ARE ASSOCIATED ASPECTS OF SCHEMES FOR THE IMPROVEMENT OF ARRANGEMENTS FOR THE PUBLIC HEALTH.

Activities: Conservation and development for public benefit of the Victorian southern outfall of the London sewer system. The main buildings, the Boiler House, Triple Expansion Engine House and the Beam Engine House are Grade I listed. The Beam Engine House contains fine examples of Victorian decorative wrought ironwork and four rotative beam steam engines, built originally by the James Watt Company.

Classification

- **How:** Provides Buildings/facilities/open Space, Sponsors Or Undertakes Research
- **What:** Education/training, Arts/culture/heritage/science, Environment/conservation/heritage
- **Who:** Children/young People, The General Public/mankind

Geography

- Bexley

Finances

Period end	Income	Expenditure	Assets	Employees
2024-10-31	£304,355	£239,785	-	-
2023-10-31	£191,142	£198,496	-	-
2022-10-31	£186,540	£208,795	-	-
2021-10-31	£134,677	£246,191	-	-
2020-10-31	£166,540	£167,387	-	-

Trustees

Name	Role	Appointed
Abdullah Seba		2025-02-18
Ermerlinda Katharine Mary Clough		2026-03-16
Frederick Kennedy Germanus-Kunda		2020-08-24
Kevin Miles Ridley		2019-08-06
Michael Jones		2019-10-25
Nigel Ronald Springhall		2026-03-16
Sarah Lesley Beacock		2023-09-10

THE CROSSNESS ENGINES TRUST

England & Wales - Charity number 297585

Accounts

THE CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2024

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CONTENTS

	Page
Reference and administrative details of the Charity, its Trustees and advisers	1
Chairman's statement	2 - 6
Trustees' report	7 - 8
Independent examiner's report	9
Statement of financial activities	10
Balance sheet	11
Notes to the financial statements	12 - 22

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 OCTOBER 2024

Trustees	M Jones A Neher (resigned 28 October 2024) P Nelson (resigned 24 September 2024) K M Ridley J G Warner (resigned 24 September 2024) F K Germanus-Kunda C Chin S Beacock, Chair E Jepson R Fleming A Seba (appointed 18 February 2025) S James (appointed 24 September 2024)
Company registered number	02141756
Charity registered number	297585
Registered office	The Old Works Thames Water Sewage Treatment Works Bazalgette Way London SE2 9AQ
Company secretary	M Jones
Accountants	Hedley Dunk Limited Accountants Trinity House 3 Bullace Lane Dartford Kent DA1 1BB

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRWOMAN'S STATEMENT
FOR THE YEAR ENDED 31 OCTOBER 2024

The chair presents her statement for the year.

Introduction

This report formally presents the accounts and a report of activities for the last complete financial year to October 2024.

In general, the Trust is continuing in a positive financial position and in its development as a museum and visitor attraction. A number of factors contribute to this including the ongoing strong support of its volunteers, the recruitment of two part-time staff and a conscious effort to reach new audiences.

Trust Organisation and Operations

The recruitment of two new trustees towards the end of the previous year has allowed us to re-visit the review of the governance in the past year, although progress has been delayed by preparations for both museum accreditation and work towards our 160th anniversary celebrations scheduled for April 2025. This work is ongoing however and expected to be completed during the 2024/25 financial year.

Volunteers

We have continued to see excellent value delivered by our volunteers – both regular and occasional. During the year we attended various volunteer recruitment and other local events to focus on attracting new recruits. This is partly due to the realisation that our volunteer group is predominated by the older age group and we need to bring in new and younger recruits to pick up the baton for the future.

Our volunteers are always rated very highly in our customer feedback which is something we are very proud of.

In total we have around 100 volunteers on our books but we have struggled with the conversion from 'interest in' to 'getting involved'. Of 44 expressions of interest we only actually converted 11 new volunteers. One of the key activities in 2025 is improving this conversion rate and looking at the best practices for inducting new volunteers.

We also developed a new video focusing on what our volunteers do and the volunteer experience. For the first time ever our volunteer hours topped 3,000 in a month (March 2024) against a total of 28,856 hours for 2023 as a whole.

Training and development opportunities have included: asbestos awareness training, scaffold erection and use training, regular volunteer meetings including our annual Christmas lunch and conducting a volunteer survey to see how we can support volunteers further.

Our visiting volunteers have included Thames Water (thank you to Darren Rule and the team) and the Young Rail Professionals. We also had visits from those volunteering at similar organisations including the Brunel Museum and both Markfield Beam Engines and Walthamstow Pumphouse.

Our volunteers have benefited from visits to Abbey Mills (as a guest of one of their staff who had visited Crossness) and Walthamstow and Kempton as part of the attempt to revive the Association of London Pump House Attractions (ALPHA).

We are very sad to report the death of a number of volunteers during this financial year including Peter Skilton, David Wilkinson, Peter Griffiths and Mike Deadman. David had been a volunteer since 1990 and a generous benefactor to Crossness whilst Peter had been the team leader for the Victoria engine. Another volunteer, Bryan Key, moved away from the area. We would like to express our gratitude to them all.

Health and safety

Other than ongoing training (as outline above), there have been no significant health and safety issues experienced during the year.

We updated our Lone Working Policy during the year.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRWOMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2024

Boiler inspection and gas monitoring inspections were carried out.

Conservation

Much of the focus this year has been on repairs and upkeep of the building fabric. In particular, storm damage led to the need to replace a number of rooflights and ridge flashings to the Beam Engine House and Triple Expansion Engine House. Some of the external damage had impacts internally such as the lights in the visitor toilets.

We continue to focus on the areas where volunteers work such as electrical distribution in the Fitting Shop and heating in the Carpenter's Shop.

Further investment in the restoration of Victoria included inspection of the engine lifting equipment.

We were grateful for a visit from Historic England to view and advise on our ongoing works.

Collections

Achievements 2023/2024

- Archive Tours continued to be popular, with 559 attendees.
- Eleven researchers consulted archive material.
- The organisation, rehousing and cataloguing of the CET's administrative papers, including Board and committee minutes, is continuing.
- The first box of unaccessioned archive material has been appraised.
- The Moving Objects Policy and Archive Documentation Plan were updated and approved by the Board.
- A team of volunteers successfully moved a watercolour painting from the Boiler House to the artefact store following water ingress through the Boiler House roof.
- 34 artefacts were added to the collection, including a Mantle Clock shipped from America.
- A new volunteer began transferring the artefact card index catalogue onto MODES.
- A new Preventive Conservation volunteer started working at Crossness.

Museum Accreditation

Museum Accreditation is an Arts Council programme describing itself as, "The nationally agreed standards to ensure all museums are sustainable, focused and trusted, inspiring the confidence of the public and funding and governing bodies".

We formally initiated the process in October 2022, and work has continued by the Museum Accreditation working group to progress this work towards a submission by October 2025.

Royal Arsenal Narrow Gauge Railway

RANG continues to operate successfully and in accordance with its objective of providing a positive and enjoyable experience for visitors to the Pumping Station.

The sole locomotive, Bazalgette, and its two coaches operated reliably during the year, undertaking 1,614 trips and travelling 401 miles – the equivalent of London to Glasgow. Planned maintenance and the availability of on-site fabrication and repair facilities have helped achieve a high level of availability but tentative enquiries on the costs of obtaining a second engine have commenced.

Most recently, the Railway has significantly benefitted from the involvement of Network Rail Community Volunteers. These volunteers have maintained 23 sets of fishplates and re-ballasted 5 track panels.

The platform at Crossness (Lower) has been resurfaced thanks to a generous donation of materials. Plans exist to undertake similar work at Eddie's Rest once resources become available.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRWOMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2024

Short- and medium-term objectives for RANG include tidying the site and continuing to landscape the gardens to the obvious satisfaction of visitors. The recent delivery of a 40ft shipping container has been of benefit.

RANG has also taken delivery of five secondhand track panels to enable a second track to be laid into the shed so that restoration of the derelict coach can begin. At this time, the shed will be remodelled to improve engineering capabilities and to provide visitor access to a small exhibition telling the story of railways at Crossness.

Learning and Engagement

The learning and engagement activity at Crossness has been considerably strengthened by the recruitment of two part-time staff to lead on this. Their focus has been on engaging with schools, universities and other community groups to increase the school visits (including a special needs school) and organised tours activity.

Visitor Services

In March we were delighted to be able to reinstate the Shuttle Bus service from Abbey Wood to the site. This employs a vintage London bus which not only adds to the visitor value but considerably impacts on our sustainability goals by reducing the number of visitors who arrive by car.

Hire of our facilities such as conference space and location filming were again popular. We were delighted to host the Royal Academy of Engineering for a staff conference. Crossness also featured in a number of musical videos, the National Skills Engineering Challenge and even The Masked Singer.

Finance

Financial performance has continued to improve with income from open days, group visits, guided tours and events organised for photography groups and filming hire shows continuing growth.

In terms of expenditure the highest outlays have been on external contractor charges, insurance, IT and telephony and the purchase of shop stock.

Reserves Policy

As part of a general review of policies in the context of progressing towards Museum Accreditation we are currently implementing an annual review of our reserves policy and what it should cover. The current view is that we should aim to hold sufficient funds to cover:

- Routine running costs for six months;
- unplanned essential repairs;
- redundancy payments.

For 2024 this figure amounted to around £88,000..

Membership

While we are always pleased to welcome new members, those we lose by non-renewal are always a matter of regret. As before, the majority are for understandable reasons - illness, death and loss of interest by moving away, into residential care or the escalating health needs of family members or, for some, a return to paid work.

A further reason is the loss of contact through changes of postal or email address and phone numbers, despite follow-ups by all available means.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRWOMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2024

Current membership (as at 25/05/25)

TYPE OF MEMBERSHIP	Nos	% of adult membership
Honorary Life	11	2.24
Life (09)/Senioe Life (117)	126	27.0
Individual	74	15.9
Family	46	9.9
Senior Citizen	189	41.0
Unwaged	5	1.1
Student	2	0.4
Reciprocal organisations	13	2.8
TOTALS	466	100
Children (under 16) (free)	5	
GRAND TOTALS	471	

Sadly, the total number of members shows a loss of just under 5% of our membership.

We are conscious that as entry ticket prices increase in 2025, this makes the current membership cost v benefit model unsustainable in terms of the conversion from visitor to member. A complete review of the membership offering will be undertaken in 2025 to drive an increasing membership whilst also offering membership discounts to volunteers.

Communications and marketing

We continue to develop our outreach via social media as a key way to reach new audiences and engage with existing ones.

The range of publications we engaged with in 2023/24 included the BBC World Service, Royal Arsenal History, Eltham Society members journal, Die Presse (Austrian publication), Model Engineer and the Evening Standard (London's Hidden Gems). Crossness has featured in the channel idents for UKTV and we began working with Bloomberg Connects to develop an app relating to Crossness that will greatly enhance the value delivered to visitors.

Community engagement

We have promoted the events of other local organisations via our volunteer network including Beneath the pavements the marshes (Three Rivers Group, Bexley), free singing workshops in Woolwich, national bird and butterfly counts and engagement with the Thamesmead Culture Forum.

One of our open days feature a performance by the Petts Wood Operatic Society (PWOS) which provided a wonderful musical setting in the Beam Engine House. Thanks to Sheila Fleming for organising this.

Another event feature local artists and performers in an event called 'Cleanse'. This was a new venture as part of an evening event.

We were grateful to be gifted a display unit showing the Tideway Tunnel project which was donated by the Brunel Museum.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRWOMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2024

Future plans

A number of key activities have been identified as part of the governance work for the future. In short these are:

- To complete the restructuring the organisation.
- Achieve museum accreditation.
- Invest in greater volunteer recruitment, support and development for effective succession planning.
- Build a wider core audience including local and arts-focused communities.
- Broaden our fund-raising targets and prepare for a major funding application.
- Review our membership offering.
- Broaden our search for future trustees to ensure good skills coverage.

.....
Sarah Beacock
Chair of Trustees

Date: 28 July 2025

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 OCTOBER 2024

The Trustees present their annual report together with the financial statements of the Charity for the 1 November 2023 to 31 October 2024. The Annual Report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual Report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Charity qualifies as small under section 382 of the Companies Act 2006, the Strategic Report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

● **Policies and objectives**

The principle objective of the company is to conserve, maintain, document, interpret and explain, for the benefit of the public, the buildings, engines and surrounding land of the Southern Outfall of the Victorian sewer system developed by Sir Joseph Bazalgette.

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

● **Going concern**

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

Structure, governance and management

● **Constitution**

Crossness Engines Trust is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 22 June 1987 and subsequently amended on 06 June 1999.

● **Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2024

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Charity for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

.....
Sarah Beacock
Chair of Trustees

Date: 28 July 2025

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 OCTOBER 2024

Independent examiner's report to the Trustees of Crossness Engines Trust ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 October 2024.

Responsibilities and basis of report

As the Trustees of the Charity (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Charity's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the Charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of The Institute of Chartered Accountants in England & Wales, which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Charity as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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

Signed:

Stephen M Fryer

Hedley Dunk Limited
Accountants

Dated: 28 July 2025

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CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 OCTOBER 2024**

	Note	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from:					
Donations and legacies	3	-	44,837	44,837	12,116
Charitable activities	4	-	230,693	230,693	163,389
Other trading activities		-	26,561	26,561	15,417
Investments	5	-	2,264	2,264	220
Total income		-	304,355	304,355	191,142
Expenditure on:					
Charitable activities	6	77,141	162,644	239,785	198,496
Total expenditure		77,141	162,644	239,785	198,496
Net (expenditure)/income		(77,141)	141,711	64,570	(7,354)
Transfers between funds	18	(14,545)	14,545	-	-
Net movement in funds		(91,686)	156,256	64,570	(7,354)
Reconciliation of funds:					
Total funds brought forward		1,533,415	153,961	1,687,376	1,694,730
Net movement in funds		(91,686)	156,256	64,570	(7,354)
Total funds carried forward		1,441,729	310,217	1,751,946	1,687,376

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

The notes on pages 12 to 22 form part of these financial statements.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)
REGISTERED NUMBER: 02141756

BALANCE SHEET
AS AT 31 OCTOBER 2024

	Note		2024 £	2023 £
Fixed assets				
Tangible assets	13		1,491,423	1,540,678
			1,491,423	1,540,678
Current assets				
Stocks	14	32,752	24,755	
Debtors	15	18,808	24,261	
Cash at bank and in hand		228,249	105,849	
		279,809	154,865	
Creditors: amounts falling due within one year	16	(19,286)	(8,167)	
			260,523	146,698
Net current assets			260,523	146,698
Total assets less current liabilities			1,751,946	1,687,376
Net assets excluding pension asset			1,751,946	1,687,376
Total net assets			1,751,946	1,687,376
Charity funds				
Restricted funds	18		1,441,729	1,533,415
Unrestricted funds	18		310,217	153,961
Total funds			1,751,946	1,687,376

The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

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

.....
S Beacroft
Chair of Trustees

Date: 28 July 2025

The notes on pages 12 to 22 form part of these financial statements.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024

1. General information

The Crossness Engines Trust is a charitable company limited by guarantee registered and domiciled in the UK. Its principal place of business is the same as its registered office and is shown in the company information. The principle objective of the company is to conserve, maintain, document, interpret and explain, for the benefit of the public, the buildings, engines and surrounding land of the Southern Outfall of the Victorian sewer system developed by Sir Joseph Bazalgette.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The Crossness Engines Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

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

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the Charity has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will not be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the Charity, can be reliably measured.

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2.3 Expenditure

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

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024

2. Accounting policies (continued)

2.3 Expenditure (continued)

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

All expenditure is inclusive of irrecoverable VAT.

2.4 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Long-term leasehold property	-	2% straight line
Plant and machinery	-	at varying rates to reflect asset's useful economic life from 5 - 20%

2.5 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.6 Debtors

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

2.7 Cash at bank and in hand

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

2.8 Liabilities and provisions

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

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

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

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024

2. Accounting policies (continued)

2.9 Financial instruments

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

2.10 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.11 Fund accounting

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

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

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

3. Income from donations and legacies

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Donations	-	27,730	27,730	6,180
Legacies	-	17,107	17,107	-
Grants	-	-	-	5,936
Total 2024	-	44,837	44,837	12,116

4. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Restoration and maintenance of building and engines	230,693	230,693	163,389

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024**

5. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Bank Interest received	2,264	2,264	220
	<u>2,264</u>	<u>2,264</u>	<u>220</u>

6. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total 2024 £	Total 2023 £
Restoration and maintenance of building and engines	77,141	162,644	239,785	198,496
	<u>77,141</u>	<u>162,644</u>	<u>239,785</u>	<u>198,496</u>

7. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £	Total funds 2023 £
Restoration and maintenance of building and engines	235,165	4,620	239,785	198,496
	<u>235,165</u>	<u>4,620</u>	<u>239,785</u>	<u>198,496</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024

7. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Restoration and maintenance of building and engines 2024 £	Total funds 2024 £	Total funds 2023 £
Staff costs	25,151	25,151	-
Depreciation	56,495	56,495	57,399
Purchases	45,972	45,972	36,455
Site facilities and operational costs	88,400	88,400	84,438
Health and safety costs	2,526	2,526	3,479
Office costs	14,489	14,489	12,092
Legal fees	1,259	1,259	433
Marketing and publicity	873	873	-
Total 2024	<u>235,165</u>	<u>235,165</u>	<u>194,296</u>

Analysis of support costs

	Restoration and maintenance of building and engines 2024 £	Total funds 2024 £	Total funds 2023 £
Other professional fees	4,620	4,620	4,200
Total 2023	<u>4,200</u>	<u>4,200</u>	

8. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £4,620 (2023 - £4,200).

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024**

9. Staff costs

	2024 £	2023 £
Wages and salaries	24,733	-
Contribution to defined contribution pension schemes	418	-
	25,151	-
	25,151	-

The average number of persons employed by the Charity during the year was as follows:

	2024 No.	2023 No.
Staff	2	-
	2	-
	2	-

No employee received remuneration amounting to more than £60,000 in either year.

10. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £418 (2023 - £Nil). Contributions totalling £270 (2023 - £Nil) were payable to the fund at the balance sheet date and are included in creditors.

11. Operating lease commitments

At 31 October 2024 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2024 £	2023 £
Not later than 1 year	3,357	3,357
Later than 1 year and not later than 5 years	9,620	12,977
	12,977	16,334
	12,977	16,334

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024**

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 October 2024, expenses were reimbursed or paid directly to 4 Trustees (2023 - to 6 Trustees) broken down as follows:

	2024 £	2023 £
Catering	5,526	3,076
Health and safety costs	1,257	2,942
General office expenses	4,140	2,482
	<u>10,923</u>	<u>8,500</u>

13. Tangible fixed assets

	Long-term leasehold property £	Plant and machinery £	Total £
Cost or valuation			
At 1 November 2023	1,983,047	380,111	2,363,158
Additions	-	7,240	7,240
At 31 October 2024	<u>1,983,047</u>	<u>387,351</u>	<u>2,370,398</u>
Depreciation			
At 1 November 2023	545,161	277,319	822,480
Charge for the year	39,661	16,834	56,495
At 31 October 2024	<u>584,822</u>	<u>294,153</u>	<u>878,975</u>
Net book value			
At 31 October 2024	<u>1,398,225</u>	<u>93,198</u>	<u>1,491,423</u>
At 31 October 2023	<u>1,437,886</u>	<u>102,792</u>	<u>1,540,678</u>

14. Stocks

	2024 £	2023 £
Finished goods and goods for resale	<u>32,752</u>	<u>24,755</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024**

15. Debtors

	2024 £	2023 £
Due within one year		
Trade debtors	13,683	19,694
Prepayments and accrued income	3,625	3,067
Tax recoverable	1,500	1,500
	18,808	24,261
	18,808	24,261

16. Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	14,396	4,807
Other taxation and social security	270	-
Accruals and deferred income	4,620	3,360
	19,286	8,167
	19,286	8,167

17. Contingent liabilities

The Heritage Lottery Fund granted monies for restoration works. Terms of the grant included a charge over the leasehold property. The charge remains for 25 years from 13 June 2008, under the terms of the charge all or part of the grant can become repayable.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024

18. Statement of funds

Statement of funds - current year

	Balance at 1 November 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2024 £
Unrestricted funds					
General Funds	153,961	304,355	(162,644)	14,545	310,217
Restricted funds					
Low Carbon Programme	52,748	-	(9,244)	-	43,504
Restoration Project	1,466,122	-	(67,897)	-	1,398,225
NLHF COVID Emergency	13,045	-	-	(13,045)	-
Learning and Outreach Fund	1,500	-	-	(1,500)	-
	<u>1,533,415</u>	<u>-</u>	<u>(77,141)</u>	<u>(14,545)</u>	<u>1,441,729</u>
Total of funds	<u><u>1,687,376</u></u>	<u><u>304,355</u></u>	<u><u>(239,785)</u></u>	<u><u>-</u></u>	<u><u>1,751,946</u></u>

Low Carbon Programme

Installation of a biomass boiler to provide heating and hot water in main buildings.

Restoration Project

A major project to improve visitor facilities, undertake essential building maintenance, install an exhibition and undertake some landscaping work - now complete.

NLHF COVID Emergency

Support for the Trust through the Covid pandemic from the National Lottery Heritage Fund. Programme completed within the grant amount and residue retained by NLHF.

Learning and Outreach Fund

Provision of improved audio-visual facilities.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 November 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2023 £
Unrestricted funds					
General Funds	193,179	184,199	(140,604)	(82,813)	153,961
Restricted funds					
Landfill Tax Credit and English Heritage Fund	17,934	-	-	(17,934)	-
Low Carbon Programme	38,467	-	(9,248)	23,529	52,748
Restoration Project	1,426,679	6,943	(44,718)	77,218	1,466,122
NLHF COVID Emergency	13,971	-	(926)	-	13,045
Website Redevelopment Fund	3,000	-	(3,000)	-	-
Learning and Outreach Fund	1,500	-	-	-	1,500
	<u>1,501,551</u>	<u>6,943</u>	<u>(57,892)</u>	<u>82,813</u>	<u>1,533,415</u>
Total of funds	<u><u>1,694,730</u></u>	<u><u>191,142</u></u>	<u><u>(198,496)</u></u>	<u><u>-</u></u>	<u><u>1,687,376</u></u>

19. Summary of funds

Summary of funds - current year

	Balance at 1 November 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2024 £
General funds	153,961	304,355	(162,644)	14,545	310,217
Restricted funds	1,533,415	-	(77,141)	(14,545)	1,441,729
	<u>1,687,376</u>	<u>304,355</u>	<u>(239,785)</u>	<u>-</u>	<u>1,751,946</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024**

19. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 November 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2023 £
General funds	193,179	184,199	(140,604)	(82,813)	153,961
Restricted funds	1,501,551	6,943	(57,892)	82,813	1,533,415
	<u>1,694,730</u>	<u>191,142</u>	<u>(198,496)</u>	<u>-</u>	<u>1,687,376</u>

20. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	1,441,729	49,694	1,491,423
Current assets	-	279,809	279,809
Creditors due within one year	-	(19,286)	(19,286)
Total	<u>1,441,729</u>	<u>310,217</u>	<u>1,751,946</u>

Analysis of net assets between funds - prior period

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	1,517,022	23,656	1,540,678
Current assets	16,393	138,472	154,865
Creditors due within one year	-	(8,167)	(8,167)
Total	<u>1,533,415</u>	<u>153,961</u>	<u>1,687,376</u>

21. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 October 2024.

THE CROSSNESS ENGINES TRUST

England & Wales - Charity number 297585

Accounts

THE CROSSNESS ENGINES TRUST

(A Company Limited by Guarantee)



The introduction of a vintage shuttle bus service between Abbey Wood Station and the Crossness site is proving to be very popular.

Photograph: Rob Harris

UNAUDITED TRUSTEES' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDING 31 OCTOBER 2023

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CONTENTS

	Page
Reference and Administrative Details of the Charity, its Trustees and Advisers	1
Chairman's Statement	2 - 7
Trustees' Report	8 - 9
Independent Examiner's Report	10
Statement of Financial Activities	11
Balance Sheet	12
Notes to the Financial Statements	13 - 23

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 OCTOBER 2023

Trustees	M Jones A Neher P Nelson K M Ridley J G Warner F K Germanus-Kunda E Bardick (appointed 8 March 2022, resigned 7 June 2023) C Chin (appointed 11 April 2023) S Beacroft (appointed 10 September 2023) E Jepson (appointed 10 September 2023) R Fleming
Company registered number	02141756
Charity registered number	297585
Registered office	Thames Water - Old Works Bazalgette Way London SE2 9AQ
Company secretary	M Jones
Accountants	Hedley Dunk Limited Chartered Accountants and Statutory Auditors Trinity House 3 Bullace Lane Dartford Kent DA1 1BB

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT
FOR THE YEAR ENDED 31 OCTOBER 2023

The chairman presents his statement for the year.

Introduction

Following previous practice this report formally presents the accounts for the last completed financial year to October 2023 and covers developments in other areas to date.

The ability to run Prince Consort under steam again has had a marked impact on the number of visitors coming to Crossness. The demand for visits continues and open days and guided tours continue to be booked up well in advance. There is also growing demand for group visits. As a consequence the Trust is actively exploring how this demand can be met whilst concurrently ensuring that essential conservation and maintenance can continue. Financially the Trust is in a much better position than it was a year ago.

Organisational issues and staff changes within Thames Water have resulted in little progress being made in two areas:

- the renegotiation and integration of the leases held by the Trust;
 - the provision of alternative car parking facilities following the revision to the main gate location.
- Recently a line of communication has been re-established and the Board will seek to make progress in these areas in the coming months.

Trust Organisation and Operations

A significant amount of work has been done relating to organisational change but progress has been slower than intended. The objective remains to set out an approach to governance which best equips the Trust to deliver its objectives. Whilst one of the drivers for this change is Museum Accreditation it should be recognised that strengthening the Trust's governance should, of itself, deliver benefits to the Trust.

Currently the respective roles of the Trustee Board and the Works Committee are imprecise and there is a need to create a separation between strategic and operational activities so that:

- the Trustee Board takes responsibility for defining the strategic direction, captured in the Business Plan, and monitoring delivery against that plan.
- the Operational Board takes responsibility for undertaking those activities which deliver against the Business Plan, including the delivery of projects and tracking expenditure against allocated budgets.

The objective is to finalise the detail of the planned change in the coming months and to update volunteers on what is proposed.

Health and safety

In December 2022 we had an accident in the Beam Engine House that was RIDDOR reportable involving an ex Volunteer, Dave Dawson. Although the injury was significant the emergency services took hours to arrive. Fortunately Sheila Carson, a trained First Aider, did a sterling job with other volunteers in looking after Dave. He has subsequently recovered after being kept in hospital for a period.

There were two visitor trips in the grounds that resulted in minor injuries and two potential incidents, one involving masonry falling from the beam Engine House and the other from a hazardous chemical spill in the Boiler House basement.

The Trust continued to support volunteer's safety by providing training in asbestos awareness, dumper competence, excavator competence, Emergency First Aid at Work, Level 1 Hygiene, cherry picker competence and Notifiable Non-Licensed Working with Asbestos totalling 61 man days.

May 2023 saw the conclusion of a ground condition survey by our landlord's engineers, Mott MacDonald. This gave us bad news that our basement tunnel in the South West of the building should not be used because of structural defects. It also told us that the water ingress to the Beam Engine House is river water, and combined with pump monitoring by the Trust, was able to determine that water comes in when the river level is 3m (10ft) above Ordnance Datum level (mean sea level). Unfortunately it did not confirm how the water was getting into the building as no culvert surveys were allowed.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2023

Conservation

Victoria

The past year continued with focussed restoration to the ornate paintwork on Victoria's side of the octagon while structural instabilities were finally worked on.

The process of evaluating, reporting and repair is now almost complete for the lifting points above Victoria; there is still one to be completed. This facilitates heavy lifting work for reconstructing the beam engine once cleaning and painting is done.

The substantial structural crack in the ironwork of the building next to Victoria (which has existed in stable condition for quite a long time) has now been plated to restore structural integrity.

The erection of scaffolding around Victoria in early summer was the last element in place to allow restoration of the beam to continue apace.

The restoration team have been focussing their attention on taking back layers of rust and other deposits from the ironwork.. The beam and surrounds are worked across in small sections as the process is labour intensive. As soon as a patch has been cleaned it must be primed to prevent rust from quickly forming on the surface again.

We are planning to establish a new Sunday team. This will allow for people with weekday jobs or in education to get involved and are developing a full induction process for this. Under the sensitive overall guidance of Peter Griffiths, Jurgita Svedaite has become a full member of the restoration team and will be overseeing the new weekend team. We hope to have this up and running from mid-October.

To track restoration work and the efforts of the team we have started a Beam Engine House Restoration Diary. This will serve many purposes: as a means of communicating between teams working on different days, as a document to support the process of museum accreditation and as a means of acknowledging the team of volunteers.

Prince Consort

Following the completion of work to repair cracks in cat iron in the vicinity of the engine Prince Consort has returned to active service and has functioned without any significant issues for well over a year.

Collections

Achievements 2023/2024

- 509 people attended behind the scenes tours of the archive and artefacts between August 2023 and June 2024.
- 13 public researchers and Crossness volunteers used the archive between August 2023 and June 2024.
- The moving objects policy and Archive Documentation Plan were updated, and approved by the Board.
- A team of volunteers successfully moved a watercolour painting from the Boiler House to the artefact store following water ingress through the Boiler House roof.
- The filming records have been rehoused, accessioned, and catalogued.
- The Stereophagus sewage pump, acquired in 2016 from Southend-on-Sea Borough Council, has now been conserved by a team in the Fitting Shop and is on display in the Valve House.
- A partially completed model of a portable stationary steam engine, donated in 2013, has now been fully restored by a team in the Fitting Shop and is on display in the Valve House.
- Every artefact has a record card. These have been checked and updated.

Ongoing Projects

- Publishing collection finding aids online.
- Rehousing and accessioning the Crossness Engines Trust administrative records.
- Appraising the unaccessioned archives.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2023

Museum Accreditation

Museum Accreditation is an Arts Council programme describing itself as, "The nationally agreed standards to ensure all museums are sustainable, focused and trusted, inspiring the confidence of the public and funding and governing bodies."

Achieving these standards is a long-held commitment linked to the Heritage Lottery Fund grant awarded some time ago but, beyond that, Museum Accreditation provides a framework which will support the future development of the Trust.

We formally initiated the process in October 2022, with the full submission needing to be completed by October 2025. There are nine standards we need to meet under three key headings:

- 1-3 how we're run;
- 4-6 how we manage our collections;
- 7-9 how we engage with our users.

Steps we have taken towards this aim:

- Formed a project team to oversee accreditation progress
- Identified areas of strength (e.g. collections); and areas needing improvement (e.g. how we're run).
- Employment of Rob Harris and Laura French in learning and outreach roles to help towards standards 7-9 around museum users.
- Rob's role is also to support with museum accreditation.
- Sought advice from Historic England and Rob Parker to ensure recording of Victoria Restoration is in line with best practice.
- Engaged with other museums which have achieved accreditation standards
- Engaged support from Arts Council and found a museum accreditation mentor
- Review the Trust's governance – led by Emma Jepson..

Key objectives for 2024/2025 are to:

- finalise and enact Governance changes towards Standards 1-3;
- implement a business planning group to develop the Trust's Forward Plan which will form the backbone of the Accreditation submission;
- review of the Trust's policies covering all standards – led by Sarah Beacock;
- ensure our submission is sustainable, recognising that Accreditation is a set of standards which will need to be maintained and reviewed.

Royal Arsenal Narrow Gauge Railway

Since the last report the train has operated for a total of 178.5 hours and undertaken nearly 800 return journeys, which equates to just short of 400 miles! A real milestone for us with a minimum of breakdowns!

Other work carried out included overhauling the Dumper and JCB to get them through their safety inspections, landscaping the ground on either side of the line, and completing the public address system on the carriages and directional lighting on the train.

A big thank you goes to the Fitting Shop for fabricating carriage brake shoes for us, and Peter Connolly for the replacement seat slats that are required for the overhaul of the third carriage.

Our immediate future plans are the rearrangement of the workshop, to make a new public viewing area which should improve the visit to the shed

Learning and Engagement

.Towards the end of 2023 the Trust recruited two part-time members of staff, Rob Harris and Laura French. Rob is concentrating on the development of visitor services generally whilst Laura is taking the lead on engagement with schools

Contact has been made with local schools via email and though attending networking events organised by the Greenwich Cultural Educational Partnership (CEP), in order to find local teachers keen to work with Crossness to plan and trial different learning activities for school groups and other groups of young people. In the 2024

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2023

summer term Crossness has hosted about 345 school pupils, aged between nine and eighteen, from five different schools.

All visits have run very successfully, with pupils being taken on tours of the Beam Engine House and participating in a range of hands on activities including making and testing water filters, investigating how Archimedes Screws can be used to lift materials uphill, and using sound buttons to learn about the people involved in the building of Crossness.

We have not yet had a proper advertising campaign for school visits for the coming academic year, this will start at the end of August as teachers return to work after the summer holidays and in September we will be contacting local schools to advertise our offer, updating the learning pages of the website, and advertising on social media and through other channels e.g. teacher networking events.

Going forward, the plan is to continue developing the offering for schools at Crossness. The current activities work well for younger children, but the majority of the enquiries received have been from secondary schools, particularly looking to link a visit to the GCSE geography curriculum, A-level history, or BTEC construction. And we will aim to work with other organisations such as Cory or Thames Water to develop visits covering the history of waste management, water treatment and recycling and also modern day issues and solutions.

We plan to mark the 160th anniversary of the site opening in April 2025 with a special event. If this is successful we will then be developing other threads such as the social history of Crossness, the architecture, and child friendly content.

Social Media

Crossness continues to be active on Facebook, Twitter and Instagram and continues to be used, primarily to communicate the Crossness Open Days and Guided Tours.

Website

The website redesign was completed and implemented in 2023.

The site is kept under review to identify any improvements that can be added and there is a current interest in adding a blog. (For the uninitiated - a blog (a truncation of "weblog") is an informational website consisting of discrete, often informal diary-style text entries (posts). Posts are typically displayed in reverse chronological order so that the most recent post appears first.

Finance

For the accounts for financial year 2022/2023 the Board has again elected to seek an Independent Examiners Report rather than a full audit. The report and a copy of the accounts for financial year are incorporated in this document.

Financial performance has continued to improve with income from open days, group visits, guided tours and events organised for photography groups shows continuing growth.

In terms of expenditure the highest outlays have been on external contractor charges, insurance, IT and telephony and the purchase of shop stock.

One impact of increased visitor numbers is that Trust income has increased to the extent that we are now in the process of registering for VAT.

Reserves Policy

As part of a general review of policies in the context of progressing towards Museum Accreditation we are currently considering what the reserves policy should cover. The current view is that we should aim to hold sufficient funds to cover:

- running costs for six months;
- unplanned essential repairs;
- redundancy.

As part of the review we will consider whether the policy should be more comprehensive.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2023

Membership

While we are always pleased to welcome new members, those we lose by non-renewal are always a matter of regret. As before, the majority are for understandable reasons – illness, death and loss of interest by moving away, into residential care or the escalating health needs of family members or, for some, a return to paid work. A further reason is the loss of contact through changes of postal or email address and phone numbers, despite follow-ups by all available means.

Current membership (as at 26/07/24)

TYPE OF MEMBERSHIP	Nos	% of adult membership
Honorary Life	11	2.24
Life (15)/Senioe Life (115)	130	26.53
Individual	78	15.92
Family	64	13.06
Senior Citizen	189	38.57
Unwaged	3	0.61
Student	2	0.41
Reciprocal organisations	13	2.66
TOTALS	490	100.00
Children (under 16) (free)	5	
GRAND TOTALS	495	

Again, some members only join for a year, perhaps because they see their fee as a one-off donation, rather than the start of a continuing relationship. This may stem from a perception that, having visited once, they have “done” Crossness, they don’t see any point in re-visiting us. We need therefore to keep our “offer” fresh. It is notable that on the July ‘24 Steaming Day, all 61 people that I spoke to were first-time visitors. Since the beginning of the current financial year in November 2023, there were 8 new members but this has now risen to a net 37.

We currently have over 100 Volunteers registered with Crossness who, each year, deliver thousands of hours of work and dedication. We welcome new volunteers and are encouraged that we constantly receive enquiries from people wishing to work alongside us. However, we are all too aware that some of the work, and our out of the way location, can be a deterrent. To minimise these impacts and to broaden our appeal to people of working age, we are looking into more opportunities to volunteer at weekends and highlighting the valuable roles in Catering, Gardening and guiding tours as well as supporting the monthly open days where our visitors' appreciation of our helpful, informative and knowledgeable volunteers remains undimmed.

External relations

Recent changes in staffing at Thames Water have made it difficult to progress issues such as the revision of existing leases and the provision of alternative car parking facilities, following a Thames Water decision that the car park area should become the main access route into the site. Recently a line of communication was re-established and the Trust will now pursue these issues.

The Trust is keen to develop its relationship with Peabody, given the building developments that are growing up close to the Crossness site and, as a consequence, has been actively involved in initiatives such as the Thamesmead festival.

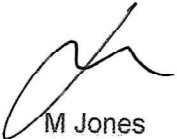
CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2023

Next steps - the year ahead

Looking back at last year's report it is clear that, whilst much has happened, the key areas that require action remain. These are:

- To complete the restructuring the organisation.
- Address some wider building repair issues in the Beam Engine House and in the Valve House.
- Resolve with Thames Water issues relating to the provision of car parking for visitors and update and rationalise the leasing arrangements under which the Trust works.
- Develop a much enhanced Front of House team to supplement the dedicated (and overstretched) core volunteers who enable the Open Days to happen, and to further increase opening in line with the Business Plan.
- Achieve museum accreditation.



M Jones
Chair of Trustees

Date: 20 September 2024

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 OCTOBER 2023

The Trustees present their annual report together with the financial statements of the Charity for the 1 November 2022 to 31 October 2023. The Annual Report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual Report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Charity qualifies as small under section 382 of the Companies Act 2006, the Strategic Report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

● **Policies and objectives**

The principal objective of the company is the restoration and maintenance of the Victorian sewage outfall at Crossness.

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

● **Going concern**

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

Structure, governance and management

● **Constitution**

Crossness Engines Trust is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 22 June 1987 and subsequently amended on 06 June 1999.

● **Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2023

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Charity for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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



M Jones
Chair of Trustees

Date: 20 September 2024

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 OCTOBER 2023

Independent Examiner's Report to the Trustees of Crossness Engines Trust ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 October 2023.

Responsibilities and Basis of Report

As the Trustees of the Charity (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Charity's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the Charity as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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

Signed: 

Dated: 20 September 2024

Stephen M Fryer

FCA

Hedley Dunk Limited

Chartered Accountants and Statutory Auditors

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 OCTOBER 2023

	Note	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income from:					
Donations and legacies	3	6,943	5,173	12,116	72,663
Charitable activities	4	-	163,389	163,389	105,996
Other trading activities		-	15,417	15,417	7,872
Investments	5	-	220	220	9
Total income		<u>6,943</u>	<u>184,199</u>	<u>191,142</u>	<u>186,540</u>
Expenditure on:					
Raising funds		-	-	-	126
Charitable activities	6	57,892	140,604	198,496	208,669
Total expenditure		<u>57,892</u>	<u>140,604</u>	<u>198,496</u>	<u>208,795</u>
Net (expenditure)/income		<u>(50,949)</u>	<u>43,595</u>	<u>(7,354)</u>	<u>(22,255)</u>
Transfers between funds	18	82,813	(82,813)	-	-
Net movement in funds		<u>31,864</u>	<u>(39,218)</u>	<u>(7,354)</u>	<u>(22,255)</u>
Reconciliation of funds:					
Total funds brought forward		1,501,551	193,179	1,694,730	1,716,985
Net movement in funds		31,864	(39,218)	(7,354)	(22,255)
Total funds carried forward		<u>1,533,415</u>	<u>153,961</u>	<u>1,687,376</u>	<u>1,694,730</u>

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

The notes on pages 13 to 23 form part of these financial statements.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)
REGISTERED NUMBER: 02141756

BALANCE SHEET
AS AT 31 OCTOBER 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	13	1,540,678	1,596,097
		1,540,678	1,596,097
Current assets			
Stocks	14	24,755	23,893
Debtors	15	24,261	18,093
Cash at bank and in hand		105,849	67,829
		154,865	109,815
Creditors: amounts falling due within one year	16	(8,167)	(11,182)
Net current assets		146,698	98,633
Total assets less current liabilities		1,687,376	1,694,730
Net assets excluding pension asset		1,687,376	1,694,730
Total net assets		1,687,376	1,694,730
Charity funds			
Restricted funds	18	1,533,415	1,501,551
Unrestricted funds	18	153,961	193,179
Total funds		1,687,376	1,694,730

The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

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


M Jones
Chair of Trustees

Date: 20 September 2024

The notes on pages 13 to 23 form part of these financial statements.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023

1. General information

Crossness Engines Trust is a charitable company limited by guarantee registered and domiciled in the UK. Its principal place of business is the same as its registered office and is shown in the company information. The principal activities and object of the company is that of restoration and maintenance of the Victorian sewage outfall at Crossness.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Crossness Engines Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

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

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2.3 Expenditure

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

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

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

All expenditure is inclusive of irrecoverable VAT.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023

2. Accounting policies (continued)

2.4 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Long-term leasehold property	-	2% straight line
Plant and machinery	-	at varying rates to reflect asset's useful economic life from 5 - 20%

2.5 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.6 Debtors

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

2.7 Cash at bank and in hand

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

2.8 Liabilities and provisions

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

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

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

2.9 Financial instruments

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

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023

2. Accounting policies (continued)

2.10 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.11 Fund accounting

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

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

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

3. Income from donations and legacies

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Donations	1,007	5,173	6,180	15,473
Grants	5,936	-	5,936	57,190
Total 2023	<u>6,943</u>	<u>5,173</u>	<u>12,116</u>	<u>72,663</u>

4. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Restoration and maintenance of building and engines	163,389	163,389	105,996
	<u>163,389</u>	<u>163,389</u>	<u>105,996</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023**

5. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Bank Interest received	220	220	9
	220	220	9

6. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total 2023 £	Total 2022 £
Restoration and maintenance of building and engines	57,892	140,604	198,496	208,669
	57,892	140,604	198,496	208,669

7. Analysis of expenditure by activities

	Activities undertaken directly 2023 £	Total funds 2023 £	Total funds 2022 £
Restoration and maintenance of building and engines	198,496	198,496	208,669
	198,496	198,496	208,669

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023

7. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Restoration and maintenance of building and engines 2023 £	Total funds 2023 £	Total funds 2022 £
Staff costs	-	-	47,908
Depreciation	57,399	57,399	59,599
Purchases	36,455	36,455	13,943
Site facilities and operational costs	84,438	84,438	66,006
Health and safety costs	3,479	3,479	2,687
Office costs	12,092	12,092	13,849
Legal fees	433	433	191
Other professional fees	4,200	4,200	4,277
Marketing and publicity	-	-	209
Total 2023	<u>198,496</u>	<u>198,496</u>	<u>208,669</u>

Analysis of support costs

8. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £4,200 (2022 - £4,200).

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023**

9. Staff costs

	2023 £	2022 £
Wages and salaries	-	45,000
Social security costs	-	1,839
Contribution to defined contribution pension schemes	-	1,069
	-	47,908
	-	47,908

The average number of persons employed by the Charity during the year was as follows:

	2023 No.	2022 No.
Staff	-	2
	-	2
	-	2

No employee received remuneration amounting to more than £60,000 in either year.

10. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £Nil (2022 - £1,069). Contributions totalling £Nil (2022 - £158) were payable to the fund at the balance sheet date and are included in creditors.

11. Operating lease commitments

At 31 October 2023 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2023 £	2022 £
Not later than 1 year	3,357	-
Later than 1 year and not later than 5 years	12,977	-
	16,334	-
	16,334	-

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 31 October 2023, expenses were reimbursed or paid directly to 6 Trustees (2022 - to 3 Trustees) broken down as follows:

	2023 £	2022 £
Travel	-	8
Catering	3,076	3,951
Health and safety costs	2,942	1,186
General office expenses	2,482	2,353
	<u>8,500</u>	<u>7,498</u>

13. Tangible fixed assets

	Long-term leasehold property £	Plant and machinery £	Total £
Cost or valuation			
At 1 November 2022	1,983,047	378,131	2,361,178
Additions	-	1,980	1,980
At 31 October 2023	<u>1,983,047</u>	<u>380,111</u>	<u>2,363,158</u>
Depreciation			
At 1 November 2022	505,500	259,581	765,081
Charge for the year	39,661	17,738	57,399
At 31 October 2023	<u>545,161</u>	<u>277,319</u>	<u>822,480</u>
Net book value			
At 31 October 2023	<u>1,437,886</u>	<u>102,792</u>	<u>1,540,678</u>
At 31 October 2022	<u>1,477,547</u>	<u>118,550</u>	<u>1,596,097</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023

14. Stocks

	2023 £	2022 £
Finished goods and goods for resale	24,755	23,893
	<u>24,755</u>	<u>23,893</u>

15. Debtors

	2023 £	2022 £
Due within one year		
Trade debtors	19,694	13,993
Prepayments and accrued income	3,067	2,600
Tax recoverable	1,500	1,500
	<u>24,261</u>	<u>18,093</u>
	<u>24,261</u>	<u>18,093</u>

16. Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	4,807	5,812
Other taxation and social security	-	1,852
Pension fund loan payable	-	158
Accruals and deferred income	3,360	3,360
	<u>8,167</u>	<u>11,182</u>
	<u>8,167</u>	<u>11,182</u>

17. Contingent liabilities

The Heritage Lottery Fund granted monies for restoration works. Terms of the grant included a charge over the leasehold property. The charge remains for 25 years from 13 June 2008, under the terms of the charge all or part of the grant can become repayable.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023

18. Statement of funds

Statement of funds - current year

	Balance at 1 November 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2023 £
Unrestricted funds					
General Funds	193,179	184,199	(140,604)	(82,813)	153,961
Restricted funds					
Landfill Tax Credit and English Heritage Fund	17,934	-	-	(17,934)	-
Low Carbon Programme	38,467	-	(9,248)	23,529	52,748
Restoration Project	1,426,679	6,943	(44,718)	77,218	1,466,122
NLHF COVID Emergency	13,971	-	(926)	-	13,045
Website Redevelopment Fund	3,000	-	(3,000)	-	-
Learning and Outreach Fund	1,500	-	-	-	1,500
	<u>1,501,551</u>	<u>6,943</u>	<u>(57,892)</u>	<u>82,813</u>	<u>1,533,415</u>
Total of funds	<u><u>1,694,730</u></u>	<u><u>191,142</u></u>	<u><u>(198,496)</u></u>	<u><u>-</u></u>	<u><u>1,687,376</u></u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 November 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2022 £
Unrestricted funds					
General Funds	164,135	124,235	(92,705)	(2,486)	193,179
Restricted funds					
Landfill Tax Credit and English Heritage Fund	17,934	-	-	-	17,934
Low Carbon Programme	47,720	-	(9,253)	-	38,467
Restoration Project	1,471,157	7,782	(52,260)	-	1,426,679
Thames Water COVID 19	238	20,000	(20,238)	-	-
NLHF COVID Emergency	15,754	-	(1,783)	-	13,971
NLHF Culture Recovery Fund	47	28,023	(30,556)	2,486	-
Website Redevelopment Fund	-	5,000	(2,000)	-	3,000
Learning and Outreach Fund	-	1,500	-	-	1,500
	<u>1,552,850</u>	<u>62,305</u>	<u>(116,090)</u>	<u>2,486</u>	<u>1,501,551</u>
Total of funds	<u><u>1,716,985</u></u>	<u><u>186,540</u></u>	<u><u>(208,795)</u></u>	<u><u>-</u></u>	<u><u>1,694,730</u></u>

19. Summary of funds

Summary of funds - current year

	Balance at 1 November 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2023 £
General funds	193,179	184,199	(140,604)	(82,813)	153,961
Restricted funds	1,501,551	6,943	(57,892)	82,813	1,533,415
	<u>1,694,730</u>	<u>191,142</u>	<u>(198,496)</u>	<u>-</u>	<u>1,687,376</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023

19. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 November 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2022 £
General funds	164,135	124,235	(92,705)	(2,486)	193,179
Restricted funds	1,552,850	62,305	(116,090)	2,486	1,501,551
	<u>1,716,985</u>	<u>186,540</u>	<u>(208,795)</u>	<u>-</u>	<u>1,694,730</u>

20. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	1,517,022	23,656	1,540,678
Current assets	16,393	138,472	154,865
Creditors due within one year	-	(8,167)	(8,167)
Total	<u>1,533,415</u>	<u>153,961</u>	<u>1,687,376</u>

Analysis of net assets between funds - prior year

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	1,570,522	25,575	1,596,097
Current assets	(68,971)	178,786	109,815
Creditors due within one year	-	(11,182)	(11,182)
Total	<u>1,501,551</u>	<u>193,179</u>	<u>1,694,730</u>

21. Related party transactions

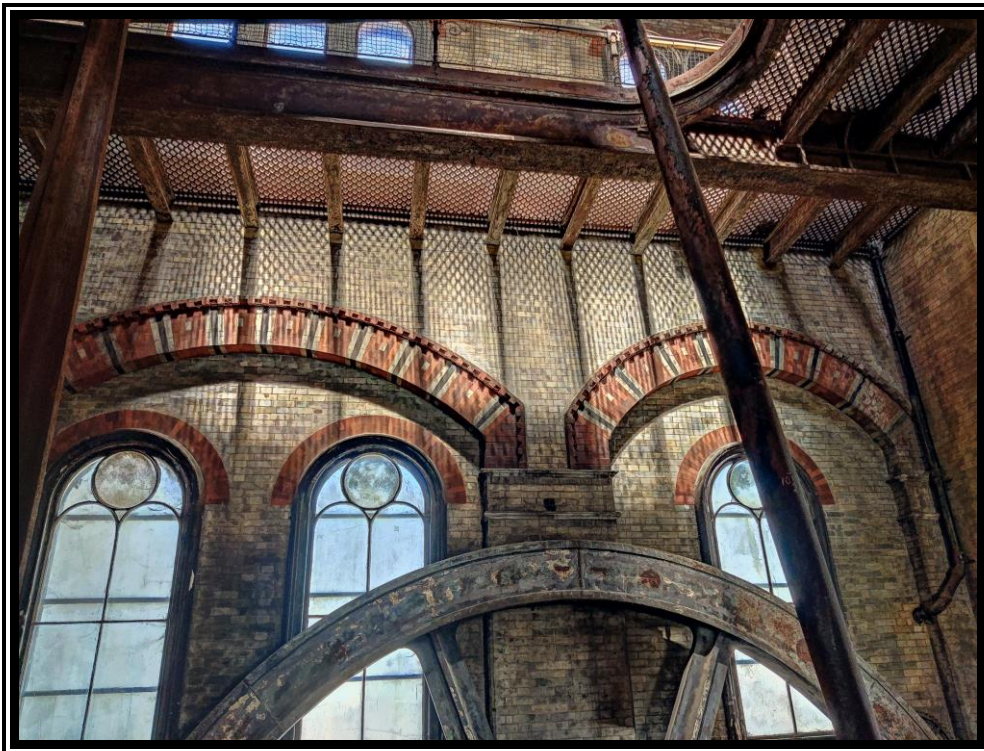
The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 October 2023.

THE CROSSNESS ENGINES TRUST

England & Wales - Charity number 297585

Accounts

**THE
CROSSNESS ENGINES
TRUST
(A COMPANY LIMITED BY GUARANTEE)**



Photograph: Steve James

**UNAUDITED TRUSTEES' REPORT
AND FINANCIAL STATEMENTS
FOR THE YEAR ENDING 31 OCTOBER 2022**

HEDLEY DUNK LIMITED
Chartered Accountants & Registered Auditors
Trinity House, 3 Bullace Lane
Dartford, Kent DA1 1BB

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CONTENTS

	Page
Reference and Administrative Details of the Charity, its Trustees and Advisers	1
Chairman's Statement	2 - 6
Trustees' Report	7 - 8
Independent Examiner's Report	9
Statement of Financial Activities	10
Balance Sheet	11
Notes to the Financial Statements	12 - 21

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 OCTOBER 2022**

Trustees	M Jones A Neher P Nelson K M Ridley J G Warner A M Williams (resigned 19 July 2022) F K Germanus-Kunda E Bardrick(appointed 8 March 2022, resigned 7 June 2023) C Chin (appointed 11 April 2023)
Company registered number	02141756
Charity registered number	297585
Registered office	Thames Water - Old Works Bazalgette Way London SE2 9AQ
Company secretary	M Jones
Accountants	Hedley Dunk Limited Chartered Accountants and Statutory Auditors Trinity House 3 Bullace Lane Dartford Kent DA1 1BB

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT
FOR THE YEAR ENDED 31 OCTOBER 2022

The chairman presents his statement for the year.

Introduction

Following previous practice this report formally presents the accounts for the last completed financial year to October 2022 and covers developments in other areas to date.

Since the last annual report we have witnessed a gradual return to normal following the cessation of the restrictions brought in to address the challenge of the Covid-19 pandemic. Visitor numbers on open days have increased significantly, despite the fact that Prince Consort is not in operation. There is a growing demand for group visits and our guided tours are fully booked for months ahead. The overall impact is that the Trust's financial position has improved since the last annual report and shows signs of continuing to do so in the year ahead.

Uncertainty about future car parking facilities for users as a result of Thames Water planning to use the area occupied by the current car park to create a new site access is a particular concern and the Board is actively exploring how this might be resolved.

Trust Organisation and Operations

The proposed organisation structure was submitted to the Board based on the principle that the Trustee Board is strategic and should not be involved in the day to day operation of the site, supported by a team with the primary objective of delivering the Trust's objectives and managing site operations including works, projects and events and 2022 saw the merger of two committees:

- the Task Force that was set up to source funding during COVID, review all sources of funding and seek future funding;
- the Resilience Committee that advises the board on business risks and governance issues.

A series of "As Is/To Be" sessions were held with volunteers and board members to get everyone's' ideas on where we are and what we need to do to improve the Trust, its operations and its offerings.

A number of policies and procedures were created or updated including Safeguarding, Equality & Diversity, Emergency Evacuation, Health & Safety, conflicts of Interest and Expenses / Petty Cash.

The Risk Register was regularly reviewed and the higher risk elements reported to the board.

During the year both of our paid employees left the Trust. Chris Foord, the Business Development Officer, moved to new employment. Petra Cox has maintained a continuing connection to the Trust, supporting the delivery of group visits as a freelance contractor.

Health and safety

COVID was still a threat and precautions remained in place to protect volunteers and visitors.

There were two accidents, one of which required hospital treatment but did not need reporting under RIDDOR. Three Near Miss incidents were reported. One involved the lack of testing on lifting eyes and beams in the Beam Engine House. This has resulted in these being taken out of commission and halting rebuilding works on Victoria. The testing costs are almost £12,000. Again the problems of visitors and film crew straying on to Thames Water property were evident.

The Trust continues to take safety training responsibilities seriously. After COVID, training was able to continue again and we managed to have 78 man days training including abrasive wheels, Notifiable Non-licensed Working with asbestos, fire marshal, dumper, excavator, IPAF lifter and manual handling.

We lost our Health & Safety Trustee, Alison Williams, as a work reorganisation prevented her continuing. A suitably qualified replacement is being sought.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2022

Issues of subsidence and potential instabilities to buildings around site meant restricted access or use to some buildings or areas and heralded the start of surveys into the buildings and ground subsidence by our landlord, Thames Water. It is hoped that this report will be available in the near future

Conservation

Loose brickwork in the Beam Engine House and the lintel above the sliding doors in the Valve House have continued to be a cause for concern. Subsidence at various points over the site has also been an issue. Some survey work by Thames Water has been completed but progress in moving towards a resolution of the problems has been slow.

The replacement boiler which serves Prince Consort was tested and used a couple of times prior to suspension of engine operation due to the cracks cast iron work. The boiler was then drained down and put into sleep mode until the problem was resolved.

Victoria

Whilst the Victoria team was waiting for testing of the Beam Floor lifting eyes work on the engine has slowed to re-cleaning and protecting various engine parts that rusted due to sudden temperature changes before Christmas.

The team has also continued to de-rust and paint the beam floor.

Prince Consort

The boiler passed successfully its routine inspection in April.

To keep the volunteers occupied the team has safely cleaned, painted and replaced/relocated everything in the Secure Store, which had been declared unsafe due to a small amount of asbestos. These items were removed before work commenced.

Collections

Behind the scenes collections tours on open days continue to be fully booked, and to receive positive feedback from attendees. Tour guides have recently started to wear Victorian costume, to add to the visitor experience.

Other activities have included:

- Participation in the Explore Your Archives Twitter campaign, which raised awareness of, and interest in, the collections.
- Introduced Archive Anecdotes blog.
- Interviewed a former Crossness worker, gathering fresh insight into the twentieth century workforce, and filling gaps in our knowledge, such as the role of female employees.
- All archive material (except plans and patents, which have their own databases) has been catalogued on MODES.

Public interest in the collections has improved, and 12 researchers visited the archive between February 2022 and February 2023, a return to pre-COVID numbers. The archive service consistently receives positive feedback from researcher questionnaires.

The project to check and update every artefact record card has been completed.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2022

Ongoing Projects

Creating a records management policy and retention schedule, including completing a survey of the types of records each department creates and manages.

Planning a practical training exercise for members of the disaster recovery team – this will involve salvaging wet practice material to test the emergency plan procedures. Alexandra Dolan has started gathering non-collection materials to be used in the training, and has booked an online course advising how to train team members in disaster recovery.

Appraising unaccessioned material stored in the archive room.

Accessioning CET admin records, including meeting minutes. This will involve sensitivity checks, and rehousing material in acid free boxes and folders.

Completing the Toilet Timeline display by acquiring modern examples of sanitary ware, including a 'Portaloo.'

Museum Accreditation

The Collections Department has completed all of the requirements in the Managing Collections section of the 2018 Accreditation Standard.

The following policies and plans required for Museum Accreditation were updated in 2022, and submitted to the Board for approval:

- Care and Conservation Plan, version 2.
- Archive Documentation Policy, version 2.
- Artefact Documentation Policy, version 2.
- Care & Conservation Policy, version 2.
- Care & Conservation Plan, version 2.
- Access to Collections Policy, version 2.
- Archive Documentation Plan, version 4.
- Collections Emergency Plan, version 4.

Royal Arsenal Narrow Gauge Railway

Following the hydraulic failure suffered by the locomotive at the end of 2021 a successful Crowdfunder campaign, run by Dave Hughes, was initiated in 2022. This exercise generated sufficient funds to purchase and fit new hydraulic motors to the locomotive which ran again on the Open Day in December 2022 without problem.

In April this year, the front axle drive failed, but was repaired with the help of a local engineering company, and in May fuel problems were rectified by the combined talents of the RANG Team by redesigning the position of the fuel tank.

We will continue to keep the train in working order so adding to the enjoyment of the visitors when coming to Crossness.

Learning and Outreach

There has been a significant improvement in visitor numbers in the last six months. Guided tours have been fully booked, the number of group visits has increased and open days are attracting significant numbers.

With the resignation of our Learning and Outreach Officer the Trust does not have the requisite expertise to deliver an effective programme for schools and this is something that will be addressed in the coming months.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2022

Social Media

Crossness is active on Facebook, Twitter and Instagram. During the period Nov 2021 to October 2022, social media was used primarily to communicate the Crossness Open Days and Guided Tours. A video produced and shared by Historic England on their social media channels brought us to the attention of a larger audience and has resulted in an increased reach, especially on Facebook.

In summary:

- **Twitter:** Overall impressions were down 10% as a result of fewer Tweets but engagement rate increased to 2.7% and total number of followers grew to 1,900 (+9.5% vs prior year).
- **Facebook:** Our reach shot up this year as a result of the Historic England video.
- **Instagram:** We closed the year with 998 followers [+47% vs prior year]. We reached an average of 550 accounts a month with an engagement rate of 9.6%.

Website

The redevelopment of the website will streamline the online booking experience for Open Days and tours as well as providing a paywall for the virtual guided tour and the option of creating an online shop. It will have a cleaner look and feel and will offer improved analytics to better understand how people use the site. Work has been much delayed despite Steve James putting a significant amount of work into the project. At the time of writing it seems likely that work will be completed and the new site launched in August 2023.

Virtual Guided Tour (VGT)

The virtual guided tour is ready for launch but requires the environment delivered by the new website, which should be available shortly

Finance

For the accounts for financial year 2021/2022 the Board has again elected to seek an Independent Examiners Report rather than a full audit. The report and a copy of the accounts for financial year are incorporated in this document.

Financial performance has improved since the termination of restrictions linked to the Covid 19 pandemic. Revenue generated by visitors for the year ending in October 2022 showed a 350% increase over the previous year.

More recently income from open days, group visits, guided tours and events organised for photography groups shows continuing growth.

In terms of expenditure the highest outlays have been on employment of staff, insurance and IT/telephony. The Trust is pursuing an insurance claim linked to loss of income through the requirement to lock down the site because of Covid 19 and should know the outcome of this process in the near future.

Trust Membership

The following table shows the membership position at the time of writing.

PERIOD	2020/21	2021/22	TOTAL
New Members	05	24	29
Lost Members	(28)	(48)	(76)
NET TOTALS	(23)	(24)	(47)

While we are always pleased to welcome new members, those we lose by non-renewal are always a matter of regret. The majority are for understandable reasons – illness, death and loss of interest by moving away, into residential care or the escalating health needs of family members, for some a return to paid work, and, not for the first time, the current economic situation. A further reason is the loss of contact through changes of postal or email address and phone numbers, despite follow-ups by all available means.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2022

Again, some members only join for a year, perhaps because they see their fee as a one-off donation, rather than the start of a continuing relationship. This may stem from a perception that, having visited once, they have “done” Crossness, they don’t see any point in re-visiting us. We need therefore to keep our “offer” fresh.

Since the beginning of the current financial year in November 2022, there have been 8 new members, including our new Treasurer. However, we will not know until the end of May those who are not renewing their subscriptions for 23/24.

Current membership

TYPE OF MEMBERSHIP	Nos	% of adult membership
Life (Honorary/Life/Senior)	144	33.57
Individual	65	15.15
Family	38	8.86
Senior Citizen	164	38.23
Unwaged	2	0.47
Student	3	0.70
Reciprocal organisations	13	3.03
TOTALS	429	100.00
Children (under 18) (free)	3	
GRAND TOTALS	432	

We currently have 100+ Volunteers on our books. However, despite the reduction in the COVID19 risks, there are a number of potential Volunteers whom we must follow-up to see whether we can look forward to their active participation. We still need to recruit four Team Leaders, (for Catering, Cleaning, Tour Guides and Gardening) either to fill current vacancies, or to build new teams.

However, our visitors’ appreciation of our helpful, informative and knowledgeable Volunteers remains undimmed

External relations

The Trust continues to have good relations with both Thames Water and the London Borough of Bexley and has been working more closely with Peabody.

Next steps - the year ahead

Whilst we have made progress in some areas, in particular the repair to the cracks in cast iron close to Prince Consort, which has allowed the engine to be run much remains to be done the key priorities for the next year are:

- Review the structure, organisation and culture of the Trust.
- Address some wider building repair issues in the Beam Engine House and in the Valve House.
- Resolve with Thames Water issues relating to the provision of car parking for visitors and update and rationalise the leasing arrangements under which the Trust works.
- Develop a much enhanced Front of House team to supplement the dedicated (and overstretched) core volunteers who enable the Open Days to happen, and to further increase opening in line with the Business Plan.
- Complete the work on the new website and launch.
- Make progress towards museum accreditation.

M Jones
Chair of Trustees

Date:

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 OCTOBER 2022

The Trustees present their annual report together with the financial statements of the Charity for the 1 November 2021 to 31 October 2022. The Annual Report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual Report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Charity qualifies as small under section 382 of the Companies Act 2006, the Strategic Report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

● **Policies and objectives**

The principal objective of the company is the restoration and maintenance of the Victorian sewage outfall at Crossness.

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

● **Going concern**

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

● **Reserves policy**

The Trust has a reserves policy, which is scheduled for review, aimed at maintaining sufficient funds to cover:

- running costs for six months;
- unplanned essential repairs;
- redundancy.

Together these elements total £140,000.

At 31 October 2022 the Trust was £140,000 in surplus.

Structure, governance and management

● **Constitution**

Crossness Engines Trust is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 22 June 1987 and subsequently amended on 06 June 1999.

● **Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2022

Statement of Trustees' responsibilities

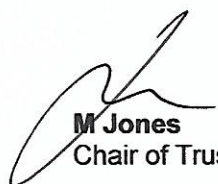
The Trustees (who are also the directors of the Charity for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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



M Jones
Chair of Trustees

Date: 28 July 2023

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 OCTOBER 2022

Independent Examiner's Report to the Trustees of Crossness Engines Trust ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 October 2022.

Responsibilities and Basis of Report

As the Trustees of the Charity (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Charity's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the Charity as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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

Signed:



Dated: 28 July 2023

Jack Fryer

ACA

Hedley Dunk Limited

Chartered Accountants and Statutory Auditors

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 OCTOBER 2022**

	Note	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:					
Donations and legacies	3	62,305	10,358	72,663	61,675
Charitable activities	4	-	105,996	105,996	70,550
Other trading activities		-	7,872	7,872	2,447
Investments	5	-	9	9	5
Total income		<u>62,305</u>	<u>124,235</u>	<u>186,540</u>	<u>134,677</u>
Expenditure on:					
Raising funds		-	126	126	13,122
Charitable activities	6	116,090	92,579	208,669	233,069
Total expenditure		<u>116,090</u>	<u>92,705</u>	<u>208,795</u>	<u>246,191</u>
Net (expenditure)/income		<u>(53,785)</u>	<u>31,530</u>	<u>(22,255)</u>	<u>(111,514)</u>
Transfers between funds	17	2,486	(2,486)	-	-
Net movement in funds		<u>(51,299)</u>	<u>29,044</u>	<u>(22,255)</u>	<u>(111,514)</u>
Reconciliation of funds:					
Total funds brought forward		1,552,850	164,135	1,716,985	1,828,499
Net movement in funds		(51,299)	29,044	(22,255)	(111,514)
Total funds carried forward		<u>1,501,551</u>	<u>193,179</u>	<u>1,694,730</u>	<u>1,716,985</u>

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

The notes on pages 12 to 21 form part of these financial statements.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)
REGISTERED NUMBER: 02141756

BALANCE SHEET
AS AT 31 OCTOBER 2022

	Note		2022 £	2021 £
Fixed assets				
Tangible assets	12		1,596,097	1,655,696
			1,596,097	1,655,696
Current assets				
Stocks	13	23,893	21,666	
Debtors	14	18,093	49,859	
Cash at bank and in hand		67,829	20,249	
		109,815	91,774	
Creditors: amounts falling due within one year	15	(11,182)	(30,485)	
Net current assets			98,633	61,289
Total assets less current liabilities			1,694,730	1,716,985
Net assets excluding pension asset			1,694,730	1,716,985
Total net assets			1,694,730	1,716,985
Charity funds				
Restricted funds	17		1,501,551	1,552,850
Unrestricted funds	17		193,179	164,135
Total funds			1,694,730	1,716,985

The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

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


M Jones
 Chair of Trustees

Date: 28 July 2023

The notes on pages 12 to 21 form part of these financial statements.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022

1. General information

Crossness Engines Trust is a charitable company limited by guarantee registered and domiciled in the UK. Its principal place of business is the same as its registered office and is shown in the company information. The principal activities and object of the company is that of restoration and maintenance of the Victorian sewage outfall at Crossness.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Crossness Engines Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

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

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2.3 Expenditure

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

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

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

All expenditure is inclusive of irrecoverable VAT.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022

2. Accounting policies (continued)

2.4 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Long-term leasehold property	-	2% straight line
Plant and machinery	-	at varying rates to reflect asset's useful economic life from 5 - 20%

2.5 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.6 Debtors

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

2.7 Cash at bank and in hand

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

2.8 Liabilities and provisions

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

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

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

2.9 Financial instruments

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

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

2. Accounting policies (continued)

2.10 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.11 Fund accounting

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

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

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

3. Income from donations and legacies

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Donations	7,782	7,691	15,473	11,540
Grants	54,523	2,667	57,190	50,135
Total 2022	62,305	10,358	72,663	61,675

4. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Restoration and maintenance of building and engines	105,996	105,996	70,550
	105,996	105,996	70,550

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022

5. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Bank Interest received	9	9	5
	<u>9</u>	<u>9</u>	<u>5</u>

6. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total 2022 £	Total 2021 £
Restoration and maintenance of building and engines	116,090	92,579	208,669	233,069
	<u>116,090</u>	<u>92,579</u>	<u>208,669</u>	<u>233,069</u>

7. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Total funds 2022 £	Total funds 2021 £
Restoration and maintenance of building and engines	208,669	208,669	233,069
	<u>208,669</u>	<u>208,669</u>	<u>233,069</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022

7. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Restoration and maintenance of building and engines 2022 £	Total funds 2022 £	Total funds 2021 £
Staff costs	47,908	47,908	62,799
Depreciation	59,599	59,599	60,456
Purchases	13,943	13,943	19,879
Site facilities and operational costs	66,006	66,006	59,224
Health and safety costs	2,687	2,687	4,689
Office costs	13,849	13,849	16,711
Legal fees	191	191	171
Other professional fees	4,277	4,277	4,200
Marketing and publicity	209	209	4,940
Total 2022	<u>208,669</u>	<u>208,669</u>	<u>233,069</u>

Analysis of support costs

8. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £4,200 (2021 - £4,200).

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

9. Staff costs

	2022 £	2021 £
Wages and salaries	45,000	60,000
Social security costs	1,839	1,373
Contribution to defined contribution pension schemes	1,069	1,426
	47,908	62,799

The average number of persons employed by the Charity during the year was as follows:

	2022 No.	2021 No.
Staff	2	2
	2	2

No employee received remuneration amounting to more than £60,000 in either year.

10. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £1,069 (2021 - £1,426). Contributions totalling £158 (2021 - £317) were payable to the fund at the balance sheet date and are included in creditors.

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 October 2022, expenses were reimbursed or paid directly to Trustee (2021 - to 3 Trustees) broken down as follows:

	2022 £	2021 £
Travel	8	108
Catering	3,951	1,663
Health and safety costs	1,186	5,987
General office expenses	2,353	1,374
	7,498	9,132

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022

12. Tangible fixed assets

	Long-term leasehold property £	Plant and machinery £	Total £
Cost or valuation			
At 1 November 2021	1,983,047	378,131	2,361,178
At 31 October 2022	<u>1,983,047</u>	<u>378,131</u>	<u>2,361,178</u>
Depreciation			
At 1 November 2021	465,839	239,643	705,482
Charge for the year	39,661	19,938	59,599
At 31 October 2022	<u>505,500</u>	<u>259,581</u>	<u>765,081</u>
Net book value			
At 31 October 2022	<u><u>1,477,547</u></u>	<u><u>118,550</u></u>	<u><u>1,596,097</u></u>
At 31 October 2021	<u><u>1,517,208</u></u>	<u><u>138,488</u></u>	<u><u>1,655,696</u></u>

13. Stocks

	2022 £	2021 £
Finished goods and goods for resale	<u>23,893</u>	<u>21,666</u>

14. Debtors

	2022 £	2021 £
Due within one year		
Trade debtors	13,993	37,175
Prepayments and accrued income	2,600	2,364
Tax recoverable	1,500	1,500
Grants receivable	-	8,820
	<u>18,093</u>	<u>49,859</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022

15. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	5,812	5,783
Other taxation and social security	1,852	1,025
Pension fund loan payable	158	317
Accruals and deferred income	3,360	23,360
	11,182	30,485

16. Contingent liabilities

The Heritage Lottery Fund granted monies for restoration works. Terms of the grant included a charge over the leasehold property. The charge remains for 25 years from 13 June 2008, under the terms of the charge all or part of the grant can become repayable.

17. Statement of funds

Statement of funds - current year

	Balance at 1 November 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2022 £
Unrestricted funds					
General Funds	164,135	124,235	(92,705)	(2,486)	193,179
	1,552,850	62,305	(116,090)	2,486	1,501,551
Restricted funds					
Landfill Tax Credit and English Heritage Fund	17,934	-	-	-	17,934
Low Carbon Programme	47,720	-	(9,253)	-	38,467
Restoration Project	1,471,157	7,782	(52,260)	-	1,426,679
Thames Water COVID 19	238	20,000	(20,238)	-	-
NLHF COVID Emergency	15,754	-	(1,783)	-	13,971
NLHF Culture Recovery Fund	47	28,023	(30,556)	2,486	-
Website Redevelopment Fund	-	5,000	(2,000)	-	3,000
Learning and Outreach Fund	-	1,500	-	-	1,500
	1,716,985	186,540	(208,795)	-	1,694,730
Total of funds	1,716,985	186,540	(208,795)	-	1,694,730

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022

17. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 November 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2021 £
Unrestricted funds					
General Funds	175,934	92,542	(93,493)	(10,848)	164,135
Restricted funds					
Landfill Tax Credit and English Heritage Fund	17,934	-	-	-	17,934
Low Carbon Programme	56,928	-	(9,208)	-	47,720
Restoration Project	1,515,493	13,812	(59,581)	1,433	1,471,157
Thames Water COVID 19	15,501	-	(15,263)	-	238
NLHF COVID Emergency	46,709	-	(40,369)	9,414	15,754
NLHF Culture Recovery Fund	-	28,323	(28,276)	-	47
Website Redevelopment Fund	-	-	-	-	-
Learning and Outreach Fund	-	-	-	-	-
	<u>1,652,565</u>	<u>42,135</u>	<u>(152,697)</u>	<u>10,847</u>	<u>1,552,850</u>
Total of funds	<u><u>1,828,499</u></u>	<u><u>134,677</u></u>	<u><u>(246,190)</u></u>	<u><u>(1)</u></u>	<u><u>1,716,985</u></u>

18. Summary of funds

Summary of funds - current year

	Balance at 1 November 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2022 £
General funds	164,135	124,235	(92,705)	(2,486)	193,179
Restricted funds	1,552,850	62,305	(116,090)	2,486	1,501,551
	<u>1,716,985</u>	<u>186,540</u>	<u>(208,795)</u>	<u>-</u>	<u>1,694,730</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

18. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 November 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2021 £
General funds	175,934	92,542	(93,493)	(10,848)	164,135
Restricted funds	1,652,565	42,135	(152,697)	10,847	1,552,850
	<u>1,828,499</u>	<u>134,677</u>	<u>(246,190)</u>	<u>(1)</u>	<u>1,716,985</u>

19. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	1,570,522	25,575	1,596,097
Current assets	(68,971)	178,786	109,815
Creditors due within one year	-	(11,182)	(11,182)
Total	<u>1,501,551</u>	<u>193,179</u>	<u>1,694,730</u>

Analysis of net assets between funds - prior year

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	1,625,717	29,979	1,655,696
Current assets	(52,867)	144,641	91,774
Creditors due within one year	(20,000)	(10,485)	(30,485)
Total	<u>1,552,850</u>	<u>164,135</u>	<u>1,716,985</u>

20. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 October 2022.

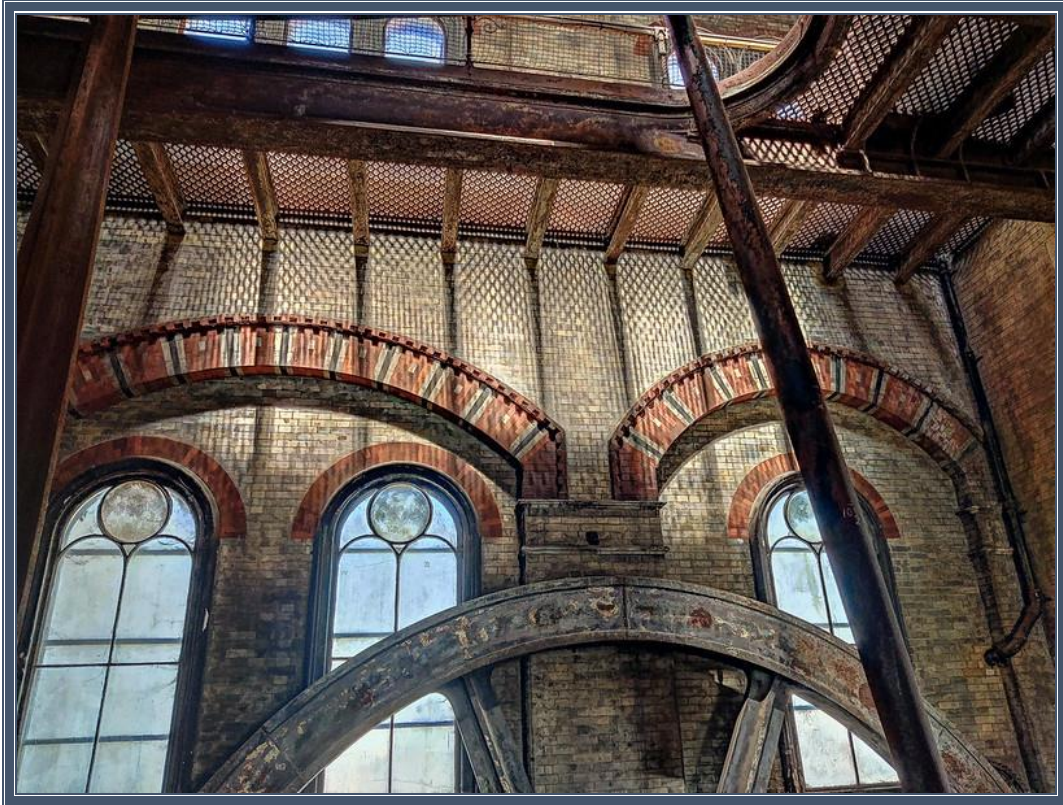
THE CROSSNESS ENGINES TRUST

England & Wales - Charity number 297585

Accounts

THE CROSSNESS ENGINES TRUST

(A Company Limited by Guarantee)



Photograph: Steve James

UNAUDITED TRUSTEES' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2021

HEDLEY DUNK LIMITED
Chartered Accountants & Statutory Auditor
Trinity House, 3 Bullace Lane
Dartford
Kent
DA1 1BB

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CONTENTS

	Page
Reference and Administrative Details of the Charity, its Trustees and Advisers	1
Chairman's Statement	2 - 6
Trustees' Report	7 - 8
Independent Examiner's Report	9
Statement of Financial Activities	10
Balance Sheet	11
Notes to the Financial Statements	12 - 23

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 OCTOBER 2021**

M Jones
A Neher
P Nelson
K M Ridley
J G Warner
A M Williams
F K Germanus-Kunda
K A Thyme Castle (appointed 1 April 2021, resigned 9 August 2021)
E Bard'ick(appointed 8 March 2022)

**Company registered
number**

02141756

**Charity registered
number**

297585

Registered office

Thames Water - Old Works
Bazalgette Way
London
SE2 9AQ

Company secretary

M Jones

Accountants

Hedley Dunk Limited
Chartered Accountants and Statutory Auditors
Trinity House
3 Bullace Lane
Dartford
Kent
DA1 1BB

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT
FOR THE YEAR ENDED 31 OCTOBER 2021

The chairman presents his statement for the year.

Introduction

Following previous practice this report formally presents the accounts for the last completed financial year to October 2021 and covers progress in other areas to date.

The predominant feature of the year has been the Covid-19 pandemic which continued to have an impact on the Trust in terms of its ability to generate income. At the start of the year guided tours and open days had been reintroduced following the guidelines that had been published but these were brought to a halt by the lockdown starting just before Christmas and extending into the first half of 2021.

The easing of restrictions did allow the site to re-open to visitors from April 2022 and we have seen an increase in visitor numbers as a result back to levels that could have been expected pre-pandemic.

Trust Organisation and Operations

Some time ago the Trust received funding to support work on the development of a business plan and to develop better ways of ensuring business resilience. Covid-19 had a significant impact on our ability to take this project forward but the Trust has spent considerable time on considering how both organisational structure and operations could be improved.

Whilst this project is now complete there is a recognition that this work must continue. The Trust has been taking part in the Heritage Compass Programme, which comes to an end later in 2022. Heritage Compass has helped us to begin a programme of organisational and cultural change. Sessions with volunteers and Trustees have developed a case for change, an As is /To be exercise to formalise what we want the Trust to be like and we will be holding a further sessions to determine the steps needed to get there.

The Heritage Compass programme has also published the first of its success guides based on benchmarking data from Heritage Organisations taking part in the Programme. The first guide is on Shops and cafes and will help inform the development of our shops and café. Further guides will cover other aspects of sustainability and will help us in furthering evidence based decision making in developing the Trust.

The first annual volunteer survey was conducted in March 2022 to help us understand the motivations for volunteering and what volunteers enjoy and what they dislike and help improve the volunteer experience. The survey found that 82% rated their overall experience as positive which is encouraging, but with some areas of improvement needed around support from the Board. This is being addressed through the organisational and cultural change sessions mentioned previously. The next volunteer survey will take place in spring 2023 and will help monitor progress and other ways to improve the volunteer experience.

Underlying challenges are the culture of the Trust and the need to increase diversity of Trustees, volunteers, staff and audiences, with support for those taking on responsibilities. The Trust needs to be a more outward looking organisation with a focus on its customers/audiences with the use of evidence and data to drive improvement and development.

A skills audit is being undertaken among the volunteers and the new structure has identified roles that need to be recruited to with relevant skills. There are three priority areas of finance/accountancy, marketing and engineering.

The Trust is currently going through a governance review which will be reviewed annually along with the business plan.

Outside the work outlined above the Trust has been approached by Thames Water with a proposal to move the Trust car park to a different location. Preliminary discussions have taken place and it seems likely that the move will be implemented in the next year.

Work is also well advanced on the installation of fibre-optic cable, essential for the delivery of the projects described under Learning and Outreach.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2021

Health and safety

COVID once again dominated the Trusts activities with the second lockdown running from 5 November 2020 to 2 December 2020 and the third lockdown starting on 6 January 2021 followed by a four step roadmap for lifting the lockdown finishing on 19 July 2021. Step 2 of the roadmap allowed us to welcome limited numbers of volunteers from 12 April and with Step 3 for limited guests from 17 May.

Accidents and incidents continued to be a concern although none were reported for the first six months of the year. There were two accidents with minor injuries including one to a visitor; three incidents were reported and one potential incident. This highlighted the need to prevent visitors and guests straying on to Thames Water property.

Training was difficult to organise but the government allowed extension of many qualifications so operations could continue. We were able to conduct training for the fork lift truck so we renewed 6 licences. Asbestos work training was carried out in November 2021. Thames Water induction training (COMAH) was stopped during the year and recommenced in November 2021.

A few changes to operation of the site have been brought about as a result of a brief report from Savills, who manage Thames Water properties. A number of the recommendations had already been adopted before the report, and after risk assessments undertaken by the Trust additional precautions were taken for access to the Engine House Beam Floor and Valve House both in terms of visitors and volunteers.

Conservation

Structural issues relating to cracks in cast-iron close to the engines and loose brickwork in the Beam Engine House and the lintel above the sliding doors in the Valve House have continued to be a cause for concern. Following an initial investigation little progress has been made in relation to the cracks in cast iron but, more recently, Thames Water has committed to covering the cost of a full investigation and this is now underway.

Work on the conservation of Victoria has also slowed, in part because of the cast-iron problem but also because work is required to ensure that the lifting points above the engine are sufficiently robust. All of the bright metal part of Victoria have been cleaned and protective coatings have been applied.

Collections

The collections departments (archives and artefacts) follow SPECTRUM guidelines for Museums. Procedures for collections care and administration are codified in the various policies and plans written in preparation of the Trust seeking Museum Accreditation.

Modes Compact cataloguing software is used to record key information about the archive collections, such as their accession numbers, provenance, and location.

During the year: the Collections team has

- updated the Emergency Plan; Archive Documentation Policy; Artefact Documentation Policy, and Care and Collections Policy as required for Museum Accreditation.
- catalogued over 1,000 items on MODES, clearing the cataloguing backlog.
- reinstated behind the scenes collections tours on open days. The tours have been fully booked and receive positive feedback from attendees.

Work that is ongoing includes:

- creating a finding aid of digital photographs in the archive collection.
- a sensitivity review of the Chronicle prior to accessioning.
- rehousing the Arthur Green archive collection using more suitable materials (acid free folders and boxes).
- the Stereophagus sewage pump, acquired in 2016 from Southend-on-Sea Borough Council, is now being conserved by a team in the Fitting Shop.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2021

- a partially completed model of a portable stationary steam engine, donated in 2013, is now being completed by a team in the Fitting Shop.
- every artefact has a record card. These are being checked and updated. Over half of this task has been completed.

Royal Arsenal Narrow Gauge Railway

It has taken RANG volunteers just over four years to get to the point where the Trust is able to fully operate the loco and carriages. We have renovated the locomotive, now renamed as Bazalgette, and two carriages, laid track the length of the John Ridley path, constructed and dismantled three temporary platforms as well as constructed the full length platforms both ends of the line.

The platform at the end of the down slope of the John Ridley path was completed just prior to the 14th November 2021 Open Day. That allowed us to start operating the train the complete length of the line pulling both carriages.

Unfortunately on the December 2021 Open Day the loco started to struggle to pull both carriages out from the end platform. We tried with one carriage but encountered the same issue so it was prudent to take it out of service to prevent a major breakdown. With hindsight given the age of the loco we should have anticipated possible mechanical issues when the loco was put under full load.

The train was non-operational for January and will remain so until the fault can be investigated and repaired. Given the estimated cost of repair (c£10,000) the Trust had to seek external funding to cover this amount and a crowdfunding initiative is now underway.

Learning and Outreach

In 2021 and 2022 we increased the number of Open Days every month in line with the Business Plan. Although we are currently unable to steam, we have been regularly welcoming over 300 visitors at each Open Day, ahead of the 250 target. We have also been able to collect a year's data from our Audience Agency Visitor Survey to better understand our audiences and their motivations for visiting. This information will be used to flesh out the audience development and marketing planning in the Business Plan and produce a more detailed Audience Development/Marketing plan. The plan will enable the Trust to fine tune its offer and better target promotion to key audiences to increase numbers and income. The Audience Agency visitor survey has been reviewed and renewed for 2022-23 with fewer questions.

Visits from educational establishments are recovering in the post pandemic phase and consistently deliver excellent feedback.

The impact of the pandemic has pushed the heritage sector into looking at new ways of engaging with their audiences - on-line. In response Crossness Learning and Outreach developed two project proposals for a funding bid to the Government's DCMS Culture Recovery Fund. The funding application was successful and our work on the projects outlined below began in November 2020.

Virtual Guided Tour (VGT)

Much of the work on the virtual guided tour has been completed but launch has been delayed because of the limited capability of our existing website to host the tour. A project is underway to redevelop the website. This will both allow the virtual guided tour to be offered to website visitors through a paywall and introduce better ways of managing and updating website content.

The Toilet Timeline (TT)

The Toilet Timeline, a stand-alone website, embedded in and accessed via the Crossness website either via a mobile phone or PC, is now live.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2021

Finance

For the accounts for financial year 2021/2022 the Board has again elected to seek an Independent Examiners Report rather than a full audit. The report and a copy of the accounts for financial year are incorporated in this document.

The financial performance of the Trust during the year and subsequently has again been much influenced by the impact of the pandemic and associated lockdowns.

During financial year 2020/2021 the Trust came very close to becoming insolvent and it was through support from a number of sources, including the National Lottery Heritage Fund, Historic England Thames Water and the London Borough of Bexley that the Trust has survived.

More recently income from open days, group visits, guided tours and events organised for photography groups is showing signs of recovery, although we continue to be hampered by the inability to steam. Costs have been and will continue to be monitored closely.

Trust Membership

The following table shows the membership position at the time of writing.

PERIOD	2019/20	2020/21	TOTAL
New Members	22	05	27
Lost Members	(34)	(28)	(62)
NET TOTALS	(12)	(23)	(45)

While we are always pleased to welcome new members, those we lose by non-renewal are always a matter of regret. The majority are for understandable reasons – illness, death and loss of interest by moving away, into residential care or the escalating health needs of family members, for some, a return to paid work, and, not for the first time, the current economic situation. A further reason is the loss of contact through changes of postal or email address and phone numbers, despite follow-ups by all available means.

Again, some members only join for a year, perhaps because they see their fee as a one-off donation, rather than the start of a continuing relationship. This may stem from a perception that, having visited once, they have “done” Crossness, they don’t see any point in re-visiting us. We need therefore to keep our “offer” fresh. Hopefully, the Toilet Timeline and Virtual Guided Tour will redress this to some extent.

Since the beginning of the current financial year in November 2021, there have been 15 new members and a number of important positions have now been filled. However, 41 have not renewed their subscriptions for 22/23.

Current membership

TYPE OF MEMBERSHIP	Nos	% of adult membership
Life (Honorary/Life/Senior)	147	32.45
Individual	64	14.13
Family	40	8.83
Senior Citizen	182	40.18
Unwaged	3	0.66
Student	4	0.88
Reciprocal organisations	13	2.87
TOTALS	463	100.00
Children (under 18) (free)	3	
GRAND TOTALS	456	

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2021

We currently have 100+ Volunteers on our books. However, despite the reduction in the COVID19 risks, there are a number of potential Volunteers whom we must follow-up to see whether we can look forward to their active participation. We still need to recruit four Team Leaders, (for Catering, Cleaning, Tour Guides and Gardening) either to fill current vacancies, or to build new teams.

However, our visitors' appreciation of our helpful, informative and knowledgeable volunteers remains undimmed.

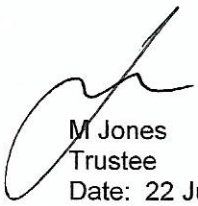
External relations

The Trust continues to have good relations with both Thames Water and the London Borough of Bexley and the relationship with Peabody continues to develop, particularly in relation to arts base and other social enterprises.

Next steps - the year ahead

The priorities for the year ahead are to:

- resolve the issues relating to cracks in cast-iron and return Prince Consort to steam;
- address some wider building repair issues in the Beam Engine House and in the Valve House;
- develop a much enhanced Front of House team to supplement the dedicated (and overstretched) core volunteers who enable the Open Days to happen, and to further increase opening in line with the Business Plan. The Front of House volunteer team will have an overhauled induction and training programme to encourage a more local and diverse pool;
- launch a new website which will streamline the online booking experience for Open Days and tours as well as providing a paywall for the virtual guided tour. It will have a cleaner look and feel with integrated social media and will help people get to the information they need quicker. It will have better analytics for a better understanding of the use of the site;
- progress towards Museum Accreditation.
- review The Business Plan and Outcomes Framework in November 2022 following a full year of opening after National Covid-19 lockdown.



M Jones
Trustee
Date: 22 July 2022

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 OCTOBER 2021

The Trustees present their annual report together with the financial statements of the Charity for the 1 November 2020 to 31 October 2021. The Annual Report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual Report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Charity qualifies as small under section 382 of the Companies Act 2006, the Strategic Report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

● **Policies and objectives**

The principal objective of the company is the restoration and maintenance of the Victorian sewage outfall at Crossness.

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

● **Going concern**

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

● **Reserves policy**

The Trust has a reserves policy which aims to maintain reserves to cover:

- running costs for six months;
- unplanned essential repairs;
- redundancy.

Together these elements total £140,000.

At present unrestricted income available falls well below that target; at 31 October 2021 the total available funding available to the Trust was £19,764. The key reasons for this are:

- The impact of the Covid pandemic;
- The inability to offer visitors the option of visiting when the engine in steam which has had a significant impact on the Trust's ability to generate income.

As the impact of the Covid-19 pandemic lessens and work proceeds on addressing the building structure issues the Trust will seek to build the level of reserves during future financial years.

Structure, governance and management

● **Constitution**

Crossness Engines Trust is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 22 June 1987 and subsequently amended on 06 June 1999 and 17 September 2019.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2021

• **Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

Statement of Trustees' responsibilities

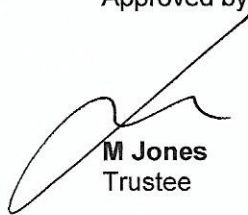
The Trustees (who are also the directors of the Charity for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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



M Jones
Trustee

Date: 22 July 2022

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 OCTOBER 2021

Independent Examiner's Report to the Trustees of Crossness Engines Trust ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 October 2021.

Responsibilities and Basis of Report

As the Trustees of the Charity (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Charity's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the Charity as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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

Signed:



Dated: 22 July 2022

Jack Fryer

ACA

Hedley Dunk Limited

Chartered Accountants and Statutory Auditors

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 OCTOBER 2021**

	Note	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income from:					
Donations and legacies	3	42,135	19,540	61,675	117,595
Charitable activities	4	-	70,550	70,550	35,552
Other trading activities		-	2,447	2,447	2,112
Investments	5	-	5	5	100
Other income	6	-	-	-	11,181
Total income		<u>42,135</u>	<u>92,542</u>	<u>134,677</u>	<u>166,540</u>
Expenditure on:					
Raising funds		12,709	413	13,122	296
Charitable activities	7	139,989	93,080	233,069	167,091
Total expenditure		<u>152,698</u>	<u>93,493</u>	<u>246,191</u>	<u>167,387</u>
Net expenditure		<u>(110,563)</u>	<u>(951)</u>	<u>(111,514)</u>	<u>(847)</u>
Transfers between funds	18	10,847	(10,848)	(1)	-
Net movement in funds		<u>(99,716)</u>	<u>(11,799)</u>	<u>(111,515)</u>	<u>(847)</u>
Reconciliation of funds:					
Total funds brought forward		1,652,565	175,934	1,828,499	1,829,346
Net movement in funds		(99,716)	(11,799)	(111,515)	(847)
Total funds carried forward		<u>1,552,849</u>	<u>164,135</u>	<u>1,716,984</u>	<u>1,828,499</u>

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

The notes on pages 12 to 23 form part of these financial statements.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

BALANCE SHEET
FOR THE YEAR ENDED 31 OCTOBER 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	13	1,655,696	1,706,737
		1,655,696	1,706,737
Current assets			
Stocks	14	21,666	21,671
Debtors	15	49,859	16,893
Cash at bank and in hand		20,249	103,523
		91,774	142,087
Creditors: amounts falling due within one year	16	(30,485)	(20,325)
Net current assets		61,289	121,762
Total assets less current liabilities		1,716,985	1,828,499
Net assets excluding pension asset		1,716,985	1,828,499
Total net assets		1,716,985	1,828,499
Charity funds			
Restricted funds	18	1,552,850	1,652,565
Unrestricted funds	18	164,135	175,934
Total funds		1,716,985	1,828,499

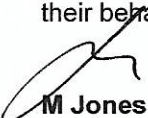
The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Trustees on 22 July 2022 and signed on their behalf by:


M Jones
Trustee

The notes on pages 12 to 23 form part of these financial statements.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

1. General information

Crossness Engines Trust is a charitable company limited by guarantee registered and domiciled in the UK. It's principal place of business is the same as its registered office and is shown in the company information. The principal activities and object of the company is that of restoration and maintenance of the Victorian sewage outfall at Crossness.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Crossness Engines Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

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

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.3 Expenditure

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

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

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

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

2. Accounting policies (continued)

2.3 Expenditure (continued)

All expenditure is inclusive of irrecoverable VAT.

2.4 Government grants

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of Financial Activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of Financial Activities as the related expenditure is incurred.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Long-term leasehold property	-	2% straight line
Plant and machinery	-	at varying rates to reflect asset's useful economic life from 5 - 20%

2.6 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.7 Debtors

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

2.8 Cash at bank and in hand

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

2.9 Liabilities and provisions

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

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

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

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

2. Accounting policies (continued)

2.10 Financial instruments

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

2.11 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.12 Fund accounting

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

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

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

3. Income from donations and legacies

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Donations	-	11,540	11,540	15,666
Grants	42,135	8,000	50,135	91,929
Local Authority Grant	-	-	-	10,000
Total 2021	<u>42,135</u>	<u>19,540</u>	<u>61,675</u>	<u>117,595</u>

4. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Restoration and maintenance of building and engines	70,550	70,550	35,552
	<u>70,550</u>	<u>70,550</u>	<u>35,552</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

5. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Bank Interest received	5	5	100
	<u>5</u>	<u>5</u>	<u>100</u>

6. Other incoming resources

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Job Retention Scheme Grants	-	-	11,181
	<u>-</u>	<u>-</u>	<u>11,181</u>
Total 2020	<u>11,181</u>	<u>11,181</u>	

7. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Restoration and maintenance of building and engines	139,989	93,080	233,069	167,091
	<u>139,989</u>	<u>93,080</u>	<u>233,069</u>	<u>167,091</u>

8. Analysis of expenditure by activities

	Activities undertaken directly 2021 £	Total funds 2021 £	Total funds 2020 £
Restoration and maintenance of building and engines	233,069	233,069	167,091
	<u>233,069</u>	<u>233,069</u>	<u>167,091</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Restoration and maintenance of building and engines 2021 £	Total funds 2021 £	Total funds 2020 £
Staff costs	62,799	62,799	46,207
Depreciation	60,456	60,456	57,988
Purchases	19,879	19,879	4,623
Site facilities and operational costs	59,224	59,224	36,745
Health and safety costs	4,689	4,689	6,979
Office costs	16,711	16,711	9,515
Legal fees	171	171	191
Other professional fees	4,200	4,200	4,813
Marketing and publicity	4,940	4,940	30
Total 2021	<u><u>233,069</u></u>	<u><u>233,069</u></u>	<u><u>167,091</u></u>

Analysis of support costs

9. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £3,000 (2020 - £3,000).

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

10. Staff costs

	2021 £	2020 £
Wages and salaries	60,000	45,154
Social security costs	1,373	9
Contribution to defined contribution pension schemes	1,426	1,044
	<u>62,799</u>	<u>46,207</u>

The average number of persons employed by the Charity during the year was as follows:

	2021 No.	2020 No.
Staff	<u>2</u>	<u>2</u>

No employee received remuneration amounting to more than £60,000 in either year.

11. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £1,426 (2020 - £1,044). Contributions totalling £317 (2020 - £277) were payable to the fund at the balance sheet date and are included in creditors.

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 31 October 2021, expenses were reimbursed or paid directly to 3 Trustees (2020 - to 6 Trustees) broken down as follows:

	2021 £	2020 £
Travel	108	51
Catering	1,663	749
Health and safety costs	5,987	1,350
General office expenses	1,374	1,145
	<u>9,132</u>	<u>3,295</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

13. Tangible fixed assets

	Long-term leasehold property £	Plant and machinery £	Total £
Cost or valuation			
At 1 November 2020	1,983,047	368,716	2,351,763
Additions	-	9,415	9,415
At 31 October 2021	<u>1,983,047</u>	<u>378,131</u>	<u>2,361,178</u>
Depreciation			
At 1 November 2020	426,178	218,848	645,026
Charge for the year	39,661	20,795	60,456
At 31 October 2021	<u>465,839</u>	<u>239,643</u>	<u>705,482</u>
Net book value			
At 31 October 2021	<u>1,517,208</u>	<u>138,488</u>	<u>1,655,696</u>
At 31 October 2020	<u>1,556,869</u>	<u>149,868</u>	<u>1,706,737</u>

14. Stocks

	2021 £	2020 £
Finished goods and goods for resale	<u>21,666</u>	<u>21,671</u>

15. Debtors

	2021 £	2020 £
Due within one year		
Trade debtors	37,175	13,145
Prepayments and accrued income	2,364	2,277
Tax recoverable	1,500	1,471
Grants receivable	8,820	-
	<u>49,859</u>	<u>16,893</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

16. Creditors: Amounts falling due within one year

	2021	2020
	£	£
Trade creditors	5,783	10,819
Other taxation and social security	1,025	877
Pension fund loan payable	317	277
Accruals and deferred income	23,360	8,352
	<u>30,485</u>	<u>20,325</u>

17. Contingent liabilities

The Heritage Lottery Fund granted monies for restoration works. Terms of the grant included a charge over the leasehold property. The charge remains for 25 years from 13 June 2008, under the terms of the charge all or part of the grant can become repayable.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

18. Statement of funds

Statement of funds - current year

	Balance at 1 November 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2021 £
Unrestricted funds					
General Funds	175,934	92,542	(93,493)	(10,848)	164,135
Restricted funds					
Landfill Tax Credit and English Heritage Fund	17,934	-	-	-	17,934
Low Carbon Programme	56,928	-	(9,208)	-	47,720
Restoration Project	1,515,493	13,812	(59,581)	1,433	1,471,157
Thames Water COVID 19	15,501	-	(15,263)	-	238
NLHF COVID Emergency	46,709	-	(40,369)	9,414	15,754
NLHF Culture Recovery Fund	-	28,323	(28,276)	-	47
	<u>1,652,565</u>	<u>42,135</u>	<u>(152,697)</u>	<u>10,847</u>	<u>1,552,850</u>
Total of funds	<u><u>1,828,499</u></u>	<u><u>134,677</u></u>	<u><u>(246,190)</u></u>	<u><u>(1)</u></u>	<u><u>1,716,985</u></u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 November 2019 £	Income £	Expenditure £	Balance at 31 October 2020 £
Unrestricted funds				
General Funds	185,440	82,111	(91,617)	175,934
Restricted funds				
Landfill Tax Credit and English Heritage Fund	17,934	-	-	17,934
Low Carbon Programme	66,144	-	(9,216)	56,928
Restoration Project	1,559,828	-	(44,335)	1,515,493
Asbestos Removal Project	-	14,029	(14,029)	-
Thames Water COVID 19	-	20,000	(4,499)	15,501
NLHF COVID Emergency	-	50,400	(3,691)	46,709
	<u>1,643,906</u>	<u>84,429</u>	<u>(75,770)</u>	<u>1,652,565</u>
Total of funds	<u><u>1,829,346</u></u>	<u><u>166,540</u></u>	<u><u>(167,387)</u></u>	<u><u>1,828,499</u></u>

19. Summary of funds

Summary of funds - current year

	Balance at 1 November 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2021 £
General funds	175,934	92,542	(93,493)	(10,848)	164,135
Restricted funds	1,652,565	42,135	(152,697)	10,847	1,552,850
	<u>1,828,499</u>	<u>134,677</u>	<u>(246,190)</u>	<u>(1)</u>	<u>1,716,985</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

19. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 November 2019 £	Income £	Expenditure £	Balance at 31 October 2020 £
General funds	185,440	82,111	(91,617)	175,934
Restricted funds	1,643,906	84,429	(75,770)	1,652,565
	<u>1,829,346</u>	<u>166,540</u>	<u>(167,387)</u>	<u>1,828,499</u>

20. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	1,625,717	29,979	1,655,696
Current assets	(52,867)	144,641	91,774
Creditors due within one year	(20,000)	(10,485)	(30,485)
Total	<u>1,552,850</u>	<u>164,135</u>	<u>1,716,985</u>

Analysis of net assets between funds - prior year

	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £
Tangible fixed assets	1,668,176	38,561	1,706,737
Current assets	(10,619)	152,706	142,087
Creditors due within one year	(4,992)	(15,333)	(20,325)
Total	<u>1,652,565</u>	<u>175,934</u>	<u>1,828,499</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

21. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 October 2021.

THE CROSSNESS ENGINES TRUST

England & Wales - Charity number 297585

Accounts

THE CROSSNESS ENGINES TRUST

(A Company Limited by Guarantee)



Unaudited Trustees Report and Financial Statements for the year ending 31 October 2020

HEDLEY DUNK LIMITED
Chartered Accountants & Statutory Registered Auditor
Trinity House, 3 Bullace Lane
Dartford, Kent DA1 1BB

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CONTENTS

	Page
Reference and Administrative Details of the Charity, its Trustees and Advisers	1
Chairman's Statement	2 - 6
Trustees' Report	7 - 8
Independent Examiner's Report	9
Statement of Financial Activities	10
Balance Sheet	11
Notes to the Financial Statements	12 - 21

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 OCTOBER 2020**

J T Foulds (resigned 6 September 2020)
D J Hughes (resigned 19 August 2020)
M Jones
K J Macklen (resigned 13 September 2020)
A Neher
P Nelson
R J Parkinson (resigned 13 September 2020)
K M Ridley
P Walters (resigned 25 August 2020)
J G Warner
A M Williams
M R Hunt (appointed 30 March 2020, resigned 11 August 2020)
F K Germanus-Kunda (appointed 24 August 2020)
K A Thyme Castle (appointed 1 April 2021)

**Company registered
number**

02141756

**Charity registered
number**

297585

Registered office

Thames Water - Old Works
Bazalgette Way
London
SE2 9AQ

Company secretary

M Jones

Accountants

Hedley Dunk Limited
Chartered Accountants and Statutory Auditors
Trinity House
3 Bullace Lane
Dartford
Kent
DA1 1BB

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT
FOR THE YEAR ENDED 31 OCTOBER 2020

The chairman presents his statement for the year.

Introduction

Following previous practice this report formally presents the accounts for the last completed financial year to October 2020 and covers progress in other areas to date.

Having weathered the issue of asbestos the Trust was well placed to take full advantage of its 2020 visitor season but with only two weeks to go before the first open day the Trust went into lockdown on 17 March as a response to the Covid-19 pandemic.

Given that the Trust's finances were already under pressure the impact of lockdown was very significant and much attention was given to how the Trust might survive. A number of grant funding opportunities were identified and followed up with some success. Concurrently efforts were made to minimize expenditure to cover only essential items.

Lockdown did provide an opportunity to begin addressing some aspects of organisation and structure, in part to support the move towards becoming an accredited museum. Lockdown has also prompted the Trust to consider how steps can be taken to improve business resilience and considerable work has been put into developing an effective business plan to be adopted as a critical working document.

The easing of restrictions did allow the site to open to visitors in August, although numbers had to be restricted, but by November restrictions were reintroduced and, again, the Trust entered lockdown. The latest easing of lockdown restrictions under the Government roadmap has allowed the Trust to welcome visitors again and it is hoped that, with further relaxation of restrictions, the Trust will work towards delivering a full visitor programme in the near future.

Trust Organisation and Operations

In 2020 the Covid-19 pandemic hit and resulted in the closure of the site from March 2020 and for much of the year, reopening again, in August for group tours and an open day, following strict government and industry covid-19 guidelines under the 'We're Good to Go' mark in partnership with the National Tourist Organisations of Great Britain and Northern Ireland.

The first steam open day that year was on 25 October before 'tier 4' restrictions for London and further lockdown meant the site had to close again and not able to reopen before 17 May 2021 under stage 3 of the Government's road map out of lockdown.

Whilst closed the Trust used the time to plan for reopening and recovery as well as to accelerate the work of the resilience project and change within the organisation. It also used the time to plan and develop, with a Culture Recovery Fund grant, new ways of engaging audiences online and identifying new income streams.

The main challenges then currently facing the Trust are Covid-19 and being able to generate enough income with restricted visitor numbers, due to Covid-19 precautions to cover day to day costs and to fund further conservation and development projects. The Trust has been successful in obtaining emergency funding to cover day to day costs and to prepare and implement different ways of working and operating to attract and engage visitors.

Underlying challenges are the Culture of the Trust and the need to increase diversity of Trustees, volunteers, staff and audiences, with support for those taking on responsibilities. The Trust needs to be a more outward looking organisation with a focus on its customers/audiences with the use of evidence and data to drive improvement and development.

A skills audit is being undertaken among the volunteers and the new structure has identified roles that need to be recruited to with relevant skills. There are three priority areas of finance/accountancy, marketing and engineering.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2020

The Trust is currently going through a governance review which will be reviewed annually along with the business plan.

Outside the work outlined above the Trust has been approached by Thames Water with a proposal to move the Trust car park to a different location. Preliminary discussions have taken place and it seems likely that the move will be implemented in the next year.

Work is also well advanced on the installation of fiberoptic cable, essential for the delivery of the projects described under Learning and Outreach below.

Health and safety

The year started well recovering from asbestos removal works in 2018 to 2019 until COVID arrived on the scene and changed the way we worked from March 2020.

From the onset of first lockdown, we produced risk assessments and procedures for working through the various stages and levels of restrictions. This encompassed managing visitors and their expectations including being awarded the "Good to Go" mark.

Work has been limited due to restrictions, but training has been continuing where possible including renewal of working with asbestos NNLW (Non-notifiable Non-Licensed Works) and EFAW (Emergency First Aid at Work). There were three incidents involving injury towards the end of 2019 but none were reportable.

COVID restrictions have continued into 2021 and are expected to be with us for a long time to come. We will have to learn to live with them and adapt our actions to ensure that we do not allow it to creep back.

Presentation of Thames Water COMAH (Control of Major Accident Hazards) induction was commenced but has been temporarily suspended due to COVID and is due to resume shortly.

Conservation

Conservation activity has again been disrupted this year. Work restarted on Victoria, following the actions to deal with asbestos, only to be stopped by the pandemic.

More generally there is a concern about the deterioration of some brick and stone work, for example above the sliding doors of the Valve House. The problems relating to brickwork around cast iron downpipes encased in the walls of the Beam Engine House remains an issue to be addressed and more recently cracks in cast ironwork adjacent to Prince Consort have resulted in a decision not to run the engine until we have a better understanding of the problem.

We are currently awaiting a report by a structural engineer on the cracks in cast iron but the Board is concerned that we do not have a complete understanding of the condition of the estate as a whole. The Trust has never undertaken a comprehensive survey and we would like to initiate a regular quinquennial review, finances permitting, which would help us recognise and prioritise the work that needs to be done.

Royal Arsenal Narrow Gauge Railway

During the year 2020 the whole Crossness Engines Trust suffered with lack of public funding and relied on support from various charitable funding sources and some government grants. RANG received an amount of money from HMRC that was a return of Gift Aid from previous donations to the organisation. With this money we purchased 2 sets of points and some Type 1 ballast that will enable us to complete the track to the South West end of the Railway. This work will now go ahead during the warmer months ahead. After completion of the track we will build a station at the South West end of the track.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2020

During 2020 when there were periods when volunteers were allowed on site RANG personnel have been busy refurbishing a second coach, Maintaining the Loco and first coach and keeping the grounds around the railway in a tidy state including planting flowers and bulbs.

Now that it looks like Covid restrictions will be eased in the near future we look forward to some resemblance of normality and we can get back to normal working practices and push forwards to completion of the railway with permanent stations at each end of the line. We also have plans in place to rewire the first coach and wire the second coach with additional safety features.

Learning and Outreach

The impact of the pandemic has pushed the heritage sector into looking at new ways of engaging with their audiences - on-line. In response Crossness Learning and Outreach developed two project proposals for a funding bid to the Government's DCMS Culture Recovery Fund. The funding application was successful and our work on the projects began in November 2020 and will complete at the end of June 2021.

Virtual Guided Tour (VGT)

On-site Guided Tours for visitors bring in substantial income for the Trust and the site closures and Covid restrictions have had a serious impact on this income stream. The VGT will take visitors on an immersive journey through a series of 360 degree images of the Crossness site, with live commentary provided by their tour guide, followed by a Q and A session at the end enabling visitors to ask questions.

The VGT's will be available for individuals to book on scheduled dates advertised on our website with ticket bookings and payment via Eventbrite. Groups such as U3A's, historical societies and universities will be able to book a VGT at a time of their choosing.

The aim of the project is to monetise the VGT offer and increase our reach and reputation both nationally and internationally. Around 15-20% of our website visitors are from the US, Australia and Canada so I hope that we can tap into this potential market as well as reaching out to university groups across the globe who would otherwise be unable to visit Crossness due to geographical distance and travel restrictions

The Toilet Timeline (TT)

Also currently in development is The Toilet Timeline, an on-line exhibition illustrating the key developments in toilet design and technology - past, present and future.

The Toilet Timeline will be a stand-alone website, embedded in and accessed via the Crossness website either via a mobile phone or PC. Currently, visitors to our website number around 50,000 per annum but from the analytics their dwell time on the site is short and the number of return visits is low.

The aim of the TT is to entertain, educate and inspire on-line audiences, increasing their engagement with the website by creating a fascinating resource for the generalist visitor and a learning resource for the informal/formal study of sanitation design and technology. Some of the thirty three toilets featured in the timeline are from the Trust's own collection of sanitary ware so the exhibition will increase audience accessibility to previously unseen artefacts.

The TT will also include a range of STEAM education resources (STEAM = Science, technology, engineering, art and maths).and activities for teachers to download and use in the classroom.

It will be interesting to see whether and how these new on-line engagement resources broaden and increase our audiences over the coming year and the impact they have on the Trust's income generation going forward.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2020

Finance

For the accounts for financial year 2019/2020 the Board has again elected to seek an Independent Examiners Report rather than a full audit. The report and a copy of the accounts for financial year are incorporated in this document.

The financial performance of the Trust during the year and subsequently has been dominated by the impact of the pandemic and associated lockdowns. The first part of the year tends to be relatively quiet in terms of income generation from visitors and the Trust had prepared to start the visitor programme in early April. Two weeks beforehand all open days and guided tours were cancelled.

The closure of the site meant income was severely reduced, although emergency funding grants, donations and visitor income during the occasions the site could open after the first lockdown enabled the Trust to generate £147,000 in income. Finance support from a number of sources, including the National Lottery Heritage Fund, Historic England Thames Water and the London Borough of Bexley has enabled the Trust to survive.

With costs under strict control and kept to a minimum, taking advantage of the government's Furlough scheme for one member of staff, total expenditure was kept to £131,477.

Trust Membership

The following table shows the membership position at the time of writing.

PERIOD	2018/19	2019/20	TOTAL
New Members	67	22	89
Lost Members	(32)	(34)	(66)
NET TOTALS	35	(12)	23

While we are pleased to welcome all the new members, those we lose by non-renewal are always a matter of regret. The majority are for understandable reasons – illness, death and loss of interest by moving away, into residential care or, for the first time, loss of income because of COVID-19. Another reason is the loss of contact through changes of postal or email address and phone numbers, despite follow-ups by all available means.

However, some members only join for a year. This may be because they see their fee as a one-off donation, rather than the start of a continuing relationship. This possibly arises from a perception that, having visited once, they have "done" Crossness so they don't see any point in visiting again. We need therefore to keep our "offer" fresh.

Since the beginning of the current financial year in November 2019, there has been only a small increase in membership applications, thanks to the Coronavirus closure.

Current membership at 1/5/21

TYPE OF MEMBERSHIP	Nos	% of adult membership
Life (Honorary/Life/Senior)	144	29.48
Individual	67	13.70
Family	61	11.47
Senior Citizen	200	40.90
Unwaged	4	0.60
Student	1	0.20
Reciprocal organisations	13	2.65
TOTALS	489	100.00
Children (under 18) (free)	10	
GRAND TOTALS	499	

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2020

We currently have 122 volunteers on our books. However, despite COVID19, our volunteer numbers have risen overall in the past year and we look forward to several new volunteers being able to start soon. It is particularly important that we recruit several Team Leaders, some to fill current vacancies, others to build new teams.

The Volunteer Coordinator has started a review of role descriptions to make them more attractive to a wider number of potential volunteers and has had help from Bexley Volunteer Centre in this respect.

External relations

The Trust continues to have excellent relations with both Thames Water and the London Borough of Bexley and the relationship with Peabody continues to develop, particularly in relation to arts base and other social enterprises.

Next steps - the year ahead

During the National Lockdown and closure of the site a lot of planning and development work has been undertaken. A new business plan is the culmination of this planning work and the roadmap for the Trust to recover, refocus and rejuvenate following the pandemic. It aims to fulfil the Trust's new vision and mission which will drive its development and actions with a focus on outcomes, strong financial and project management, as well as regular monitoring and evaluation.

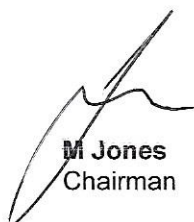
There is a focus on two audiences, the core enthusiast audience and the diverse local community. Programmes and promotion are tailored to engage these audiences and to increase repeat visits. There is a need to broaden the income base with an initial focus on core income generation and then developing new income streams.

Our aim is to increase the number of open days with Prince Consort in steam, partly to offset initially restricted numbers due to Covid-19 and then to build capacity and potential visitor income, although the issues relating to cracks in cast iron around the engine will need to be addressed before we can realise that ambition. We also aim to increase open days when we do not steam, beginning with limited Saturday opening with access from the Thames Path to tap into the increasing numbers of walkers and cyclists using the path. Other open days will be themed to attract new and repeat visits.

In addition we will look at the potential for diversifying the use of the site, not only to provide an additional income stream, but also to help engage new audiences.

To do this we need to develop volunteer and other resources and the Trust will work towards building a much enhanced "front of house" team to allow this to happen.

In other areas the Trust will seek to initiate action to develop a robust plan aimed at addressing the challenges that already exist relating to the physical condition of the buildings on site and will work with Thames Water to achieve the proposed car park relocation.



M Jones
Chairman

Date: 25 June 2021

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 OCTOBER 2020

The Trustees present their annual report together with the financial statements of the Charity for the 1 November 2019 to 31 October 2020. The Annual Report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual Report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Charity qualifies as small under section 382 of the Companies Act 2006, the Strategic Report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

● **Policies and objectives**

The principal objective of the company is the restoration and maintenance of the Victorian sewage outfall at Crossness.

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

● **Going concern**

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

Structure, governance and management

● **Constitution**

Crossness Engines Trust is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 22 June 1987 and subsequently amended on 06 June 1999.

● **Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2020

Statement of Trustees' responsibilities

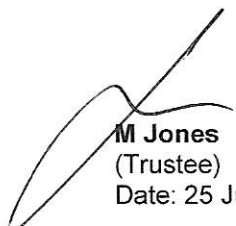
The Trustees (who are also the directors of the Charity for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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



M Jones
(Trustee)
Date: 25 June 2021

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 OCTOBER 2020

Independent Examiner's Report to the Trustees of Crossness Engines Trust ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 October 2020.

Responsibilities and Basis of Report

As the Trustees of the Charity (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Charity's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the Charity as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities.

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

Signed:



Dated: 25 June 2021

Jack Fryer

ACA

Hedley Dunk Limited

Chartered Accountants and Statutory Auditors

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 OCTOBER 2020**

	Note	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Income from:					
Donations and legacies	3	84,429	33,166	117,595	274,022
Charitable activities	4	-	35,552	35,552	121,958
Other trading activities		-	2,112	2,112	12,663
Investments	5	-	100	100	95
Other income	6	-	11,181	11,181	-
Total income		<u>84,429</u>	<u>82,111</u>	<u>166,540</u>	<u>408,738</u>
Expenditure on:					
Raising funds		-	296	296	11,769
Charitable activities	7	75,770	91,321	167,091	442,794
Total expenditure		<u>75,770</u>	<u>91,617</u>	<u>167,387</u>	<u>454,563</u>
Net movement in funds		<u>8,659</u>	<u>(9,506)</u>	<u>(847)</u>	<u>(45,825)</u>
Reconciliation of funds:					
Total funds brought forward		1,643,906	185,440	1,829,346	1,875,171
Net movement in funds		8,659	(9,506)	(847)	(45,825)
Total funds carried forward		<u>1,652,565</u>	<u>175,934</u>	<u>1,828,499</u>	<u>1,829,346</u>

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

The notes on pages 12 to 22 form part of these financial statements.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

BALANCE SHEET
FOR THE YEAR ENDED 31 OCTOBER 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	13	1,706,737	1,764,263
		1,706,737	1,764,263
Current assets			
Stocks	14	21,671	17,860
Debtors	15	16,893	22,456
Cash at bank and in hand		103,523	59,063
		142,087	99,379
Creditors: amounts falling due within one year	16	(20,325)	(34,296)
		121,762	65,083
Total assets less current liabilities		1,828,499	1,829,346
Net assets excluding pension asset		1,828,499	1,829,346
Total net assets		1,828,499	1,829,346
Charity funds			
Restricted funds	18	1,652,565	1,643,906
Unrestricted funds	18	175,934	185,440
Total funds		1,828,499	1,829,346

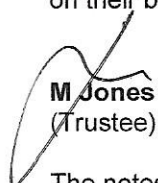
The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Trustees on 25 June 2021 and signed on their behalf by:


M Jones
(Trustee)

The notes on pages 12 to 22 form part of these financial statements.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020

1. General information

Crossness Engines Trust is a charitable company limited by guarantee registered and domiciled in the UK. Its principal place of business is the same as its registered office and is shown in the company information. The principal activities and object of the company is that of restoration and maintenance of the Victorian sewage outfall at Crossness.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Crossness Engines Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

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

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2.3 Expenditure

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

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

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

All expenditure is inclusive of irrecoverable VAT.

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020

2. Accounting policies (continued)

2.4 Government grants

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of Financial Activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of Financial Activities as the related expenditure is incurred.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, on the following bases..

Depreciation is provided on the following basis:

Long-term leasehold property	-	2% straight line
Plant and machinery	-	at varying rates to reflect asset's useful economic life from 5 - 20%

2.6 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.7 Debtors

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

2.8 Cash at bank and in hand

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

2.9 Liabilities and provisions

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

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

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

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020

2. Accounting policies (continued)

2.10 Financial instruments

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

2.11 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.12 Fund accounting

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

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

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

3. Income from donations and legacies

	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Donations	-	15,666	15,666	33,576
Grants	84,429	7,500	91,929	240,446
Local Authority Grant	-	10,000	10,000	-
Total 2020	<u>84,429</u>	<u>33,166</u>	<u>117,595</u>	<u>274,022</u>

4. Income from charitable activities

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Restoration and maintenance of building and engines	35,552	35,552	121,958
	<u>35,552</u>	<u>35,552</u>	<u>121,958</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020

5. Investment income

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Bank Interest received	100	100	95
	<u>100</u>	<u>100</u>	<u>95</u>

6. Other incoming resources

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Job Retention Scheme Grants	11,181	11,181	-
	<u>11,181</u>	<u>11,181</u>	<u>-</u>

7. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Restoration and maintenance of building and engines	75,770	91,321	167,091	442,794
	<u>75,770</u>	<u>91,321</u>	<u>167,091</u>	<u>442,794</u>

8. Analysis of expenditure by activities

	Activities undertaken directly 2020 £	Total funds 2020 £	Total funds 2019 £
Restoration and maintenance of building and engines	167,091	167,091	442,794
	<u>167,091</u>	<u>167,091</u>	<u>442,794</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Restoration and maintenance of building and engines 2020 £	Total funds 2020 £	Total funds 2019 £
Staff costs	46,207	46,207	29,753
Depreciation	57,988	57,988	58,124
Purchases	4,623	4,623	268,158
Site facilities and operational costs	36,745	36,745	59,846
Health and safety costs	6,979	6,979	3,712
Office costs	9,515	9,515	17,620
Legal fees	191	191	2,043
Other professional fees	4,813	4,813	3,000
Marketing and publicity	30	30	538
Total 2020	<u>167,091</u>	<u>167,091</u>	<u>442,794</u>

Analysis of support costs

9. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £3,000 (2019 - £3,000).

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020

10. Staff costs

	2020 £	2019 £
Wages and salaries	45,154	29,156
Social security costs	9	-
Contribution to defined contribution pension schemes	1,044	597
	<u>46,207</u>	<u>29,753</u>

The average number of persons employed by the Charity during the year was as follows:

	2020 No.	2019 No.
Staff	<u>2</u>	<u>1</u>

No employee received remuneration amounting to more than £60,000 in either year.

11. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £1044 (2019 - £597). Contributions totalling £277 (2019 - £318) were payable to the fund at the balance sheet date and are included in creditors.

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2019 - £NIL).

During the year ended 31 October 2020, expenses were reimbursed or paid directly to 6 Trustees (2019 - to 7 Trustees) broken down as follows:

	2020 £	2019 £
Travel	51	-
Catering	749	934
Health and safety costs	1,350	966
General office expenses	1,145	1,243
Maintenance costs	-	4,525
	<u>3,295</u>	<u>7,668</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020**

13. Tangible fixed assets

	Long-term leasehold property £	Plant and machinery £	Total £
Cost or valuation			
At 1 November 2019	1,983,047	368,254	2,351,301
Additions	-	462	462
	<hr/>	<hr/>	<hr/>
At 31 October 2020	1,983,047	368,716	2,351,763
	<hr/>	<hr/>	<hr/>
Depreciation			
At 1 November 2019	386,517	200,521	587,038
Charge for the year	39,661	18,327	57,988
	<hr/>	<hr/>	<hr/>
At 31 October 2020	426,178	218,848	645,026
	<hr/>	<hr/>	<hr/>
Net book value			
At 31 October 2020	1,556,869	149,868	1,706,737
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
At 31 October 2019	1,596,530	167,733	1,764,263
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

14. Stocks

	2020 £	2019 £
Finished goods and goods for resale	21,671	17,860
	<hr/> <hr/>	<hr/> <hr/>

15. Debtors

	2020 £	2019 £
Due within one year		
Trade debtors	13,145	14,245
Prepayments and accrued income	2,277	856
Tax recoverable	1,471	7,355
	<hr/>	<hr/>
	16,893	22,456
	<hr/> <hr/>	<hr/> <hr/>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020**

16. Creditors: Amounts falling due within one year

	2020 £	2019 £
Trade creditors	10,819	11,390
Other taxation and social security	877	567
Pension fund loan payable	277	318
Accruals and deferred income	8,352	22,021
	20,325	34,296

17. Contingent liabilities

The Heritage Lottery Fund granted monies for restoration works. Terms of the grant included a charge over the leasehold property. The charge remains for 25 years from 13 June 2008, under the terms of the charge all or part of the grant can become repayable.

18. Statement of funds

Statement of funds - current year

	Balance at 1 November 2019 £	Income £	Expenditure £	Balance at 31 October 2020 £
Unrestricted funds				
General Funds	185,440	82,111	(91,617)	175,934
	1,643,906	84,429	(75,770)	1,652,565
Restricted funds				
Landfill Tax Credit and English Heritage Fund	17,934	-	-	17,934
Low Carbon Programme	66,144	-	(9,216)	56,928
Restoration Project	1,559,828	-	(44,335)	1,515,493
Asbestos Removal Project	-	14,029	(14,029)	-
Thames Water COVID 19	-	20,000	(4,499)	15,501
NLHF COVID Emergency	-	50,400	(3,691)	46,709
	1,643,906	84,429	(75,770)	1,652,565
Total of funds	1,829,346	166,540	(167,387)	1,828,499

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 November 2018 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2019 £
Unrestricted funds					
General Funds	183,230	166,473	(151,507)	(12,756)	185,440
Restricted funds					
Landfill Tax Credit and English Heritage Fund	17,934	13,721	(13,721)	-	17,934
Low Carbon Programme	75,565	-	(9,421)	-	66,144
Restoration Project	1,594,872	-	(44,044)	9,000	1,559,828
Asbestos Removal Project	3,570	228,544	(235,870)	3,756	-
	<u>1,691,941</u>	<u>242,265</u>	<u>(303,056)</u>	<u>12,756</u>	<u>1,643,906</u>
Total of funds	<u><u>1,875,171</u></u>	<u><u>408,738</u></u>	<u><u>(454,563)</u></u>	<u><u>-</u></u>	<u><u>1,829,346</u></u>

19. Summary of funds

Summary of funds - current year

	Balance at 1 November 2019 £	Income £	Expenditure £	Balance at 31 October 2020 £
General funds	185,440	82,111	(91,617)	175,934
Restricted funds	1,643,906	84,429	(75,770)	1,652,565
	<u>1,829,346</u>	<u>166,540</u>	<u>(167,387)</u>	<u>1,828,499</u>

CROSSNESS ENGINES TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020**

19. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 November 2018 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2019 £
General funds	183,230	166,473	(151,507)	(12,756)	185,440
Restricted funds	1,691,941	242,265	(303,056)	12,756	1,643,906
	<u>1,875,171</u>	<u>408,738</u>	<u>(454,563)</u>	<u>-</u>	<u>1,829,346</u>

20. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £
Tangible fixed assets	1,668,176	38,561	1,706,737
Current assets	(10,619)	152,706	142,087
Creditors due within one year	(4,992)	(15,333)	(20,325)
Total	<u>1,652,565</u>	<u>175,934</u>	<u>1,828,499</u>

Analysis of net assets between funds - prior period

	Restricted funds 2019 £	Unrestricted funds 2019 £	Total funds 2019 £
Tangible fixed assets	1,721,727	42,536	1,764,263
Current assets	(59,800)	159,179	99,379
Creditors due within one year	(18,021)	(16,275)	(34,296)
Total	<u>1,643,906</u>	<u>185,440</u>	<u>1,829,346</u>

21. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 October 2020.