

Tithe Barn Trust

Board of Trustees' Annual Report 2019

including Financial Statements

For the year ended 31 December 2019

Charity Registration Number: 1167108

The logo for Tithe Barn Trust is a grey square containing the text "Tithe Barn Trust" in a serif font. "Tithe" and "Trust" are in black, while "Barn" is in white.

**Tithe
Barn
Trust**

Tithe Barn Trust

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A. Chair's Introduction

It has been a roller coaster of a year, but I am delighted that the urgent repair and restoration works to the Tithe Barn are well underway and nearing completion.

Our thanks go to the Amey Community Fund, the National Lottery Heritage Fund, the Garfield Weston Foundation and the October Fund for their grant funding for this project. Of course, I have to thank our public and anonymous donors, who have supported the Tithe Barn Trust's charitable aim from the beginning and without their backing and encouragement we would not have achieved so much. Our neighbours' support is also greatly appreciated and we sincerely thank them as well.

I also have to say a huge thank you to all of our volunteers, as a small charity with no paid staff, we simply could not continue without their dedication.

During the year we welcomed 369 visitors to the Tithe Barn to a variety of events and education visits. The Cambridge School of Visual and Performing Arts once again entertained and engaged locals with their reduced Shakespeare performance of 'Romeo & Juliet'. Returning education visitors included Mst Building History Students from the University of Cambridge, as well as Beach Babies pre-schoolers. We were pleased to also welcome new visitors from Waterbeach Primary School.

The urgent repair and restoration works to save the Tithe Barn from collapse begun in September. With the help of our building restoration specialists F.A. Valiant & Son Ltd and Jeff Helme Thatching Services Ltd, we enabled visitors to see the conservation in action. Positive feedback from attendees was received such as "I have enjoyed hearing from experts the process of restoration. Being able to gain access to the upper parts of the roof was extremely interesting. I am incredibly impressed with the tithe barn – a reminder of our history.", "It's been very interesting learning about the skilled restoration work being done on the barn. It's an absolutely fantastic building, full of history and very important to the local area." and "Most enjoyable and so informative and such a task! SO much knowledge, skill and love. A privilege to be here!"

We have finalised our 2020 events programme for the Tithe Barn. As part of this, we have forged new partnerships with Histon Country Market and we are planning a trial market at the Barn. We have also begun working with Rowan, a Cambridge based charity and arts centre for people with learning disabilities. It is planned for Rowan to exhibit alongside the Cambridge Drawing Society and local artist Maureen Mace at an Art exhibition at the Tithe Barn.

We are now turning our attention to fundraising for the second phase of our project to bring water, electricity and toilets to the site. We know that this will be a real enabler in terms of future community use and sustainability of the Barn. We welcome your support, which will make a big difference to a small charity and will secure a future for this special building.



Gemma O'Shea, Chair of the Tithe Barn Trust

'Meet the Carpenter' talk (October 2019)

B. Objectives and Activities

The Tithe Barn Trust's charitable objective, as set out in the November 2017 Constitution:

"To preserve and restore for the benefit of the public the historic Tithe Barn at Landbeach in Cambridgeshire, and to provide the public with access to the Barn in order to educate the public about its history and heritage."

Our vision is to ensure the long-term survival of the rare and ancient Tithe Barn by breathing new life into the site for everyone to enjoy.

Our aim is to secure a long-term use for the building that will provide it with a financially secure future whilst ensuring that the barn remains an asset for the community can enjoy.

Our objectives are:

- to maintain the Tithe Barn, its land and wider surroundings
- to maximise public access for all, including the local communities and from further afield
- to maximise the barns value of being part of the local heritage and leisure provisions
- to deliver sustainable, efficient and effective core activities and management for the site to generate income to support its long-term upkeep
- where beneficial to develop sustainable and effective partnerships with others
- to raise awareness of the site's unique and special qualities and character – in terms of heritage, landscape and culture to enable full interpretation of the site's diverse heritage
- to carry out exemplar educational events/community-based and/or income generating activities
- to help interested communities, groups and individuals or similar to aid the upkeep of the site
- fundraising to bring water, electricity and toilets to the site

In accordance with the Charities Act 2001, the trustees confirm they have complied with their duty to have a due regard to the guidance on public benefit in exercising their powers and duties.

The trust provides access to the historic Landbeach Tithe Barn and its surrounding green space. The green space is accessible all year round and affords a tranquil countryside setting with borrowed views over a grazed common.

The Trust offers free or low-cost entry to our Tithe Barn open days, events and diverse educational activities for young and old alike. Access is open to anybody – local, regional and visitors from further afield and membership is open to all.

We have also involved many people as part of the planned restoration programme – from amateurs to professionals, to ensure an inclusive project is achieved and well embedded within the village community and wider area.

Pro-bono work and other support has been carried out to date by:

- Conservation Construction Ltd, Littleport – wildlife survey within barn
- Purcell, Cambridge – architectural advice and feasibility study
- Eversheds – legal advice (draft lease)
- Pro-Help – liaising and arranging pro bono advice
- Buckles Solicitors - legal advice regarding trustee personal liability
- GRT Print Solutions – leaflet and poster printing
- Cosworth – cleaning the Tithe Barn
- Manor Farm, Peter Hatley – Landbeach
- Tesco – Donation of event prizes
- Urban&Civic – technical advice on the services and utilities requirements
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- Pete Jennings – storyteller
- Holli Bielby, Waterbeach Guides – face painting
- Waterbeach and Landbeach Action for Youth (WAY) – event support
- Dr Adam Menuge, University of Cambridge – Interim Historic Building Report & talks
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- Bremner Partnership – initial quantity surveyor costings
- Dr Martin Bridge, Oxford Dendrochronology Laboratory – Dendrochronology
- Fen Edge Archaeology Group – Geophysics
- Cambridge Film Trust – Staging our first pop up cinema event
- Cambridge School of Visual & Performing Arts – Shakespeare events
- Scotsdales Garden Centre – donation of prizes for our ‘Fruit & Veg competition’ event at the Barn
- Historic England Listing Team training session at the Barn March 2019

C. Achievements and Performance 2019

- **Fundraising**
 - Awarded £100,000 grant from Amey Community Fund
 - Awarded £98,900 grant from National Lottery Heritage Fund
 - Awarded £1,000 from the October Fund.
 - Received £35,000 support from public and anonymous donors
- **Undertaking heritage works**
 - Urgent repair and conservation works begun in September 2019
 - Worked closely with the Morton Partnership, as our Contracts Administrator
 - Maintenance of our countryside hedge alongside the access track
- **Liaison with South Cambridgeshire District Council** (as the Freeholder of the Tithe Barn) and their professional advisers and teams; this includes
 - Secured the Tithe Barn 99 year lease
 - Arranged building insurance
- **Developed plans for test events**
 - Histon Country Market
 - Art Exhibition with works by Rowan, the Cambridge Drawing Society and local artist Maureen Mace.

- **Membership & volunteering**
 - Updated website for the Tithe Barn and its Trust
 - Issued e-newsletters
 - Organised 'Outdoor Gym' activities which include hedge and path management
- **Education and Learning**
 - The Trust held 10 open days at the Barn with 369 visitors attending in 2019. Open days included participating in the Fen Edge Festival and 'Meet the Carpenter' & 'Meet the Thatcher' Talks
 - Beach Babies pre-schoolers continue to visit the Tithe Barn
 - Mst Building History students from the University of Cambridge visited as part of their studies
 - Waterbeach Primary School students visited
 - Cottenham Village Society Group visited
- **Outreach**
 - Held a stall at Waterbeach Feast
 - Attended the National Hyacinth Open Days in Waterbeach
 - Gave a talk to the friends of St John's Church, Waterbeach
- **Media**
 - Various articles published in the Cambridge News, Ely Standard and local publications
 - Featured on BBC Radio Cambridgeshire, Cambridge 105FM and That's Cambridge TV
- **Liaison with neighbours**
 - Ely Diocesan Board of Finance – lifting restrictive covenant and access across land
 - Local farmer regarding the lease of land adjacent to the barn
 - Old Rectory, the neighbouring property, about the heritage works.
- **Liaised with a wide range of professionals to understand the site's heritage significance**
 - Liaised with Historic England's Listing Team
 - Continued to liaise with Dr Menuge of the University of Cambridge



Participating in the Fen Edge Festival June 2019



Outdoor Gym, Theatre, open days and urgent repair works at the Tithe Barn in 2019

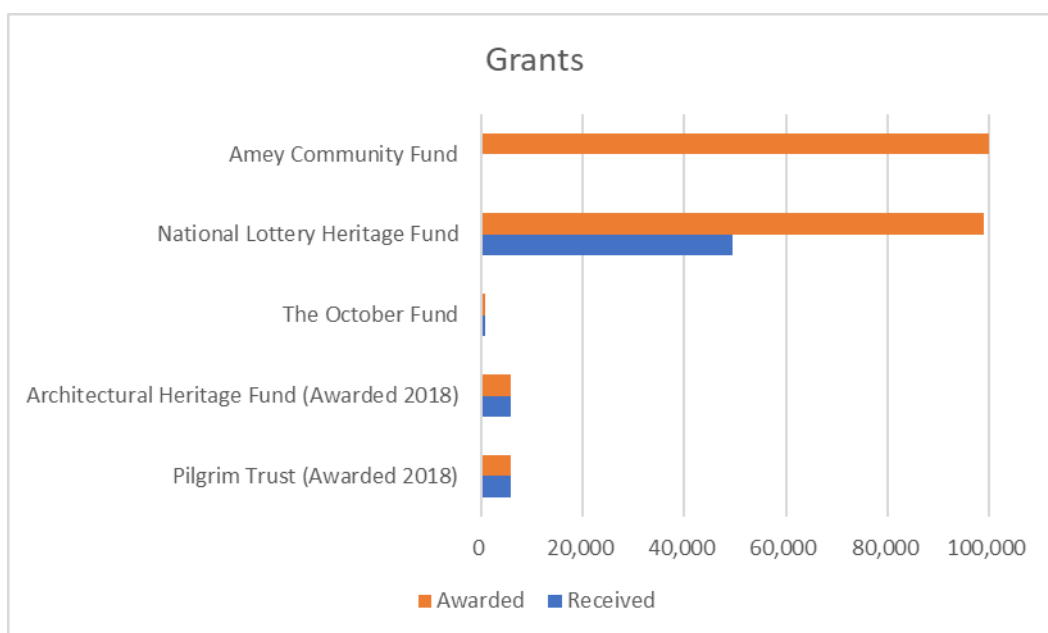
D. Financial Review

The trust has had a successful year securing significant grant funding and public donations which has enabled the restoration works to be carried out on the barn. Prior to the works commencing in September 2019 we continued to engage the public and receiving income through a variety of fundraising events.

Following on from the completion of the works we aim to secure a sustainable future for the barn and the Trust by generating a continuing surplus. This is to ensure that The Tithe Barn Trust is able to meet its future financial obligations relating to the maintenance of the barn and overheads for its fundraising activities.

Income

During the year the Trust successfully secured grant funding of £199,900 (2018, £12,000). In 2019 the trust received the £12k awarded in 2018 and £50,450 of the grants awarded in 2019.



The grants from Pilgrim Trust and Architectural Heritage Fund totalling £12k covered the Ingham Pinnock fundraising support costs in the year.

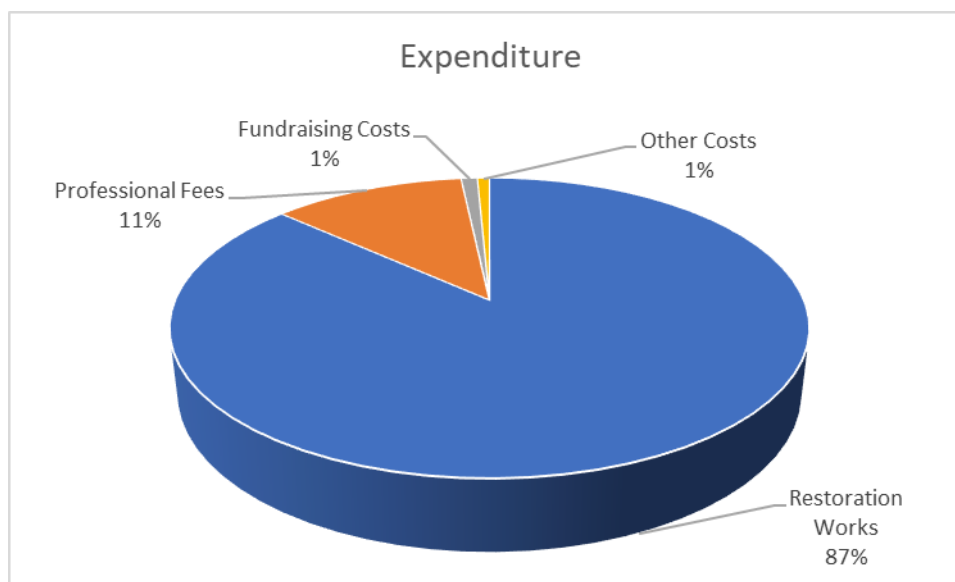
At the end of the year The Trust has the remaining grant funds to draw down:

- National Lottery Heritage Fund £49,450 (50%)
- Amey Community Fund £100,000 (100%)

Memberships saw a 28% increase on 2018, whilst fundraising income dropped 27% in 2019. The drop in fundraising income was a result of a decrease in events due to the restoration works taking place.

Donations were £35k for the year (2019 £2k), this was due to a significant increase from a small number of private donors.

Expenditure



A significant proportion of the year's expenses have been on restoration works (£124k) and professional fees (£17k) which have been funded through the grants awarded.

Our fundraising costs (£1k) and other costs (£1k) are unrelated to the restoration works and have been covered by our own fundraising efforts.

Net Deficit

The accounts show a deficit of £38,196 for the year, this is because the grant funding to cover the cost of restoration works as not yet been received in full.

Cash

Cash Balances at the yearend are £24,897 (2018, £65,901)

Reserves

The accounts show unrestricted reserves of £28,549 (2018, £66,745).

Reserves Policy

In line with our current Reserves Policy our critical level of reserves remains at £1000. This will be reviewed in 2020 when the restoration works are completed and once committed costs along with future maintenance and management costs of the barn can be accurately established.

Zoe Masey, Treasurer, Tithe Barn Trust

E. Structure, Governance and Management

The Tithe Barn Trust is a Charitable Incorporated Organisation (CIO). The CIO is governed by its constitution, dated 14th November 2017, based on the Charity Commission's Foundation model constitution document.

The Tithe Barn Trust's governing body is the Board of Trustees currently comprising of eight Trustees, elected by majority vote at Trustee meetings. The Trustees have full decision-making authority on behalf of the Trust.

Trustee Name:	Office (if any)
Gemma O'Shea	Chair
Zoe Masey	Treasurer
Robert Stripe	Membership secretary
Alan Shipp	
Melanie Hale	
Carolyn Göhler	
Emma Naylor	
Kimberley Brightley	

Trustees undergo an initial induction and ongoing training which is appropriate in relation to their skills and experience. All Trustees support the Trust wholly in a voluntary, unpaid capacity.

The main duties of the trustees are:

- Ensure the charity is carrying out its purposes for the public benefit
- Comply with the charity's governing document and the law
- Act in the charity's best interests
- Manage the charity's resources responsibly
- Act with reasonable care and skill
- Ensure the charity is accountable.

Committee Members	Office (if any)
Maggie Stephens	Secretary
Ray Gambell	
Richard Taylor	

Committee members and volunteers support the Board in planning and executing restoration works, as well as varied events and activities. Volunteers with specialist skills act in an advisory capacity to the Board and at times work with other volunteers and Trustees as part of working groups to develop aspects of the work of the charity.

Open Days, guided tours, fundraising, building and nature conservation and other activities are supported by local volunteers – without their enthusiasm, strong support and commitment we would not have achieved as much as we have to date.

F. Reference and Administration Information

The Tithe Barn Trust CIO, also known as The Tithe Barn Trust became a Charitable Incorporated Organisation (CIO) in May 2016 under charity number 1167108.

Registered address: 87 Waterbeach Road, Landbeach, Cambridge CB25 9FA

E-mail: tithebarntrust@gmail.com

Website: www.tithebarntrust.org.uk



Declaration

The Trustees declare that they have approved the trustees annual report above.

Signed by the Chair on behalf of the charity's trustees

Signed:

A handwritten signature in black ink that reads "Co Shea".

Date: 16/05/20

G. Plans for the Future

Having now completed the main restoration works in February 2020 we aim to open the barn to a wider audience and tell its story. Through a series of free and chargeable events and private hire, we plan to increase community engagement and visitor numbers whilst optimising income streams to ensure the barn has a sustainable future.

We are also now turning our attention to fundraising for the second phase of our project, this is to bring water, electricity and toilets to the site. This will further enable us, in terms of future community use and sustainability of the Barn.

Although we are a young organisation, we are already instigating projects and beginning to work with a range of partners to develop and test our outline business plan.

We are currently seeking Event Volunteers, Learning Volunteers and a Marketing Volunteer. This project can only succeed with your help, so do get involved. This is just the beginning of an exciting journey and a new chapter for the Tithe Barn. Thank you for your support.



H. Financial Statements

TITHE BARN TRUST

Profit and Loss Account

For the Period Ended 31 December 2019

	2019 £	2018 £
INCOME		
Memberhips	475	370
Fundraising Events	1,005	1,374
Donations	34,935	2,103
Grants	62,450	0
Gift Aid	5,781	2,333
Net Interest received	21	13
Other Income	0	100
TOTAL INCOME	104,667	6,292
EXPENDITURE		
Restoration Works		
Architects	5,580	4,140
F A Valiant & Sons	116,902	0
Structural Engineers	1,320	0
Total Restoration Works	123,802	4,140
Professional Fees		
Fundraising Support	12,000	
Training Costs	162	68
Membership Fees	145	95
Grant Evaluation Costs	2,108	
Other Professional Fees	2,196	0
Total Professional Fees	16,611	163
FUNDRAISING COSTS		
Printing	101	201
Event Costs	880	
Publicity Costs	141	
Other Fundraising Costs	285	202
Total Fundraising Costs	1,407	403
OTHER COSTS		
Insurance	377	368
Repairs and Renewals	178	463
Bank Charges & Fees	360	115
Other	127	250
Total Other Costs	1,043	1,196
TOTAL EXPENDITURE	142,863	5,901
NET SURPLUS/ (DEFICIT)	-38,196	391

Reconciliation of Funds:

Total Funds Brought Forward	66,745	66,355
Total Funds Carried Forward	28,549	66,745

Statement of Assets & Liabilities
As At the Year Ended 31 December 2019

	2019	2018
	£	£
CURRENT ASSETS		
CASH BALANCES		
CAF Bank Account	13,786	56,125
Cambridge Building Society	11,111	8,117
Paypal	0	1,659
Total Cash Balances	24,897	65,901
CREDITORS AND ACCRUALS		
Accruals	3,652	845
Total Creditors and Accruals	3,652	845
TOTAL NET ASSETS	28,549	66,745
FUNDS OF THE CHARITY		
Unrestricted Funds	28,549	66,745
Total Funds	28,549	66,745

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'Meet the Carpenter' talk (October 2019)

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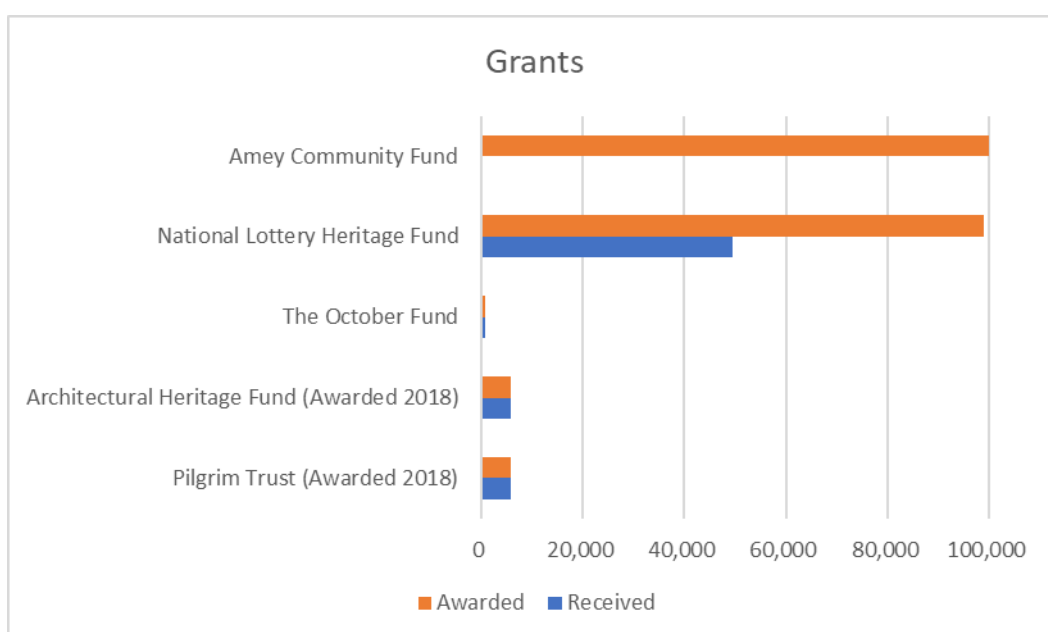
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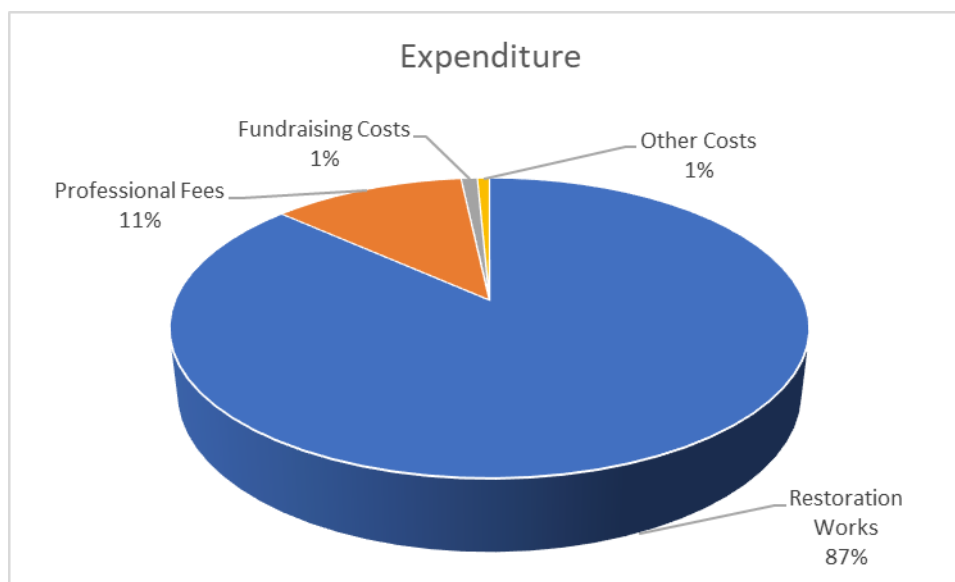
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Zoe Masey	Treasurer
Robert Stripe	Membership secretary
Alan Shipp	
Melanie Hale	
Carolyn Göhler	
Emma Naylor	
Kimberley Brightley	

Trustees undergo an initial induction and ongoing training which is appropriate in relation to their skills and experience. All Trustees support the Trust wholly in a voluntary, unpaid capacity.

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Richard Taylor	

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Registered address: 87 Waterbeach Road, Landbeach, Cambridge CB25 9FA

E-mail: tithebarntrust@gmail.com

Website: www.tithebarntrust.org.uk



Declaration

The Trustees declare that they have approved the trustees annual report above.

Signed by the Chair on behalf of the charity's trustees

Signed:

A handwritten signature in black ink that reads "Co Shea".

Date: 16/05/20

G. Plans for the Future

Having now completed the main restoration works in February 2020 we aim to open the barn to a wider audience and tell its story. Through a series of free and chargeable events and private hire, we plan to increase community engagement and visitor numbers whilst optimising income streams to ensure the barn has a sustainable future.

We are also now turning our attention to fundraising for the second phase of our project, this is to bring water, electricity and toilets to the site. This will further enable us, in terms of future community use and sustainability of the Barn.

Although we are a young organisation, we are already instigating projects and beginning to work with a range of partners to develop and test our outline business plan.

We are currently seeking Event Volunteers, Learning Volunteers and a Marketing Volunteer. This project can only succeed with your help, so do get involved. This is just the beginning of an exciting journey and a new chapter for the Tithe Barn. Thank you for your support.



H. Financial Statements

TITHE BARN TRUST

Profit and Loss Account

For the Period Ended 31 December 2019

	2019 £	2018 £
INCOME		
Memberhips	475	370
Fundraising Events	1,005	1,374
Donations	34,935	2,103
Grants	62,450	0
Gift Aid	5,781	2,333
Net Interest received	21	13
Other Income	0	100
TOTAL INCOME	104,667	6,292
EXPENDITURE		
Restoration Works		
Architects	5,580	4,140
F A Valiant & Sons	116,902	0
Structural Engineers	1,320	0
Total Restoration Works	123,802	4,140
Professional Fees		
Fundraising Support	12,000	
Training Costs	162	68
Membership Fees	145	95
Grant Evaluation Costs	2,108	
Other Professional Fees	2,196	0
Total Professional Fees	16,611	163
FUNDRAISING COSTS		
Printing	101	201
Event Costs	880	
Publicity Costs	141	
Other Fundraising Costs	285	202
Total Fundraising Costs	1,407	403
OTHER COSTS		
Insurance	377	368
Repairs and Renewals	178	463
Bank Charges & Fees	360	115
Other	127	250
Total Other Costs	1,043	1,196
TOTAL EXPENDITURE	142,863	5,901
NET SURPLUS/ (DEFICIT)	-38,196	391

Reconciliation of Funds:

Total Funds Brought Forward	66,745	66,355
Total Funds Carried Forward	28,549	66,745

Statement of Assets & Liabilities
As At the Year Ended 31 December 2019

	2019	2018
	£	£
CURRENT ASSETS		
CASH BALANCES		
CAF Bank Account	13,786	56,125
Cambridge Building Society	11,111	8,117
Paypal	0	1,659
Total Cash Balances	24,897	65,901
CREDITORS AND ACCRUALS		
Accruals	3,652	845
Total Creditors and Accruals	3,652	845
TOTAL NET ASSETS	28,549	66,745
FUNDS OF THE CHARITY		
Unrestricted Funds	28,549	66,745
Total Funds	28,549	66,745



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

**Report to the trustees/
members of**

The Tithe Barn Trust

**On accounts for the year
ended**

31 December 2019

**Charity no
(if any)**

1167108

Set out on pages

3, 4

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2019.

**Responsibilities and
basis of report**

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

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

**Independent
examiner's statement**

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

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

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

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

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

Signed:

Date:

8/10/20

Name:

WAYNE GORDON

**Relevant professional
qualification(s) or body**

ACCA