



2025 ANNUAL REPORT

& ACCOUNTS



**Tithe
Barn
Trust**

PREPARED BY
BOARD OF TRUSTEES

for the year ended 31 December 2025
Registered Charity no 1167108

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MEET OUR TRUST

I came for the timbers, and I stayed for the team! Our family arrived in the UK during COVID lockdown. It was a few months before we were able to get out and explore our new home. That gave me plenty of time to read about all the amazing historic sites nearby, and the Tithe Barn in Landbeach was on my short list for places to visit. I grew up in the rural U.S., and my dad was a carpenter who loved historic buildings, so a medieval barn sounded pretty darn cool to me.

But from the first time I stepped inside, I knew I had found not just an amazing place, but amazing people. As a volunteer with the Trust, I have been fortunate to develop not only great working relationships but friendships. It has been wonderful to bring my professional experience and skills to such an amazing organisation, and to find a group who was happy to help me settle into life in a new country.

As part of the Tithe Barn Trust, I am so thankful to those who have supported the Barn. To our members and neighbours, your enthusiasm for spreading the word and showing up to make our events a success is what keeps us going. To our generous community donors, all your passion for the barn and willingness to help us achieve our goals through your financial support are deeply appreciated.

But I want to take a moment to say a special thanks to our trustees, committee members and volunteers. The Trust appreciate the time you spend at events, working on projects, attending meetings and all the other millions of things that must get done to keep the Barn open. But I also want to say a personal thank you for all you do to build a welcoming community, to reach out to individuals and organisations and invite them into the Barn.



Thank you for being the heart of our Trust.

Kate Doak-Keszler
Chair

OBJECTIVES & ACTIVITIES

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

"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 the community can enjoy.

Our objectives are:

- to maintain the Tithe Barn, its land and wider surroundings
- to maximise public access for all - from our local communities to those further afield
- to maximise the Barn's value as part of the local heritage and leisure provision
- to deliver sustainable, efficient and effective core activities and management for the site to generate income to support its long-term upkeep
- to develop sustainable and effective partnerships with others where beneficial
- to raise awareness of the site's unique qualities and character – in terms of heritage, landscape and culture - to enable full interpretation of the site's diverse history
- 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 and electricity 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.

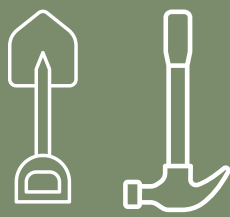
The Trust offers free or low-cost entry to our Tithe Barn open days, events and diverse educational activities for young and old alike. Access is open to anybody — local, regional and visitors from further afield — and membership is open to anyone.

ACHIEVEMENTS & PERFORMANCE

The Tithe Barn Trust focused heavily on improving our internal systems this year, to better support our volunteers. We are excited at the infrastructure we put in place, and look forward to testing it's efficacy in the year to come.

However, our work planning and hosting public events, and promoting awareness of the Barn, continues. Below is a summary of our deliverables for 2025.

Building and Site Conservation



In addition to heritage works conducted on site, our Trust is engaged with issues of community and infrastructure development that impact the Tithe Barn.

- We continue to be engaged with community development activities that impact the Barn, including community lighting studies, landscape surveys and the proposed Bus Route between Waterbeach and Cambridge, making sure to advocate for the future of our past.
- Our linear orchard of apple trees, part of our efforts to enhance our site's biodiversity as well as maintain the general historic appearance and function of the site, is progressing as planned.
- Our board continues the process of conducting feasibility studies for bringing power and water on site, including getting quotations and assessing potential site impacts.

Community Partnerships



As a unique community site, the Tithe Barn is dedicated to partnering with our neighbours and community groups to support and vibrant, connected Cambridgeshire.

- We continue to work closely with the Waterbeach Heritage Working Group, convened by Urban&Civic. This year the Group hosted a Heritage Day event in tandem with the monthly Waterbeach Community Market at the Waterbeach Military Heritage Museum. Denny's Abbey and Farmland Museum and Tithe Barn Trust and joined to host activities and share information with visitors, encouraging interest in local heritage.
- In addition to the regular summer performance, Cambridge School of Visual and Performing Arts students and staff coordinated with us for the Barn's annual carolling event, with the students planning the music programme this year.
- Landbeach Parish Council and Friends of All Saints' Church continue to be valued partners, with whom we coordinate and promote community events.



Clockwise from top left

Mal & Kylie welcome audiences to the show

Our annual volunteer dinner to celebrate the year

Barn volunteers gathered for a medieval banquet at the Barn

Outdoor Maintenance Day, keeping our hedges in order

The Barn set up for a medieval banquet



Membership and Volunteering



Our membership and volunteer team remained steady in 2025, with 42 members and 20 volunteers.

- In addition to our annual January volunteer dinner, we introduced quarterly volunteer socials to provide regular opportunities for volunteers to meet one another and our Trustees.
- Volunteer Bulletins, an email newsletter featuring upcoming opportunities to work with the Barn as well as opportunities available through partner organizations, was piloted this year.
- We implemented a new streamlined volunteer application and registration system, utilizing a CRM platform that allows for better data maintenance and protection.
- This year, we opened our Annual General Meeting with a Brews at the Barn tasting event on 11 June 2025. With traditional ales and mead available, we served up a bit of history around British brewing to make our AGM more fun.

Media



As a small charity, word of mouth remains a powerful way for people to hear about the Tithe Barn. But our Trust has put a great deal of thought and effort into increasing our reach through targeted marketing.

- The Trust has been making incremental updates to our website, both to make it more mobile friendly and to expand the information available.
- To aid in generating private and public rentals of the Barn, we have produced an event venue rental guide. This guide outlines our policies and procedures, but also offers testimonials about the use of the Barn.
- Local community newsletters and calendars, including Fen Edge News, Beach News, Waterbeach Babble, and Visit South Cambs, continue to be an important avenue for generating awareness and interest in the Barn.
- The Trust's project to create a content repository for storing images and information about our Barn, as well as general history of tithe barns, medieval farming, and building conservation information, is ongoing. This is concurrent with the updates to our volunteer and membership data systems.

Finance and Development



Promoting the Barn as a social venue, to generate awareness and raise much-needed funds for the future upkeep of the Barn, is an ongoing goal. With four private events and our first large public market in 2024, the Trust learned valuable lessons about the capacity of our site, and the limiting factors to drawing more rentals. This will be useful in future planning.



Clockwise from top left

Heritage Open Day

*Jazz with local band
House Trio*

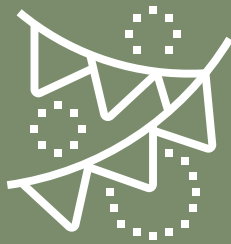
Romanian Market

*A fundraising concert
for the Barn featuring
the Barn Band*

*Movie Night at the
Barn*

*A lively presentation of
Romeo & Juliet & Chris
by students from the
Cambridge School of
Visual and Performing
Arts*

Outreach and Education



This year the Barn worked on creating more opportunities for telling the story of not only the Tithe Barn, but Landbeach. With our new children's activity book and a self guided tour booklet, which will be made available on our website, we have resources for hosting engaging activities. Additionally, the Barn welcomed a steady flow of visitors throughout 2025 coming to enjoy a variety of events.

- Music – A variety of artists performed at the barn, including the Broken Blues Band, Australian duo Mal Webb and Kylie Morrigan, and local group House Trio.
- Theatre – We welcomed students from the Cambridge School of Visual & Performing Arts (CSVPA) back with Shakespeare's 'Romeo and Juliet... and Chris.'
- Film – In October, we hosted a movie night. While the Barn had previously hosted a screening as part of the Cambridge Film Festival, this was our first movie night run by the Barn! The Barn was a perfect venue for a spooky showing of the 1924 classic *Nosferatu*, complete with flavoured popcorn and warm seasonal drinks to set the mood.
- Art – Over the summer, the barn hosted life-drawing classes, with 23 artists attending.
- Public History Events –
 - Scouts Archaeology Day: In partnership with Cambridge Archaeology, we hosted a session offering training to Scout volunteers interested in running the NAME programme with their packs.
 - Heritage Open Days: This was our ninth year participating in Heritage Open Days, and the first year we opened for both weekends. In line with this year's theme of Architecture, we piloted a self guided tour and a sampling of activities from our youth education programme. Attendance was phenomenal, doubling our visitors on the first Saturday alone! We were also pleased to receive great feedback on our programming, helping us to refine our resources.
 - Tours and Presentations: This year our knowledgeable volunteers conducted four private tours and off-site presentations of the Tithe Barn for local village societies, gardening groups, and even tourists coming from around the world who reached out to schedule a visit to the barn.

PUBLIC BENEFIT

Public benefit is at the heart of the charity and its decision making. For an important historical building and site, such as the Tithe Barn in Landbeach, this is accomplished by our Trust looking after the site and providing open access to the public. The Trust is dedicated to offering diverse public events and education programmes, both in person and on digital platforms open to all.

As a venue for diverse events, hosted by both the Trust and by outside organisations, the Tithe Barn is creating a vibrant community space. Offering private rentals for weddings, birthdays, retirements and other life milestone celebrations, the Barn brings together our history and our shared future. To support both public and private use of the barn, accessibility is a primary focus of the Trust's work.

Keeping the Barn Accessible

As a physical community space, the Trust keeps any charges for our open days, events and education activities at low and subsidised levels. Most of our events are free and open to non-members. Parking on our site is free for visitors arriving by car or bike. Additionally, membership of the Tithe Barn Trust is open to all, and we offer graduated fees for private rentals to members, local community groups and those in need.



Above: volunteers – young and young at heart – hard at work during our Outdoor Maintenance and Annual Barn Clean days.



Clockwise from left: a dinner gathering as part of our Annual General Meeting; surveying activities at Archaeology Day; displaying historical tools at Heritage Open Days.

We work to make the site itself physically accessible to visitors. Given its historic agricultural nature, the site does feature rough terrain, and the barn itself has uneven flooring. Despite this, we have ensured ramp access into the space, and the eco-loos are also accessible. Even when the barn is closed, the site is accessible to pedestrians by a footpath for folks to stop by and take in the beautiful countryside setting and enjoy a rest in the sun or shade!

Virtually, we are dedicated to expanding our website and increasing our social media presence so that those who cannot visit our site can still enjoy the Tithe Barn. We have taken steps over the last year to improve our digital accessibility, adding accessibility standards to our brand and style guide. This includes examining our visual design and use of alt text, and the language we use, to make our content easier for everyone to discover and enjoy.

Safety and Privacy

The Tithe Barn Trust takes confidentiality of information in relation to our individual members and donors very seriously. We do not sell, share or divulge any member or other supporter details, to any organisations outside the Trust and we only use information with prior agreement to contact members and other supporters about membership, events and activities together with other relevant updates.

FINANCIAL REVIEW

The Trust had a quieter year in terms of performance in 2025 with a surplus of income over operating costs of £1,324 compared with £3,927 in 2024. Taking into account depreciation, the trust was not able to increase its long term reserves for future major works in 2025 and made a loss of £2,253 in 2025 compared to surplus of £140 in 2024.

Event income dropped during 2025 because there were no major private event hires. Costs were level compared to 2024. The trust's continuing challenge is to secure sufficient use for high return events to generate enough funds for long term self-sufficiency despite tight cost control. Nevertheless, the Trust has a secure current financial position and a strong balance sheet for the expected and unexpected exigencies that might arise for at least the next few years.

The installation during 2022 of the eco toilets and the purchase of a 99-year lease over use for an adjoining field has helped with making the asset more attractive as a venue for hire. There were continuing deliberations regarding the investment plans for mains water and electricity supply at the barn but no planning application has been submitted to date. We believe that perpetual self-sustainability would be considerably improved following installation.



Left: The eco-loos, installed in 2022.

Right: Interior of the barn with current lighting, which at this time is run by generator.

Income

Total income was £2,518 in 2025 compared with £5,340 during 2024.

Memberships and donations improved on 2024 at a combined amount of £939 in 2025 compared with £797 in 2024 and £500 in 2023. Income from events both run by the trust and from pure renting out of the facility decreased from £4,181 in 2024 to £1,410 in 2025. Private hire of the barn for parties or weddings is our most lucrative potential revenue earner but there was no significant hire secured in 2025.

Expenditure

Total P&L expenditure in 2025 was £4,771 compared with £ 5,200 in 2024. There were no major variations in costs by category other than for non-capital equipment purchases where there were none in 2025. Rental of the adjoining field costs were flat at £xxx. This element has an attendance component for trust run events and so changes from year to year. Depreciation of capitalised assets of £3,578 in 2025 was unchanged between 2024 and 2025.

Net Surplus

The year ended with a deficit of £2,253 in 2025 compared to a surplus of £140 in 2024.

Cash

Cash reserves remain robust with a 2024 year-end cash balance of £40,568 compared with £38,873 at the end of 2024.

Total Funds

As a result of the loss in 2025, total funds decreased from £66,121 in 2024 to £63,868 in 2025.

Reserves

The Trust does not hold any restricted funds.

Reserves Policy

In line with our current Reserves Policy our critical level of reserves remains at £1,000.

A sinking fund for maintenance and repair to enable quinquennial repairs as well as long-term major repair of the more costly fabric of the Barn such as the thatched roof will not be completed until we obtain updated estimates for the expected costs of re-thatching the barn.

Regular updates will be reported in our Annual Reports when available.

STRUCTURE, GOVERNANCE & MANAGEMENT

The Tithe Barn Trust is a Charitable Incorporated Organisation (CIO). The CIO is governed by its Constitution, dated 14 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 comprised of seven Trustees elected by majority vote at Trustee meetings. The Trustees have full decision-making authority on behalf of the Trust. 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 to:

- 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.

The Trust also benefits from a dedicated group of committee members with specialist skills who act in an advisory capacity to the Board. By offering their experience and perspective as members of working groups, as well as supporting our general volunteers, this group ensures the Trust can complete projects and achieve established goals.

Trustees

David Chalcraft
Marketing
Iain Cross
Treasurer
Kate Doak-Keszler
Chair
Carolyn Göhler
Melanie Hale
Robert Stripe
Membership Secretary

Committee Members

Kimberley Brightley
Charles Cook
Ray Gambell
Maggie Stephens

REFERENCE & ADMINISTRATIVE 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.

Physical location Opposite No. 2 Waterbeach Road, Landbeach, CB25 9FA
Registered address 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:



Katherine Doak-Keszler, Chair

5 June 2025



Aerial photos of the Tithe Barn. Photos courtesy of John Hale.

OUR FUTURE

The Tithe Barn Trust was established in 2016, taking up the task of funding and managing major works to stabilize and restore the barn. With this initial work completed and a dedicated group of volunteers in place, now is the time for the Tithe Barn Trust to take the next step forward. This means examining the existing structure and organization of the Trust, and evaluating the necessary changes to keep the Trust running and the barn open.

In 2024, the trustees and committee members began to evaluate the current operational capacity of the Trust, and have identified three main areas to strengthen – i.e. risk management, storytelling and volunteer management. These three areas remain our focus.

Risk Management

This includes producing a maintenance schedule, including a record of inspections, for the barn and surrounding site.

Storytelling

In addition to a children's activity book and self-guided tour booklet of the barn, this year we began building a robust content repository of photos and written historical narratives. As part of our ongoing mission to help tell a complete history of the Barn, we are now turning to youth volunteers to help design and create engaging video content and build a comprehensive historical timeline for our website.

Volunteer Management

2025 was our first year of regular volunteer bulletins, quarterly social events and improved internal volunteer management systems. Recruitment and retention of volunteers takes consistency over time, and the Trust is dedicated to maintaining this new framework. The Trust is dedicated to seeking and addressing feedback from volunteers over the next year, to continuously strengthen our team.

The Tithe Barn continues to be a welcoming community resource because of the dedication and passion of our volunteers, members and community partners. We are grateful for their support, and look forward to sharing our successes in the coming year.

FINANCIAL STATEMENTS

Profit and Loss Account

For the Period Ended 31 December 2025

	2025	2024
	£	£
Income		
Membership	75	110
Donations	864	687
Gift Aid	50	53
Grants		
Event Income	1,410	4,181
Interest	74	74
Other	45	235
	2,518	5,340
Expenses		
Restoration Works		
Professional Fees		
Blds & Estate Maintenance	350	351
Depreciation	3,578	3,578
Events Costs & Fundraising	0	209
Other	894	1,062
	4,822	5,200
Net Surplus / (Deficit)	-2,304	140
Reconciliation of Funds:		
Funds Brought Forward	66,121	65,981
Total Funds Carried Forward	63,817	66,121

Statement of Assets & Liabilities

For the Period Ended 31 December 2025

	2025	2024
	£	£
Fixed Assets		
Cost	34,659	34,659
Accum Depreciation	-11,409	-7,832
Net Fixed Assets	23,250	26,827
CURRENT ASSETS		
Cash Balances	40,568	38,874
CREDITORS AND ACCRUALS		
Asset Accruals	50	420
Liability Accruals	-51	
TOTAL NET ASSETS	63,817	66,121
FUNDS OF THE CHARITY		
Restricted funds		
Unrestricted Funds	63,817	66,121
Total Funds	63,817	66,121



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