

# **MURSTON ALL SAINTS TRUST**

## **ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2015**

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# **MURSTON ALL SAINTS TRUST**

**Charity Trust Number 273395**

## **Trustees**

John Nightingale (chair)  
Colin Barnard  
Alexander Nightingale  
Nong Priestley

## **Address**

25 West Square  
London SE11 4SP

## **Bankers**

HSBC Bank Ltd  
1/5 Week Street  
Maidstone  
Kent ME14 1QW

## **Independent Examiner**

Paul Nabavi  
New House Farm  
Cottenden Road  
Stonegate  
East Sussex TN5 7DX

# **MURSTON ALL SAINTS TRUST**

## **Formation and Objectives**

### **Formation**

The Trust was established by a conveyance and declaration of Trust dated 9 April 1976 which was amended by schemes of arrangement dated 25 January 1994 and 6 December 2014 and is registered as a charitable trust, no: 206077. Whereas the Trust was managed from its conception by the Kent Archaeological Society and from 1994 by the Cromarty Trust, the 2014 scheme of arrangement established it as an independent stand-alone charity, with the Cromarty Trust appointing two of its trustees (John Nightingale and Alexander Nightingale). Under the 1976 conveyance the former church of All Saints Murston and surrounding graveyard were transferred to the Trust by the Church Commissioners. In 1978 two small strips of land abutting the North and East sides of the graveyard were donated to the Trust by Blue Circle Industries Ltd.

### **Charitable Objects**

The 2014 scheme of arrangement established the following charitable objects for the public benefit:

1. to advance the arts, culture, and heritage; and
2. to advance the education of the general public in the understanding and appreciation of the arts, culture and heritage; and
3. to advance the education of the public in the conservation, protection and improvement of the physical and natural environment; and
4. to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment;

including through (1) the conservation of such historical, architectural, archaeological and natural heritage as may exist in and around the former Church of All Saints, Murston, Kent in the form of buildings or other remains and (2) the building, establishment or running of a centre or other facilities for the arts, culture, heritage or conservation of the environment.

# MURSTON ALL SAINTS TRUST

## Trustees' Report for the year ended 31 December 2015

The Trustees present their report for the 12-month period ended 31 December 2015

### Trustees and Advisors

These are shown on Page 2.

### Review of activities: Highlights

- Murston All Saints Trust (MAST) re-established as stand-alone self-governing charity with amended charitable objects in December 2014. Initial endowment of £25,000 provided by Cromarty Trust.
- Grant support of £3,000 from Architectural Heritage Fund and £19,200 from English Heritage offered and paid to Cromarty Trust in 2014/15 for development work on the Murston project.
- Tom Fleming Consultancy Options Appraisal delivered in January 2016, recommending re-use of the church as an arts, heritage and exhibition space with a new building housing studios and a café in the corner of the graveyard.
- Murston HeArt: community days, clean-up days and weekend festival held in June, July August and October 2015 with follow-ons in 2016. See [facebook.com/murston-heArt-project](https://www.facebook.com/murston-heArt-project) with a big thank-you to the instigator and leader, Sioux Peto.
- Detailed plans and specifications for restoration and conversion of church completed by architect John Sell in July 2015.
- Application for planning permission and scheduled monument consent submitted October 2015. Scheduled Monument consent granted for works to church but planning permission and consent for new build put on hold pending further archaeology investigations required by Historic England.
- Swale Borough Council heritage grants and discretionary grants from Swale Borough and Kent County Councillors fund urgent tree surgery and the appointment of a consultant, Sophie Jeffrey, to help prepare development bids. Latter appointed after year end.
- After the year end, HLF start-up grant of £10,000 awarded in August 2016 to fund further archaeological investigations, with an associated programme involving volunteers and local talks aimed at raising community awareness of the hidden heritage at All Saints; to develop a funding route map and associated funding bids; to expand and revitalise the Trust's support base; to promote a Friends' scheme; and to establish a website.

# MURSTON ALL SAINTS TRUST

## **Review of activities: Detailed overview**

2015 was the first year in which Murston All Saints Trust (MAST) operated as an independent charity. Following the gift of the church in 1976, the Trust had originally been managed by the Kent Archaeological Society and then from 1994 by the Cromarty Trust, but following consultation with the Church Commissioners, English Heritage, Swale Borough Council and members of the local community, the Charity Commission agreed a scheme of arrangement dated 6 December 2014 which approved amended charitable objects for MAST and gave its Trustees direct responsibility for the management of its affairs. In order to help MAST become established on its own feet, the Cromarty Trust gave it an initial expendable endowment grant of £25,000 and retained close and supportive ties, completing the work it had already commissioned for the project and appointing two of the Trustees of Murston All Saints Trust.

The former church and graveyard of All Saints' Murston were already mentioned in Domesday Book. Most of the church was demolished in 1873, with a new church being built a mile away, but the surviving chancel dates back to at least the fourteenth-century. With the surrounding graveyard, it forms an important historical relict and an attractive green oasis for a community that has been blighted by the growth of the surrounding industrial estate. Both church and graveyard are scheduled as ancient monuments but they are also on Historic England's At Risk register, having suffered repeated and extensive vandalism over the last forty years.

In the light of the challenges faced by ongoing vandalism, the Cromarty Trust commissioned the architects Sell Wade Consultants to look at ways to secure the building's future and allow it to contribute to the life of the community in a positive manner. Their clear conclusion was that the cycle of vandalism could only be broken if a more intensive presence was established and numerous possibilities were investigated to this end. In the course of discussions an exciting proposal emerged from a group of artists in the local community to establish arts studios on the site with the aim of making the church become a focus for arts and heritage activities. Thanks to grants of £3,000 from the Architectural Heritage Fund and £19,200 from English Heritage, the Cromarty Trust was able to commission the architect John Sell to prepare detailed plans and specifications for the renovation of the old church building whilst also commissioning the Tom Fleming Creative Consultancy to undertake a full options appraisal of the proposal to use the church as an arts, heritage and exhibition space with a new building housing studios and a café in the corner of the graveyard. The latter's options appraisal of January 2015, produced after some extensive consultations within the local community, recommended this as the way forward on the grounds it was financially sustainable, filled an important gap in provision within the Sittingbourne area, and had real potential to breathe new life into the local community.

On the back of this very positive endorsement, MAST submitted an application for planning permission and scheduled monument consent in October 2015. Although the application for scheduled monument consent was underpinned by a desktop archaeological assessment undertaken by Canterbury Archaeological Trust at the request of English Heritage, the latter indicated that archaeological excavations of the relevant areas would also have to be undertaken in order to assess whether scheduled monument consent could be given for a new building. The application for planning permission was therefore put on hold while further funding was sought to meet these requirements. Continued support from Swale and KCC councillors, particularly Councillors Andrew Bowles and Roger Truelove, meant that by the end of 2015, MAST had the funds to appoint a consultant to take forward an initial funding application to the Heritage Lottery Fund.

# MURSTON ALL SAINTS TRUST

Accordingly after the end of the year under report, the Trustees appointed Sophie Jeffrey to help it undertake this work. As the previous director of Margate's Arts, Creativity, Heritage project Sophie brought a wealth of relevant expertise and it was with pleasure (and relief) that the Trustees heard at the end of August 2016 that they had been granted an HLF start-up grant of £10,000 towards project costs of c £16,000. Half of this was to support further archaeological investigations to be undertaken by Canterbury Archaeological Trust, with an associated programme involving volunteers and local talks aimed at raising community awareness of the hidden heritage at All Saints. The balance was to develop a funding route map and associated funding bids, to expand and revitalise the support base with the identification of new partners and potential trustees, to promote a Friends' scheme, and to establish a website. Plans were being prepared to initiate this work as this report was written, and it is very much hoped that the results will both secure the long-awaited approval of the plans by the renamed Historic England and place MAST in a much stronger position to move the project forward. Securing the support of the Heritage Lottery Fund at this initial and highly competitive stage is enormously encouraging.

As is often the case with projects involving sensitive historic buildings, there are times when progress has appeared painfully slow. But as the project has passed a series of important milestones, it has been particularly heartening to see the growing support and interest that the project has attracted within the community. Here, aside from the continuing support of Swale and KCC councillors, the work led by Sioux Peto deserves particular praise and thanks. Sioux has built a series of successful partnerships with Amicus Housing, Kent Wildlife Trust, Marvellous Murals and Swale in Bloom, Swale Borough Council and her own organisation Green Cube, to deliver a series of community clean-up days followed by a community events day in August and a Dragon's Den Fun Palace weekend in October 2015 (in which the church hosted a marvellous giant dragon that had been sculpted in the Sittingbourne Forum throughout the summer). These have been followed after the year end by a further community day in August 2016 with a further fun day scheduled for October. These have made a real difference to the appearance of the site and the sense of engagement by children and the community is vividly conveyed by the facebook site established under the Trust's activity logo, Murston HeArt (Heritage and Arts): [facebook.com/murston-heArt-project](https://www.facebook.com/murston-heArt-project) . Sioux has really put a heart into the project!

## **Summary of results**

As outlined in the previous sections of this Report, the Trust was only established as a stand-alone charity on 6 December 2014. It had no income or expenditure prior to 1 January 2015 and accordingly the financial results for 2015 are the first to be reported. The financial statements show income of £5,041 and expenditure of £1,133 on the furtherance of the objects of the Trust, leaving a surplus of £3,907. The Trust also received an endowment grant of £25,000 during the year so that the combined balances at the year-end were £28,907.

# **MURSTON ALL SAINTS TRUST**

## **Trustees' report continued**

### **Statement of Trustees' responsibilities**

Law applicable to charities requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing Financial Statements giving a true and fair view, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practices have been followed subject to any 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 operation.

The Trustees are responsible for keeping proper accounting records, which disclose with reasonable accuracy the financial position of the Charity and which enable them to ensure that the Financial Statements comply with applicable law. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### **Signed on behalf of the Trustees**

**John Nightingale**  
**27 September 2016**

# MURSTON ALL SAINTS TRUST

## Independent Examiner's Report

### Independent Examiner's Report to the Trustees of the Murston All Saints Trust

I report on the accounts of the Trust for the year ended 31 December 2015, which are set out on pages 9 to 10.

#### Respective responsibilities of Trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

#### Basis of independent examiner's report

It is my responsibility to:

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

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below

#### Independent examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Acthave not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Paul Nabavi  
New House Farm  
Cottenden Road  
Stonegate  
East Sussex TN5 7DX

27 September 2016

# MURSTON ALL SAINTS TRUST

## Income and Expenditure Account For the year ended 31 December 2015

### Income

Grants and Donations:	
Donations at Events	91.21
Swale Borough Council	2,700.00
Kent County Council	2,250.00
Total Income	<b>5,041.21</b>

### Expenditure

Tree Surgery and plants	1,085.00
Registration of Murston HeArt domain name	28.78
Legal Costs	120.00
Total Expenditure	<b>1,133.78</b> -----
Surplus (Deficit) for the year	<b>3,907.43</b> =====

# MURSTON ALL SAINTS TRUST

## Balance Sheet

As at 31 December 2015

Current Assets	
Cash at Bank – HSBC	28,907.43
	-----
Total Assets	<b>28,907.43</b>
	=====
Represented By:	
<u>Endowment Fund</u>	
Opening Balance at 1 January	0.00
Additions during Year	25,000.00
	-----
Endowment Total c/fwd	<b>25,000.00</b>
<u>General Fund</u>	
Opening Balance	0.00
Add: Excess of Income over Expenditure	3,907.43
	-----
General Fund Closing Balance c/fwd	<b>3,907.43</b>
Combined Balances at 31 December c/fwd	<b>28,907.43</b>
	=====

**Signed on behalf of the Trustees**

**John Nightingale**  
**27 September 2016**

### Notes to the Accounts

**1)** No comparative figures are provided for 2014 since the Trust was only established in its current form under a Trust Deed dated 6 December 2014 and the Trust did not receive any income or undertake any expenditure until after 1 January 2015

### **2) Accounting Policies:**

The following is a summary of significant accounting policies:

- Financial statements are prepared under the historical cost convention
- Income and expenditure are dealt with on a receipts and payments basis.
- Expenditure is included in the Income and Expenditure account as and when cash is paid.
- No value has been accorded to the church and surrounding land at Murston since these are held solely to further the Trust's charitable objects.