

MURSTON ALL SAINTS TRUST

ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2018

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MURSTON ALL SAINTS TRUST

Charity Trust Number 273395

Website: MurstonHeArt.org

Facebook: [murstonHeArt](https://www.facebook.com/murstonHeArt)

Twitter: [@murstonHeArt](https://twitter.com/murstonHeArt)

Trustees

John Nightingale (chair)

Colin Barnard

Alexander Nightingale

Nong Priestley

Andrew Erskine (appointed 12 October 2019)

Michael Haywood (appointed 12 October 2019)

25 West Square
London SE11 4SP

Bankers

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

Independent Examiner

Paul Nabavi

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: 273395.

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.

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).

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.

Trustees' report for the year ended 31 December 2018:

The Trustees present their report for the 12-month period ended 31 December 2018

Trustees and Advisors: These are shown on Page 2.

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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 increased to £33,000 following further endowment grants totalling £8,000 from Cromarty Trust.
- Grant support of £3,000 from Architectural Heritage Fund and £19,200 from English Heritage funded a) Tom Fleming Consultancy Options Appraisal of January 2015 which, following extensive consultation, recommended 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, and b) detailed plans and specifications for restoration and conversion of church completed by architect John Sell in July 2015.
- Scheduled Monument consent for works to the church granted in 2016 and, following extensive discussions with Historic England and revised drawings, for new build in December 2017.
- Heritage Lottery Fund 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.
- Archaeological investigations undertaken during 2017 by Canterbury Archaeology Trust with aid of some 25 local volunteers. Resulting report available on Trust's website which went live in July 2017: www.murstonHeArt.org followed by a very active murstonHeArt facebook page managed by Sioux Peto. Excellent local response to this and open meetings and questionnaires further established that members of community both supported and felt a real need for proposals.
- Murston HeArt: programme of community days, clean-up days and children's festivals, which were launched in 2015, continued to heighten awareness and foster a real sense of ownership within the local community. 2017 activities recognised with a Special Award for Care of Community Spaces and Wild About Gardens Bronze Award.
- Poppy Project launched by Sioux Peto, MAST and Swale in Bloom at end of 2017 really took off in 2018, with some 45 workshops involving 900 participants, from primary schools through to the residents of care homes, making some 4,500 poppies from recycled materials. The unveiling of the weeping window at the old church in October 2018 was deeply moving as was the closing event on the eve of armistice day (see facebook and website for photos.)
- Planning permission for the works to the old church and the new build was granted in December 2018. This allowed the trustees to begin fundraising for the estimated £832,000 required to undertake the capital works and an associated programme of heritage engagement activities. Substantial progress had been made by the time of this report (October 2019) with a total of £297,000 offered, including a grant of £100,000 from Swale and £50,000 plus a further £50,000 promise to match other new charitable donations from the Henry Oldfield Trust. An application for a heritage at risk grant had been made to Historic England and preparations were underway for submitting an application to the National Lottery Fund in November 2019.

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- Two new trustees were appointed after the year end on 12 October 2019. Andrew Erskine, who lives in Kent, is a leading consultant on the creative economy, with a special interest in entrepreneurship, knowledge exchange and transfer, creative places and spaces, regeneration, social inclusion and diversity. He has given strategic advice to KCC on studio provision across Kent and knows Murston well having been closely involved in the feasibility analysis undertaken by the Trustees in 2014. Mike Haywood, who lives in Sittingbourne, has been involved with local government for 25 years; before taking up his current position as a senior officer at a London council he was a councillor on Swale Borough Council and remains an Alderman of Swale; his family have been closely connected with Murston for three generations and he is currently writing a history of the politics of Swale from 1885.

Review of activities: Detailed overview

2018 was the fourth year in which Murston All Saints Trust (MAST) operated as an independent charity. In order to help MAST become established on its own feet, the Cromarty Trust gave it an initial expendable endowment grant of £25,000 in 2015 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 church of All Saints' Murston was first mentioned in a list of churches pertaining to St Augustine's Abbey which can be dated to the late eleventh century. 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 architects Sell Wade Consultants were commissioned 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. An exciting proposal emerged from a group of artists in the local community to establish creative studios on the site with the aim of making the church a focus for arts and heritage activities. Grants of £3,000 from the Architectural Heritage Fund and £19,200 from English Heritage, made it possible to commission the architect John Sell to prepare detailed plans and specifications for the renovation of the old church building while the Tom Fleming Creative Consultancy undertook 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, planning permission and scheduled monument consent were applied for in October 2015. English Heritage requested an initial desktop archaeological assessment followed by some excavations of the relevant areas to be undertaken

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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 enabled MAST to appoint a consultant, Sophie Jeffrey, the previous director of Margate's Arts, Creativity, Heritage project, with whose help the trustees secured an HLF start-up grant in August 2016. This contributed £10,000 towards project costs of c £16,000, with matching funding of £3,000 from both Swale Borough Council and the Cromarty Trust. Securing the support of the Heritage Lottery Fund at this initial stage was enormously encouraging.

Half of the HLF project funding supported further archaeological investigations undertaken during the year under review by Canterbury Archaeological Trust, with the help of some 25 local volunteers. The balance was used 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, which was successfully launched in July 2017: <http://www.murstonheart.org/>

Following the completion of the archaeological investigations, extensive discussions were held with Historic England regarding the grant of the scheduled monument consent. The discussions led to some changes to the design with scheduled monument consent being granted at the end of the year. Securing this approval was a major milestone for the Trust and with the grant of planning consent a year later in December 2018, it meant that by the end of the year under review the trustees had cleared all the major hurdles other than securing funding.

As with many projects involving sensitive historic buildings, there were times when progress appeared painfully slow but as the project 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 again deserves particular praise and thanks. Sioux has helped build a series of successful partnerships between MAST, GreenCube CIC, Optivo (formerly AmicusHorizon Housing Association), Kent Wildlife Trust, Marvellous Murals, Milton Creek Country Park, Swale in Bloom, Swale Borough Council and her own organisation Green Cube, to deliver a joyful array of community clean-up days and community events, including a series of fun festivals which each attracted between 50 and 100 local children. It was gratifying to see a wider recognition of Sioux's efforts as Murston HeArt picked up both a Special Award for the Care of Community Spaces and a Wild About Gardens Bronze Award in 2017.

Following the success of the various events in 2015, 2016 and 2017, the focus for 2018 was on the poppy project: some 45 workshops were held involving 900 participants from a whole range of organisations – local primary schools, brownies, and sea cadets at one end of the age spectrum through to the occupants of residential care homes at the other. Between them they made some 4,500 poppies from recycled materials – showing a remarkable degree of artistic ingenuity in the process. The unveiling of the resulting display – a cascade of poppies out of the East window of the old church building – with accompanying music, film projections, poetry and readings was deeply moving and widely covered in the local press. At least a 1000 residents and visitors came to see the display or join in the events which culminated in a very moving finale on the eve of the armistice. We owe very big thanks to Sioux Peto who was the inspirer and hands-on organiser of the poppy project. Such events 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 hundreds of postings and shared photos on the Trust's facebook page which is ably managed by Sioux on a voluntary basis.

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Looking to the year ahead the Trustees' main focus has been on raising the estimated £832,000 required to undertake the capital works and an associated programme of heritage engagement activities. Substantial progress had been made by the time of this report (October 2019) with a total of £297,000 offered, including a grant of £100,000 from Swale and £50,000 plus a further £50,000 promise to match other new charitable donations from the Henry Oldfield Trust. An application for a heritage at risk grant had been made to Historic England and preparations were underway for submitting an application to the National Lottery Fund in November. If all goes to plan works will be well underway by the time of next year's report.

Summary of results

The financial statements show income of £3,103 (2017: £17,619) and expenditure of £1,372 (2017: £16,463) on the furtherance of the objects of the Trust, leaving a surplus of £1,731 (2017: £1,156). The Trust also received an endowment grant of £3,000 (2017: £2,000) from the Cromarty Trust in addition to its income grant of £3,000 so that the combined balances at the year-end were £40,694 (2017: 35,963).

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
21 October 2019

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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 2018, which are set out on pages 9 to 11.

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 Act
- have 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

21 October 2019

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Income and Expenditure Account For the year ended 31 December 2018

Income and Expenditure Account

Income	2018	2017
	£	£
<u>Grants</u>		
Cromarty Trust	3,000	4,000
Swale Borough Council	0	3,619
Heritage Lottery Fund	0	10,000
General donations	103	
Total Income	3,103	17,619
 Expenditure		
Heritage Lottery Fund Project Costs	0	15,797
Events - Poppy Project (2017: Fun Palace)	800	294
Building Maintenance & repairs	0	372
Website	200	0
Insurance	372	
Total Expenditure	1,372	16,463
	-----	-----
Surplus (Deficit) for the year	1,731	1,156
	=====	=====

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Balance Sheet at 31 December 2018

	2018	2017
Current Assets	£	£
Cash at Bank – HSBC	40,694	35,963
	-----	-----
Total Assets	40,694	35,963
	=====	=====
Represented By:		
<u>Endowment Fund</u>		
Opening Balance at 1 January	30,000	28,000
Additions during Year	3,000	2,000
	-----	-----
Endowment Total c/fwd	33,000	30,000
<u>General Fund</u>		
Opening Balance	5,963	4,807
Add: Excess of Income over Expenditure	1,731	1,156
	-----	-----
General Fund Closing Balance c/fwd	7,694	5,963
Combined Balances at 31 December c/fwd	40,694	35,963
	=====	=====

**Signed on behalf of the
Trustees**

**John Nightingale
21 October 2019**

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Notes to the Accounts

1) 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.

2) Related party transactions

Alexander Nightingale and John Nightingale are trustees of the Cromarty Trust which made a £3,000 expendable endowment grant and a £3,000 revenue grant to Murston All Saints Trust during the year. Colin Barnard is a director of Green Cube Community Interest Company Ltd which received a grant from the Trust of £800 towards the costs incurred in organising the poppy event for the Trust. In recognition of the potential conflict of interest Colin Barnard took no part in the trustees' decision to make this grant.