



Preserving our Heritage. Protecting our Future.

Town Hall,
The Walk,
Beccles,
NR34 9AJ

Tel: 01502 712109

admin@becclestowncouncil.gov.uk

The next meeting of the **the Trust to be held on Tuesday 6th October 2026 after the town council meeting** will be held in Council Chamber at Town Hall.

Members of the public may also attend this meeting and make representations on agenda items, provided representations are made to the Town Clerk not less than 24 hours before the meeting.

<https://us02web.zoom.us/j/83126578937?pwd=h4NL7ZIRZSQ9oxKup6KSQn2yrvRwnX.1>

Meeting ID: 831 2657 8937 Passcode: 603016

Paul Cunningham, Secretary, 1st October 2026

Committee Members: Joseph Athorn (Chair), Gillian Birrell, Krista Booker, Stephanie Bubb, Nathalie Chidley, Barry Darch, Philippa Drew, John Greig, Jeff Harris, Alan Hopley, Samuel Hunt, Tarek Lahin, Peter Shannon, Daniel Smith, Richard Stubbings, Christine Wheeler

AGENDA

- 1 To receive apologies for absence**
- 2 To receive declarations of pecuniary and non-pecuniary interests in items on the agenda**
Declarations may be made at the meeting.
- 3 To approve the minutes of the Beccles Fenland Charity Trust meeting held on Tuesday 1st September 2026**
Draft minutes attached.
- 4 Matters arising from these minutes**
- 5 Draft minutes of Assets and Estates Committee meeting held on Wednesday 16th September 2026**
PROPOSAL To receive for information the draft minutes of the above meeting (attached).

Beccles Fenland Charity Trust owns and manages the lands given to the people of Beccles by Queen Elizabeth in 1584. Beccles Town Council is the sole trustee of the charity.

6 Draft minutes of the Finance & Governance Committee meeting held on Monday 28th September 2026

PROPOSAL To receive for information the draft minutes of the above meeting (attached).

To consider the following recommendation from this meeting:

To approve the draft Trust accounts for 2025-26 (accounts and explanatory document from Finance Officer both attached)

7 To receive the report from Finance Officer and agree the payment schedule for September 2026

Report attached.

8 To agree Christmas and New Year closure arrangements for Beccles Quay and to ask Personnel Committee to arrange emergency contact arrangements with Harbour Master(s)

PROPOSAL To agree that Beccles Quay is closed from 24th December to 3rd January inclusive, reopening on Monday 4th January 2027.

9 Any other Fenland Trust business

10 To agree the date of the next meeting as Tuesday 3rd November 2026 after the town council meeting

11 To consider confidential items

PROPOSAL To ask any members of the public to leave the meeting at this point.

12 Draft confidential minutes of the Finance & Governance Committee meeting held on Monday 28th September 2026

Confidential minutes are not included in the public part of the agenda pack.

Minutes of the meeting of Beccles Fenland Charity Trust on Tuesday 1st September 2026 after the town council meeting in Council Chamber at Town Hall

Present: Joseph Athorn (Chair), Gillian Birrell, Stephanie Bubb, Nathalie Chidley, Barry Darch, John Greig, Jeff Harris, Samuel Hunt, Peter Shannon, Richard Stubbings, Christine Wheeler

In Attendance: Paul Cunningham, Secretary

Apologies: Krista Booker, Philippa Drew, Alan Hopley, Tarek Lahin, Daniel Smith

Absent: None

Members of public: County Councillor Ash Lever and District Councillor Sarah Plummer

1 - To receive apologies for absence

Received from Alan Hopley, Philippa Drew, Tarek Lahin, Daniel Smith and Krista Booker.

What?	By Whom?	By When?

2 - To receive declarations of pecuniary and non-pecuniary interests in items on the agenda

There were none.

What?	By Whom?	By When?

3 - To approve the minutes of the Beccles Fenland Charity Trust meeting held on Tuesday 4th August 2026

Motion to approve minutes proposed by Cllr Greig.

Seconded by Cllr Hunt.

Councillors voted unanimously in favour and it was therefore **RESOLVED** To accept for accuracy and adoption the minutes of the meeting held on Tuesday 4th August 2026.

What?	By Whom?	By When?

4 - Matters arising from these minutes

There were none.

What?	By Whom?	By When?

5 - To receive the Responsible Financial Officer's report and agree the payment schedules for August 2026

Motion to approve the receipts and payments: Cllr Stubbings.

Seconded by: Cllr Hunt.

Councillors voted unanimously in favour and it was therefore

RESOLVED To approve the Schedule of Payments for August 2026.

What?	By Whom?	By When?

6 - Draft minutes of Assets and Estates Committee meeting held on Wednesday 19th August 2026

Cllr Wheeler noted that the meeting had discussed revamping the toilet block at the Quay and they had agreed to ask the architect to tweak the original design. She noted that an Expression of Interest has been submitted for this project to East Suffolk Council's 'Thriving Places 'Fund. She noted that the committee is also investigating a separate potential 'Changing Places' toilet facility at the Quay. Cllr Wheeler also noted that members of the committee had met with Suffolk Wildlife Trust to discuss the enhancement of little used Trust land, such as 'Hotel Site' field and the 'Marina' site.

Motion to receive draft minutes: Cllr Wheeler.

Seconded by: Cllr Hunt.

Councillors voted unanimously in favour and it was therefore
RESOLVED To receive the draft minutes of the Assets and Estates Committee meeting held on Wednesday 19th August 2026.

What?	By Whom?	By When?

7 - Draft minutes of the Development and Commerce Committee meeting held on Monday 10th August 2026

Motion to receive draft minutes: Cllr Stubbings.

Seconded by: Cllr Darch.

Councillors voted unanimously in favour and it was therefore **RESOLVED** To receive the draft minutes of the Development and Commerce Committee meeting held on Monday 10th August 2026.

To consider the following recommendation from this meeting:

To create a Working Party to work on a Business Plan for moorings at Beccles Quay

Cllr Stubbings suggested that the Chairs of Finance & Governance, Development & Commerce and Assets & Estates Committees should all be members of this Working Party. Chair also agreed to take part. He invited further volunteers and Cllr Chidley agreed to join. Secretary also suggested that Harbour Master Martin Eglintine should be a member.

Cllr Stubbings proposed that the Working Party be created, with membership to consist of Cllrs Stubbings, Wheeler, Birrell, Athorn and Chidley, as well as Harbour Master Martin Eglintine, and that the first meeting of the Working Party agree the Terms of Reference.

Seconded by Cllr Chidley.

Councillors voted unanimously in favour and it was therefore **RESOLVED** To create a Working Party to work on a Business Plan for moorings at Beccles Quay, with membership to consist of Cllrs Stubbings, Wheeler, Birrell, Athorn and Chidley, as well as Harbour Master Martin Eglintine, and that the first meeting of the Working Party agree the Terms of Reference.

What?	By Whom?	By When?

8 - Draft minutes of the Finance & Governance Committee meeting held on Monday 24th August 2026

Cllr Stubbings reported that the meeting had reviewed and agreed to write-off outstanding 'bad debt'.

Motion to receive draft minutes: Cllr Stubbings.

Seconded by: Cllr Wheeler.

Councillors voted unanimously in favour and it was therefore **RESOLVED** To receive the draft minutes of the Finance and Governance Committee meeting held on Monday 24th August 2026.

To consider the following recommendation from this meeting:

To increase the tree budget to £15,000, with any spend over the initial budget of £5,000 to be covered from Trust reserves

Motion to increase the tree budget to £15,000, with any spend over the initial budget of £5,000 to be covered from Trust reserves, proposed by Cllr Stubbings.

Seconded by Cllr Wheeler.

Councillors voted unanimously in favour and it was therefore **RESOLVED** To increase the tree budget to £15,000, with any spend over the initial budget of £5,000 to be covered from Trust reserves.

What?	By Whom?	By When?

9 - Any other Fenland Trust business

Councillors noted that play equipment inspections had taken place and that ROSPA training for staff to carry out routine inspections was being booked for later in the year.

Cllr Chidley reported that trees along The Avenue have dropped boughs and she suggested that these trees need to be inspected. Secretary agreed to check to see if trees along The Avenue had been included in the inspection of the Common.

What?	By Whom?	By When?

10 - To agree the date of the next meeting as Tuesday 6th October 2026 after the town council meeting

This was agreed as Tuesday 6th October 2026 after the town council meeting.

What?	By Whom?	By When?

11 - To consider confidential items

Councillors asked the two members of the public present to leave the meeting.

What?	By Whom?	By When?

12 - To approve the confidential minutes of the Beccles Fenland Charity Trust meeting held on Tuesday 4th August 2026

Motion to approve confidential minutes proposed by Cllr Stubbings.

Seconded by Cllr Hunt.

Councillors voted unanimously in favour and it was therefore **RESOLVED** To accept for accuracy and adoption the confidential minutes of the meeting held on Tuesday 4th August 2026.

What?	By Whom?	By When?

Minutes of the meeting of Beccles Fenland Charity Trust Assets & Estates Committee meeting immediately after the Beccles Town Council Assets and Estates Committee meeting on Wednesday 16th September in Committee Room at Town Hall

Present: Jeff Harris, Alan Hopley, Samuel Hunt, Peter Shannon, Richard Stubbings, Christine Wheeler (Chair)

In Attendance: Candi Turner

Apologies: Joseph Athorn, Stephanie Bubb, Nathalie Chidley, Philippa Drew

Absent: None

Members of public: No members of the public.

1 - To receive apologies for absence

There were apologies from Cllrs Athorn, Bubb, Chidley and Drew.

What?	By Whom?	By When?

2 - To receive Declarations of Interest or any requests for the granting of dispensations in relation to any Disclosable Pecuniary Interests in items on the agenda.

There were none received.

What?	By Whom?	By When?

3 - To accept the minutes of the Beccles Fenland Charity Trust Assets and Estates meeting held on Wednesday 19th August 2026

The minutes of the BFCT Assets and Estates Committee meeting held on Wednesday 19th August 2026 were received.

Chair proposed that the minutes be accepted. This was seconded by Cllr Stubbings.

The Committee voted unanimously in favour and it was therefore,

RESOLVED: To accept the minutes of the BFCT Assets and Estates Committee meeting held on Wednesday 19th August 2026.

What?	By Whom?	By When?

4 - Matters arising from these minutes

The Deputy Secretary reported that the Town Clerk had submitted an Expression of Interest for the Thriving Places Fund and that the Trust had been encouraged to submit a full application. The Chair thanked the Town Clerk for his work in preparing the submission.

The Chair asked the Deputy Secretary whether the dredging work that had been quoted for was compatible with the Hydrology Report. The Deputy Secretary confirmed that it was and advised that she is awaiting confirmation of a start date for the work.

Cllr Stubbings noted that he had not yet spoken to the RFO regarding the VAT reclaim for the Trust and confirmed that he would follow this up.

The Chair requested that a copy of the lease for the Marina Site be made available for consideration at the next meeting.

What?	By Whom?	By When?

5 - To receive for information and comment and amend if necessary the Draft Ecological Report

The draft report was received.

Cllr Stubbings commented that it was a very good report and agreed with the comments made by the Rangers. In addition, Cllr Stubbings requested further advice from the Ecologist regarding what action could be taken against the Golf Club should they fail to adhere to the management plan for the greens and fairways.

Cllr Stubbings noted that the Committee should consider how the recommendations contained within the report could be implemented, together with the associated costs.

The Chair suggested contacting the University of East Anglia (UEA) to establish whether any Ecology students would be interested in volunteering to undertake surveys alongside the Rangers and the Beccles Wildlife Group.

What?	By Whom?	By When?

6 - To review Grazing Marsh tenancy agreements and inspections regime

Cllr Stubbings noted that there are currently two different types of lease in place, one of which cannot be amended as these are agricultural leases.

The Deputy Secretary informed the Committee that the current inspection regime is undertaken by councillors on a biannual basis. She suggested that responsibility for the inspections be transferred to the Rangers and that thorough inspections be undertaken annually. She also noted that the Common User Group had not yet been established.

The Chair proposed that the Rangers undertake the Marsh inspections going forward. This was seconded by Cllr Stubbings.

The Committee voted unanimously in favour and it was therefore,

RESOLVED: That responsibility for undertaking the Marsh inspections be transferred to the Rangers, with thorough inspections to be carried out annually.

What?	By Whom?	By When?

7 - To consider a barbecue and open fire policy

Cllr Stubbings suggested that the policy should be adapted to reflect the individual circumstances of each of the Trust's and Council's green spaces, with BBQs permitted only at Beccles Quay.

He expressed concern that permitting BBQs and/or open fires at Waveney Meadow would not be appropriate due to the remote and isolated location of the site. He also suggested that BBQs and open fires should not be permitted on Beccles Common, with the exception of bonfires on the allotments, except during periods of extreme drought when these should also be prohibited.

The Chair agreed to amend the policy to reflect the above and bring the revised policy back to the next meeting for consideration.

What?	By Whom?	By When?

8 - To discuss investigating utility services crossing Beccles Common

Following a leak at Beccles Quay a couple of weeks previously, Cllr Stubbings suggested that it was important for the Trust to have a clear record of the location of its private utility networks and associated infrastructure, including the location of meters and responsibility for payment of utility bills.

He also requested that the Trust establish the location of gas lines and mains sewerage serving its land and questioned whether a wayleave was in place where applicable.

The Deputy Secretary advised that she had already requested a map of the Trust's private assets from Essex & Suffolk Water. Cllr Stubbings asked her to also obtain maps showing the location of gas and sewerage services.

The Deputy Secretary agreed to investigate this further and bring the information back to a future meeting.

What?	By Whom?	By When?
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9 - To consider hiring goats for grazing

Cllr Stubbings informed the Committee of the potential to hire goats for grazing as a cost-effective method of grounds management. He explained that farms offering this service were fully booked for the remainder of the year but noted that there were currently two goats in a field behind the Caxton pitch. He suggested that these goats could potentially be used to trial goat grazing on the allotments in the meantime.

The Deputy Town Clerk was asked to make contact with the owner of the goats to enquire whether they would be interested in allowing them to be used for a trial.

What?	By Whom?	By When?

10 - To discuss the installation of stock fencing along the boundary of the Common adjacent to the A146

The Chair informed the Committee that she had been made aware of several incidents involving dogs escaping from Beccles Common due to inadequate fencing. She suggested that stock fencing be installed, similar to that which had been installed at Beccles Quay.

A discussion took place. Cllr Hunt raised concerns that the installation of fencing could restrict the movement of wildlife.

The Chair asked the Deputy Secretary to investigate the cost of installing the fencing and to consult with the Ecologist regarding the potential impact of the fencing on wildlife movement.

What?	By Whom?	By When?

11 - To discuss a plan for hedge laying at Beccles Common

This item was deferred.

What?	By Whom?	By When?

12 - Any other Fenland Trust business

The Deputy Secretary reported that signs had been erected on the Marsh Trail by the livery requesting that dogs be kept on leads. She had been alerted to the signs by a member of the public. The tenant at the livery had installed the signage without obtaining prior permission from the Trust. The Deputy Secretary asked the Committee whether they were content for the signs to remain in place.

Cllr Shannon expressed concern that the signs could give the impression that dogs must be kept on leads along the entire trail. He suggested that the wording of the signs should be amended to make it clear that this was not the case.

The Chair noted that the tenant should have sought permission from the Trust before erecting the signs and that this should be addressed with them. However, she agreed that the signs should remain in place to help ensure that dog owners maintain control of their dogs when in the vicinity of livestock.

Cllr Stubbings proposed that the signs remain in place, but that the tenant be informed that prior permission should have been obtained from the Trust. This was seconded by Cllr Hunt.

Cllr Shannon abstained from voting and the remaining Committee members voted unanimously in favour. It was therefore,

RESOLVED: That the signs remain in place and that the tenant be informed that prior permission should have been obtained from the Trust before erecting the signage.

The Deputy Secretary reported that the Secretary had attended a site meeting with the contractors at Beccles Quay to discuss completing the electrification project, now that the permit had been approved by the Environment Agency (EA).

The Committee was informed that the contractor is due to commence the works on 19th October. The contractor has advised that, due to changes to the scope of works requested by the EA, additional works are now required, which will incur an additional £9,000 in labour costs. The Deputy Secretary has contacted the contractor to obtain an estimate for the additional materials required.

Cllr Stubbings requested that a breakdown of the additional expenditure associated with the project be prepared and presented for consideration at the next full Trust meeting.

What?	By Whom?	By When?

13 - To confirm the date of the next meeting as Wednesday 21st October 2026 immediately after the Beccles Town Council Assets and Estates committee meeting

The date of the next meeting was confirmed as Wednesday 21st October 2026 immediately after the Beccles Town Council Assets and Estates Committee meeting.

What?	By Whom?	By When?

Minutes of the meeting of Trust's Finance & Governance Committee meeting to be held in Committee Room at Town Hall on Monday 28th September after the equivalent town council committee meeting in Committee Room at Town Hall

Present: Joseph Athorn, Barry Darch, Alan Hopley, Samuel Hunt, Peter Shannon, Richard Stubbings (Chair), Christine Wheeler

In Attendance: Paul Cunningham, Secretary; Gary Jones, Finance Officer

Apologies: Gillian Birrell

Absent: None

Members of public: No members of the public.

1 - To receive apologies for absence

Received from Gillian Birrell.

What?	By Whom?	By When?

2 - To receive declarations of pecuniary and non-pecuniary interests in items on the agenda

There were none.

What?	By Whom?	By When?

3 - To approve the minutes of the committee meeting held on Monday 24th August 2026

Motion to approve minutes proposed by Cllr Athorn.

Seconded by Cllr Shannon.

Councillors voted in favour and it was therefore
RESOLVED To approve the minutes of the committee meeting held on Monday 24th August 2026.

What?	By Whom?	By When?

4 - Matters arising from these minutes

Item 7: renewal of rugby club lease: Secretary confirmed that the club had agreed the lease terms and that the new lease was being drafted by the Trust's solicitor.

Item 8: electricity accounts: Finance Officer noted that this work has not yet started.

What?	By Whom?	By When?

5 - To review the draft Trust accounts for 2025-26

Councillors considered the draft accounts and the accompanying explanatory note from Finance Officer.

Finance Officer noted that the accounts show an in-year loss of £7,357. He further noted that, due to restricted funds carried forward of £11,617, that the unrestricted funds show a minus balance of £18,974.

Secretary noted the need for councillors to ensure that sufficient funds were transferred to the charity to ensure that it was out of deficit in the 2026-27 accounts.

Councillors agreed to discuss how to manage the implications of these figures in the next item on budget setting for 2027-28.

Cllr Stubbings proposed that the draft accounts be recommended to full Trust for approval.

Seconded by Cllr Hunt.

Councillors voted unanimously in favour and it was therefore **RECOMMENDED TO FULL TRUST** To approve the draft Trust accounts for 2025-26.

What?	By Whom?	By When?

6 - To consider Trust budget for 2027-28

Councillors noted that the budget process should follow the same timetable and process as that for the town council budget.

Cllr Stubbings noted the need to build up unrestricted funds within the Trust or to ask Town Council to significantly increase the council's general reserves.

Cllr Wheeler noted that projects to plant trees and for fencing at the Common need to be included within the budget.

What?	By Whom?	By When?

7 - Any other Fenland Trust business falling under the remit of this committee

There was none.

What?	By Whom?	By When?

8 - To agree the date of the next meeting as Monday 26th October 2026 after the town council's equivalent committee meeting

This was agreed as Monday 26th October 2026 after the town council's equivalent committee meeting.

What?	By Whom?	By When?

9 - To consider confidential items

Councillors asked the one member of the public present to leave the meeting at this point.

What?	By Whom?	By When?

11 - To receive an update on ongoing Trust insurance claims

Councillors received an update from Secretary on the progress of the two ongoing claims.

What?	By Whom?	By When?

BECCLES FENLAND CHARITY TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

LEGAL AND ADMINISTRATIVE INFORMATION

Trustee	Beccles Town Council	
Charity registration	England and Wales	1140678
Principal address	C/o Mr G Jones Beccles Town Council Town Hall BECCLES Suffolk NR34 9AJ	
Independent examiner	Waveney Accountants Limited T/as Newman & Co Chartered Accountants 7 Hungate Beccles Suffolk NR34 9TT	
Accountants	Waveney Accountants Limited 7 Hungate BECCLES Suffolk NR34 9TT	

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TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 MARCH 2026

The trustee present their report and financial statements for the year ended 31 March 2026.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the trust's governing document, the Charities Act 2011 and "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 2019).

Objectives and activities

The Trusts primary objective is as follows:

'The profits of the same fen, to be employed to the common benefit & utility of the inhabitants of the said town'.

The trustee may exercise any of the following powers in order to further the objectives:

- 1) Raise funds by the renting or leasing of the assets of the charity (this will exclude the trustee from undertaking any substantial permanent trading activity).
- 2) To buy take or lease or in exchange, hire or otherwise acquire property & to maintain & equip it for use.
- 3) To sell lease or otherwise dispose of all or any part of the property belonging to the Charity but only in compliance with section 36 & 37 of the Charities Act 1993 as amended by the Charities Act 2006.
- 4) To cooperate with other charities, voluntary bodies & statutory authorities & to exchange information & advice with them.
- 5) To create such advisory committees as the trustess think fit.
- 6) To employ & remunerate such staff as are necessary for carrying out the work of the Charity.
- 7) To do any other lawful thingthat is necessary or desirable for the achievement of the objects.

The above listed powers will not restrict or exclude any powers the trustee has under the Statutory Power of Trustees given in the Trustee Act of 2000.

The primary objective of The Trust is for the profits of the same fen to be employed to the common benefit & the utility of the inhabitants of Beccles.

The trustee have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Achievements and performance

In accordance with its objectives, the trustee has not awarded grants to local voluntary organisations & events in the year.

Financial review

The level of Reserves (Restricted & Unrestricted) at the year end was a deficit of £7,357, a decrease of £62,145. This mainly reflects the number of additional projects that the Trust has undertaken, compared to previous years.

The Trustee is aware that the current levels of Reserves may not be adequate to enable the Trust to meet its obligations on a day to day basis. The Trustee accepts the need for ongoing financial support via grants from Beccles Town Council. Any works to improve facilities at the Quay will also require such external grant support.

Structure, governance and management

The governing document of The Trust is the Royal Charter of 13th May 1605 & the Bye-Laws of 24th January 2011.

The trustee who served during the year and up to the date of signature of the financial statements were:
Beccles Town Council

The first trustee of the Charity is Beccles Town Council & the power of appointment of new trustees is vested in Beccles Town Council.

Plans for the Future

The members of Beccles Town Council, acting as Trustee, will retain the available financial resources of the Trust given the level of commitments to maintenance etc, that they have for the area of Beccles Fenland & the Quay over which they have authority.

Risk Policy

The trustees continue to assess the major risks to which the charity is exposed & are satisfied that the systems are in place to identify & mitigate their exposure.

The trustee's report was approved by the Board of Trustee.

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Beccles Town Council
Trustee

Date:

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 MARCH 2026

		Unrestricted funds 2026 £	Restricted funds 2026 £	Total 2026 £	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
	Notes						
Income from:							
Grants	3	-	90,794	90,794	-	84,499	84,499
<u>Charitable activities</u>							-
Allotment Income	4	9,103	-	9,103	7,978	-	7,978
Estates Income	4	72,773	-	72,773	60,724	-	60,724
Quay Income	4	136,459	-	136,459	161,829	-	161,829
Commons Income	4	4,125	-	4,125	72	-	72
Investments	5	241	-	241	310	-	310
Total income		<u>222,701</u>	<u>90,794</u>	<u>313,495</u>	<u>230,913</u>	<u>84,499</u>	<u>315,412</u>
Expenditure on:							
<u>Charitable activities</u>							
Allotment Expenses	6	2,687	-	2,687	4,063	-	4,063
Common Expenses	6	13,759	17,474	31,233	19,137	964	20,101
Estate Expenses	6	57,834	27,992	85,826	19,403	7,035	26,438
Admin Expenses	6	32,674	56,186	88,860	30,546	54,025	84,571
Quay Expenses	6	167,034	-	167,034	148,067	-	148,067
Total charitable expenditure		<u>273,988</u>	<u>101,652</u>	<u>375,640</u>	<u>221,216</u>	<u>62,024</u>	<u>283,240</u>
Total expenditure		<u>273,988</u>	<u>101,652</u>	<u>375,640</u>	<u>221,216</u>	<u>62,024</u>	<u>283,240</u>
Net income/(expenditure) and movement in funds		(51,287)	(10,858)	(62,145)	9,697	22,475	32,172
Reconciliation of funds:							
Fund balances at 1 April 2025		<u>32,313</u>	<u>22,475</u>	<u>54,788</u>	<u>22,616</u>	<u>-</u>	<u>22,616</u>
Fund balances at 31 March 2026		<u>(18,974)</u>	<u>11,617</u>	<u>(7,357)</u>	<u>32,313</u>	<u>22,475</u>	<u>54,788</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Meeting Draft
BECCLES FENLAND CHARITY TRUST

BALANCE SHEET

AS AT 31 MARCH 2026

	Notes	2026 £	£	2025 £	£
Fixed assets					
Tangible assets	11		7,549		4,637
Current assets					
Debtors	12	25,144		59,950	
Cash at bank and in hand		70,379		104,448	
		95,523		164,398	
Creditors: amounts falling due within one year	13	(110,429)		(114,247)	
Net current (liabilities)/assets			(14,906)		50,151
Total assets less current liabilities			(7,357)		54,788
The funds of the trust					
Restricted income funds	15		11,617		22,475
Unrestricted funds	16		(18,974)		32,313
			(7,357)		54,788

The financial statements were approved by the trustee on

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 Beccles Town Council
Trustee

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

1 Accounting policies

Charity information

Beccles Fenland Charity Trust is a charitable trust constructed under a trust deed.

1.1 Accounting convention

The financial statements have been prepared in accordance with the trust's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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 2019). The trust is a Public Benefit Entity as defined by FRS 102.

The trust has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustee have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustee continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustee in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the trust.

1.4 Income

Income is recognised when the trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2026

1 Accounting policies **(Continued)**

1.5 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 are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and equipment	20% Reducing Balance
Motor vehicles	20% Reducing Balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the trust's balance sheet when the trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2026

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the trust's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the trust's accounting policies, the trustee are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Grants

	Restricted funds	Restricted funds
	2026	2025
	£	£
Grants	90,794	84,499

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2026

4 Income from charitable activities

	Unrestricted funds 2026 £	Unrestricted funds 2025 £
Allotment Income		
Rental Income	9,103	7,978
Estates Income		
Rental Income	72,773	60,724
Quay Income		
Quay Events	1,900	2,450
Quay Moorings	90,450	87,615
Quay Car Park	26,755	26,687
Rental Income	10,550	10,500
Other income	6,804	34,577
Commons Income		
Common Income	4,125	72
	222,460	230,603

5 Income from investments

	Unrestricted funds 2026 £	Unrestricted funds 2025 £
Interest receivable	241	310

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2026

6 Charitable activities

	Allotments Expenses 2026 £	Common Costs 2026 £	Estate Costs 2026 £	Admin Expenses 2026 £	Quay Costs 2026 £	Total 2026 £	Total 2025 £
Staff costs	-	-	-	77,852	67,445	145,297	136,418
Depreciation	-	-	-	1,888	-	1,888	1,160
Maintenance & Repairs	676	5,518	49,923	-	60,298	116,415	47,746
Electricity	-	-	20,812	-	11,453	32,265	27,053
Telephone	-	-	-	490	833	1,323	826
Cleaning	-	-	-	-	11,450	11,450	19,072
Stationery	-	-	-	-	290	290	792
Uniforms	-	-	-	-	-	-	716
Legal & Professional Fees	-	-	-	6,566	8,561	15,127	19,448
Water Rates	2,011	-	-	-	2,891	4,902	8,535
General Rates	-	-	-	-	2,896	2,896	-
The Common	-	20,673	-	-	-	20,673	10,268
Marsh Trail	-	5,042	-	-	-	5,042	7,791
Dykes Marshes	-	-	2,015	-	-	2,015	540
Skate Park	-	-	13,076	-	-	13,076	-
Sundries	-	-	-	2,064	917	2,981	2,875
	<u>2,687</u>	<u>31,233</u>	<u>85,826</u>	<u>88,860</u>	<u>167,034</u>	<u>375,640</u>	<u>283,240</u>
	<u>2,687</u>	<u>31,233</u>	<u>85,826</u>	<u>88,860</u>	<u>167,034</u>	<u>375,640</u>	<u>283,240</u>
Analysis by fund							
Unrestricted funds	2,687	13,759	57,834	32,674	167,034	273,988	221,216
Restricted funds	-	17,474	27,992	56,186	-	101,652	62,024
	<u>2,687</u>	<u>31,233</u>	<u>85,826</u>	<u>88,860</u>	<u>167,034</u>	<u>375,640</u>	<u>283,240</u>

7 Net movement in funds

**2026
£** **2025
£**

The net movement in funds is stated after charging/(crediting):

Fees payable for the independent examination of the charity's financial statements	1,500	1,350
Depreciation of owned tangible fixed assets	1,888	1,160
	<u>1,500</u>	<u>1,350</u>

8 Trustee

None of the trustee (or any persons connected with them) received any remuneration or benefits from the trust during the year.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2026

9 Employees

The average monthly number of employees during the year was:

	2026	2025
	Number	Number
	4	4
	=====	=====

Employment costs

	2026	2025
	£	£
Wages and salaries	129,514	123,502
Social security costs	4,944	1,875
Other pension costs	10,839	11,041
	=====	=====
	145,297	136,418
	=====	=====

There were no employees whose annual remuneration was more than £60,000.

10 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

11 Tangible fixed assets

	Plant and equipment	Motor vehicles	Total
	£	£	£
Cost			
At 1 April 2025	748	5,049	5,797
Additions	-	4,800	4,800
	=====	=====	=====
At 31 March 2026	748	9,849	10,597
	=====	=====	=====
Depreciation and impairment			
At 1 April 2025	150	1,010	1,160
Depreciation charged in the year	120	1,768	1,888
	=====	=====	=====
At 31 March 2026	270	2,778	3,048
	=====	=====	=====
Carrying amount			
At 31 March 2026	478	7,071	7,549
	=====	=====	=====
At 31 March 2025	598	4,039	4,637
	=====	=====	=====

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2026

12 Debtors

	2026	2025
Amounts falling due within one year:	£	£
Trade debtors	21,740	55,432
Other debtors	3,404	4,518
	<u>25,144</u>	<u>59,950</u>

13 Creditors: amounts falling due within one year

	2026	2025
	£	£
Other taxation and social security	4,944	-
Payments received on account	19,323	53,075
Trade creditors	81,775	59,672
Accruals and deferred income	4,387	1,500
	<u>110,429</u>	<u>114,247</u>

14 Retirement benefit schemes

	2026	2025
Defined contribution schemes	£	£
Charge to profit or loss in respect of defined contribution schemes	10,839	11,041
	<u>10,839</u>	<u>11,041</u>

The trust operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the trust in an independently administered fund.

15 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2025	Incoming resources	Resources expended	At 31 March 2026
	£	£	£	£
	22,475	90,794	(101,652)	11,617
	<u>22,475</u>	<u>90,794</u>	<u>(101,652)</u>	<u>11,617</u>
Previous year:	At 1 April 2024	Incoming resources	Resources expended	At 31 March 2025
	£	£	£	£
	-	84,499	(62,024)	22,475
	<u>-</u>	<u>84,499</u>	<u>(62,024)</u>	<u>22,475</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2026

16 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2025	Incoming resources	Resources expended	At 31 March 2026
	£	£	£	£
General funds	32,313	222,701	(273,988)	(18,974)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Previous year:	At 1 April 2024	Incoming resources	Resources expended	At 31 March 2025
	£	£	£	£
General funds	22,616	230,913	(221,216)	32,313
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

17 Related party transactions

There were no disclosable related party transactions during the year (2025 - none).

Page 4 - Statement of financial activities breakdown							
Restricted Funds						£	£
Grants (Income)							
Beccles Quay: Quay - Grants						79,177.00	
AA - moving grants from amounts received on account						11,617.00	
						90,794.00	90,794.00
Common Expenses							
AA - signage and lights grant payment						17,474.00	
						17,474.00	- 17,474.00
Estate Expenses							
AA - skate park, waste site & Alan Hutchinson grant payment						27,992.00	
						27,992.00	- 27,992.00
Admin Expenses							
AA - wages grant payment						56,186.00	
						56,186.00	- 56,186.00
Net movement in restrcited funds							- 10,858.00

Overall Grant position for 2026																				
Date	Name	Memo/Description	Received	Balance																
B/Fwd grant amounts from 2025 accounts																				
20/12/2024		BECCESTC MAY FOR SKATEPARK BBP	300.00																	
21/01/2025		EAST SUFFOLK BACS 077995 BGC	6,000.00																	
24/01/2025		EAST SUFFOLK BACS 078130 BGC	5,000.00																	
03/03/2025	unit trust	Skatepark Floodlights	200.00																	
25/03/2025	Townlands Trust	Skatepark Grant	4,000.00																	
		Less grant used in 2025	- 7,035.00																	
31/03/2025	Beccles Town Council	Signage Grant	2,027.25																	
31/03/2025	Broads Authority	Signage Grant	11,982.60																	
		B/Fwd grant total	22,474.85																	
Grants received in the year 2026																				
14/08/2025	East Suffolk Council	Grant re: coloured lights	3,291.00																	
01/09/2025	Beccles Town Council	East Suffolk Grant re Alan Hutchinson Way	17,500.00																	
07/10/2025	East Suffolk Council	Grant towards Electric bike points	1,000.00																	
08/10/2025		Grant towards Quay electric supply and new led l	2,200.00																	
09/12/2025	Beccles Town Council	BTC CURRENT A GRANT 2025/26 BBP	56,186.00																	
27/03/2026		T/C Re Screen £2000 T/C Re Wilson £350 Hold £10617 for new year	10,617.00																	
			90,794.00																	
Grants to carry forward for 2027																				
		Grant towards Electric bike points	1,000.00																	
	T/C Re Screen £2000/T/C Re Wilson £350	Hold £10617 for new year	10,617.00																	
			11,617.00																	
Summary (accounts check)																				
		B/fwd Grants	22,474.85																	
		Grants received in the year	90,794.00																	
		Restricted expenditure in the year	- 101,651.85																	
		Grants to c/fwd for 2027	11,617.00																	

Grants per QB							
Date	Name	Memo/Description	£				
Restricted Funds used in the year							
	Skate Park		8,465.00	Moved from Unrestricted Estate Expenses			
	Waste site pre-application planning costs		2,027.25	Moved from Unrestricted Estate Expenses			
	Commons - Marsh Trail signage		11,982.60	Moved from Unrestricted Common Expenses			
	East Suffolk council wages		56,186.00	Moved from Unrestricted Admin Expenses			
	Quay maintenance & Repairs		5,491.00	Moved from Unrestricted Admin Expenses			
	Football field		17,500.00	Moved from Unrestricted Estate Expenses			
			101,651.85				