

COMPANY NUMBER: 1848357 (ENGLAND & WALES)

REGISTERED CHARITY NUMBER: 290397

THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

**DIRECTORS' AND TRUSTEES' REPORT AND UNAUDITED FINANCIAL
STATEMENTS**

FOR THE YEAR ENDED 31ST MARCH 2019

THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

COMPANY INFORMATION

TRUSTEES	Ms S E Adams Mr G K Bobbit (appointed 15/06/18) Mr A R Bordiss (appointed 14/06/19) Mr R C Clarkson (appointed 15/06/18) Mrs P A Collins (resigned 28/09/18) Mr K R Coombs Mr R I Johnson (resigned 05/12/18) Mr D L F Laut Mrs G A Marsh (resigned 05/12/18) Mr C J M Phillips (resigned 05/12/18) Ms C M Scott Mr M A Whitham
SECRETARY	Mr F D Snart
CHIEF EXECUTIVE OFFICER	Mr B Adeney
PIER MASTER	Mr A Lang
COMPANY NUMBER	1848357 (England & Wales)
REGISTERED CHARITY NUMBER	290397
REGISTERED OFFICE	Marine Villas The Pier Approach Swanage Dorset BH19 2AW
BANKERS	Lloyds Bank PLC 3 South Street Wareham Dorset BH20 4LX
INDEPENDENT EXAMINERS	PKF Francis Clark Chartered Accountants Towngate House 2-8 Parkstone Road Poole BH15 2PW

THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

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THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST MARCH 2019

The Trustees, who are the directors for the purpose of company law present their report and the financial statements of the charity for the year ended 31 March 2019.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with charity'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 published on 16 July 2014 (FRS102) (effective 1 January 2015).

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charity's objects and principal activities continue to be raising funds and providing for the permanent preservation and management of the Swanage Pier for the benefit of the public. On 1st September 1994 the Charity was granted a seven year lease whereby it took over the day to day operation of the pier from its subsidiary undertaking, the Swanage Pier Company. A further lease under the Harbours Act 1964 was granted by the Swanage Pier Company for three years. Under the lease, there are obligations whereby the Charity will manage the pier and raise funds for the purpose of restoring and preserving the pier. Two further 21 year leases have now been granted, ending in June 2046.

The Swanage Pier Trust is a registered charity (no. 290397) incorporated under the Companies Act 2006 (no. 1848357) and its principal address and registered office is at Marine Villas in Swanage. The Charity is governed by its Memorandum and Articles of Association incorporated on 14th September 1984 as amended by special resolutions dated 3 February 1994, 17 February 1995 and 19 July 1996 as amended 21 June 2001 and new Articles of Association adopted 23rd March 2018. Other key information, names and addresses are shown on page 1.

The Charity is organised so that the Trustees meet regularly to manage its affairs. The Charity employs a Chief Executive Officer, a Piermaster, a part time Financial Assistant and a part time Office Administrator. The majority of other tasks are performed by voluntary helpers whose enormous input has saved the Charity at least £74,375 (4,560 hours) during the year which has increased from the £51,025 disclosed in the prior year.

Trustees are nominated by their representing organisations, including the Town and District Councils, groups with particular marine interests and the Friends of the Pier.

The Friends of Swanage Pier raise funds for the project through subscriptions and donations from its members. The 'Friends' provide an important link between the Charity and the public by producing a regular newsletter 'Swanage Pierscape'. Although part of the Charity the Friends is run as a separate group.

PUBLIC BENEFIT

The Trustees have given due regard to public benefit when planning the charity's activities, in accordance with the Charity Commission's Guidance on Public Benefit.

The paragraphs above set out our activities, achievements and performance during the year, which are directly related to the objects and purposes for which the charity exists. The charity achieves its principal objects and purposes through maintaining the Pier in order that it may be open as often as possible during daylight hours for members of the public to visit, for anglers, for diving enterprises including training, for pleasure and leisure activities through boating and other watersports. This includes a seasonal ferry service to Bournemouth and Poole. These benefits are directly related to the aims of the charity and are fully compliant with the Charity Commission Principles on Public Benefit.

DEVELOPMENT, ACTIVITIES AND ACHIEVEMENTS THIS YEAR

Of the £2.2 million pier regeneration project, the capital works were completed. 42 wooden piles were replaced, in addition to new beams and decking. A central area on the lower deck, beneath the pierhead, was also re-decked for the first time in many years and has created a large open public area for events and exhibitions.

Marine Villas was completely renovated and now provides offices, a visitor centre, exhibition, gift shop and a Café Bistro.

THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST MARCH 2019 (CONTINUED)

FUTURE DEVELOPMENTS

A Finance sub-group (Executive Committee) has met regularly throughout the year, overseeing expenditure and looking at ways of increasing income.

Following the major renovation work to the Pier and Marine Villas, and as part of the original strategic plan, the Charity will now be concentrating on a period of sustainability and growth, in terms of visitor numbers and income. Until it concludes in 2021, the project continues to fund two specific posts focused on events, volunteers and education.

TANGIBLE FIXED ASSETS FOR USE BY THE CHARITY

Details of movements in fixed assets are set out in Note 13 to the financial statements. The Charity had use of the pier for a period of seven years (to 31st August 2001) by virtue of a lease granted by The Swanage Pier Company in which the Charity has a controlling interest. Details relating to the subsidiary undertaking are shown in Notes 13 and 23. The pier is shown in the Balance Sheet of the Swanage Pier Company at its historic cost, less depreciation. In spite of the substantial restoration costs, the pier has not been revalued by the Directors of the Swanage Pier Company because the Company is prohibited from disposing of the pier by Act of Parliament. The Swanage Pier Trust, which has use of the pier under a short-term lease therefore writes off the cost of routine maintenance of the pier as it arises, substantial restoration costs are capitalised as pier improvements and are depreciated over the term of the lease.

The short-term lease above was replaced by a 3 year lease of the whole pier under the 1964 Harbours Act on 30 April 2001 and then by the 21 year lease currently in force and a further 21 year lease until 2046.

TRUSTEES

All Trustees of the Charity are also Directors for the purposes of Company law, and there are no other Trustees. The Directors and Trustees who served during the year (and those who were appointed since the year end) were as follows:-

Ms S E Adams
Mr G K Bobbit (appointed 15/06/18)
Mr A R Bordiss (appointed 14/06/19)
Mr R C Clarkson (appointed 15/06/18)
Mrs P A Collins (resigned 28/09/18)
Mr K R Coombs
Mr R I Johnson (resigned 05/12/18)
Mr D L F Laut
Mrs G A Marsh (resigned 05/12/18)
Mr C J M Phillips (resigned 05/12/18)
Ms C M Scott
Mr M A Whitham

The Charity has no share capital and interests of Directors and Trustees in the shares of the Charity's subsidiary undertaking are not deemed to be beneficially held.

THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT FOR THE YEAR ENDED 31ST MARCH 2019 (CONTINUED)

RESERVES POLICY

The Trustees carried out a review of the charity's activities and considered that an unrestricted fund balance of £100,000 is required to enable the Trust to be able to maintain the pier as required by the lease. At the year-end free unrestricted funds of £92,276 (2018: £463,305) were held.

Restricted funds per note 19 total £118,779 (2018: £442,861) and are held in respect of the Pier re-development.

Designated funds per note 21 total £2,060,736 (2018: £780,127). £2,015,105 (2018: £744,311) is held in respect of the net book value of the Trust fixed assets, £36,808 (2018: £35,816) is held in respect of the radio project and £8,823 (2018: £nil) is held in respect of maintenance works.

RISK MANAGEMENT

The Trustees have examined the major strategic, business and operational risks which the charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources of the charitable company for the period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable Accounting Standards have been followed, subject to any material 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 charitable company will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the small companies' regime under Part 15 of the Companies Act 2006.

This report was approved by the Board of Directors and Trustees on 6 December 2019 and signed on its behalf by:

Mr K R Coombs (Trustee)

THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF SWANAGE PIER TRUST

I report to the charity trustees on my examination of the accounts of the Charitable Company for the year ended 31 March 2019.

Responsibilities and basis of report

As trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since the Company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the ACCA, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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

Michelle Love FCCA (a director of)
PKF Francis Clark
Chartered Accountants

Towngate House
2-8 Parkstone Road
Poole
Dorset
BH15 2PW

Date: 9 December 2019

THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

STATEMENT OF FINANCIAL ACTIVITIES

(INCLUDING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31ST MARCH 2019

	<u>Notes</u>	<u>Restricted</u> <u>£</u>	<u>Unrestricted</u> <u>£</u>	<u>Total</u> <u>2019</u> <u>£</u>	<u>Total</u> <u>2018</u> <u>£</u>
Incoming Resources					
Incoming resources from generated funds					
Voluntary income					
Donations and Grants	2	713,433	104,075	817,508	1,230,632
Friends of Swanage Pier		-	10,372	10,372	10,172
Activities for generating funds					
Fundraising	4	-	34,640	34,640	38,197
Merchandising income		-	10,405	10,405	44,521
Investment income	5	-	164	164	246
Incoming resources from charitable activities					
Pier rent and tolls	3	-	84,277	84,277	123,492
Other Income		-	11,515	11,515	1,035
Total incoming resources		<u>713,433</u>	<u>255,448</u>	<u>968,881</u>	<u>1,448,295</u>
Resources expended					
Costs of generating funds					
Fundraising costs	6	-	12,876	12,876	10,229
Merchandising costs		-	11,588	11,588	24,155
		<u>-</u>	<u>24,464</u>	<u>24,464</u>	<u>34,384</u>
Charitable activities					
Repairs and maintenance/Establishment		21,316	97,261	118,577	48,596
Staff Costs	9	-	122,843	122,843	95,421
Governance costs	7	-	11,172	11,172	18,853
Support costs		106,327	-	106,327	40,562
		<u>127,643</u>	<u>231,276</u>	<u>358,919</u>	<u>203,432</u>
Total resources expended		<u>127,643</u>	<u>222,740</u>	<u>383,383</u>	<u>237,816</u>
Net (outgoing)/incoming resources before transfers		585,790	(292)	585,498	1,210,479
Transfers					
Gross transfers between funds		(909,872)	909,872	-	-
Net (expenditure)/ income for the year	8	(324,082)	909,580	585,498	1,210,479
Reconciliation of Funds					
Fund balance brought forward at 1 April 2018		442,861	1,243,432	1,686,293	475,814
Fund balance carried forward at 31 March 2019		<u>118,779</u>	<u>2,153,012</u>	<u>2,271,791</u>	<u>1,686,293</u>

The notes on pages 10 to 18 form part of these financial statements.

THE SWANAGE PIER TRUST
(PRIVATE COMPANY LIMITED BY GUARANTEE)

BALANCE SHEET AS AT 31ST MARCH 2019

	<u>NOTES</u>	<u>2019</u>	<u>2018</u>
		<u>£</u>	<u>£</u>
FIXED ASSETS			
Tangible assets	13	2,015,105	747,013
Investment in subsidiary undertaking	13 & 23	1	1
		2,015,106	747,014
CURRENT ASSETS			
Stocks	14	7,428	3,219
Debtors	15	35,101	775,563
Cash at bank and in hand		273,457	588,028
		315,986	1,366,810
LIABILITIES:			
Creditors: Amounts Falling Due Within One Year	16	39,301	427,531
NET CURRENT ASSETS		276,685	939,279
Creditors: Amounts Falling Due in More Than One Year	17	(20,000)	-
NET ASSETS		2,271,791	1,686,293
THE FUNDS OF THE CHARITY			
Restricted funds	18 & 19	118,779	442,861
Unrestricted funds	18	92,276	463,305
Designated funds	18 & 21	2,060,736	780,127
		2,271,791	1,686,293

For the financial year ending 31 March 2019 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements were approved by the board of Directors and Trustees on 6 December 2019 and signed on its behalf by:

Mr K R Coombs
The notes on pages 10 to 18 form part of these financial statements.

THE SWANAGE PIER TRUST
(PRIVATE COMPANY LIMITED BY GUARANTEE)
CASH FLOW FOR THE YEAR ENDED 31ST MARCH 2019

	Note	2019 £	2018 £
Cash flow from operating activities	22	<u>1,032,192</u>	<u>867,141</u>
Cash flow from investing activities			
Payments to acquire tangible fixed assets	13	(1,346,927)	(749,975)
Interest received	5	164	246
Net cash flow from investing activities		<u>(1,346,763)</u>	<u>(749,729)</u>
Net (decrease) in cash and cash equivalents		(314,571)	117,412
Cash and cash equivalents at 1 April		588,028	470,616
Cash and cash equivalents at 31 March		<u>273,457</u>	<u>588,028</u>

The notes on pages 10 to 18 form part of these financial statements.

THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

1. ACCOUNTING POLICIES

1.1 Basis of Preparation of Financial Statements

The Swanage Pier Trust is a registered charity, registration number 290397, company number 1848357, registered in the United Kingdom. The address of the charity is given in the reference and administrative details on page 1 of these financial statements. The nature of the charity's operations and principal activities are described in the Trustees' annual report set out on pages 3 - 5.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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) issued on 16 July 2014, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

1.2 Fund Accounting

Unrestricted funds are funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of the restricted funds is set out in the notes to the financial statements.

1.3 Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Fixtures, fittings & equipment:	6 years on a straight line basis.
Marine Villas	50 years on a straight line basis
Pier improvements	Over the term of the lease

1.4 Incoming resources

All incoming resources are included in the statements of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. Voluntary income and donations are recognised when receivable by charity. The income from fund-raising ventures is shown gross, with the associated costs included in fund-raising costs. Pier rent and tolls are recognised in the period when the service is provided.

1.5 Grants receivable

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where unconditional entitlement has been met but funds have not yet been received, the balance is recognised as accrued income. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

1.6 Resources expended

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

1.7 Costs of generating funds

Fund-raising expenditure comprises costs incurred in inducing people and organisations to contribute financially to the charity's work. This includes the cost of advertising for donations and the staging of special fund-raising events.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

Merchandising expenditure comprises costs incurred in respect of the gift shop and include purchases of stock, telephone and maintenance costs.

1.8 Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Expenditure on Governance

Governance costs include all expenditure not directly related to the charitable activity or fund-raising ventures. This includes the cost of constitutional and statutory requirements.

1.9 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow moving stocks.

1.10 Investments

Investments in subsidiaries are valued at cost less impairment.

1.11 Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Charity will not be able to collect all amounts due according to the original terms of the receivables.

1.12 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

1.13 Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

1.14 Concessionary loans

Concessionary loans include those receivable from third parties which are interest free or below market interest rates and are made to advance charitable purposes. All loans are measured at cost, less impairment as permitted by section 34 of FRS 102.

2. DONATIONS AND GRANTS

	<u>Unrestricted</u>	<u>Restricted</u>	<u>2019</u>	<u>2018</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Donations	7,036	-	7,036	29,585
Legacies	625	-	625	-
Gift aid	7,058	-	7,058	6,237
Grants and subsidies	-	-	-	10,485
Redevelopment grants	89,356	713,433	802,789	1,184,325
Total donations and grants	104,075	713,433	817,508	1,230,632

£1,184,325 of the income in the prior year was attributable to restricted funds and £46,307 was attributable to unrestricted funds.

THE SWANAGE PIER TRUST

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

3. PIER RENT AND TOLLS

	<u>2019</u>	<u>2018</u>
	£	£
Rent receivable	23,187	9,796
Admission	27,539	54,009
Divers and anglers	3,353	16,119
Parking	23,353	32,983
Berthing fees	6,432	8,825
Storage	413	1,760
Total Rent and Tolls Receivable	84,277	123,492

All of the income in the prior year was attributable to unrestricted funds.

4. FUND-RAISING INCOME

	<u>2019</u>	<u>2018</u>
	£	£
Gross proceeds from ventures:		
Events	6,927	2,213
Sale of plaques/Plank donations	27,713	35,984
Total Fund-Raising Income - Gross	34,640	38,197

All of the income in the prior year was attributable to unrestricted funds.

5. INVESTMENT INCOME

	<u>2019</u>	<u>2018</u>
	£	£
Interest receivable on cash deposits	164	246

All of the income in the prior year was attributable to unrestricted funds.

6. FUND-RAISING COSTS

	<u>2019</u>	<u>2018</u>
	£	£
Cost of ventures:		
Fundraising	7,613	2,517
Events	3,233	5,002
Plaques	2,030	2,710
Total fundraising costs	12,876	10,229

All of the expenditure in the prior year was all attributable to unrestricted funds.

7. GOVERNANCE COSTS

	<u>2019</u>	<u>2018</u>
	£	£
Accountancy fees:		
- Independent examination fee	3,300	-
- Audit fee	-	11,469
- Other professional services	2,025	2,632
Legal fees	5,847	4,752
Total governance costs	11,172	18,853

All of the expenditure in the prior year was attributable to unrestricted funds.

THE SWANAGE PIER TRUST

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

8. NET INCOME FOR THE YEAR

	<u>2019</u> £	<u>2018</u> £
The net income for the year is stated after charging:		
Depreciation of tangible fixed assets owned by the charity	78,835	6,671
Independent examination fee	3,300	-
Audit fee	-	11,469
Indemnity insurance	708	1,169
	<u> </u>	<u> </u>

9. STAFF COSTS

No remuneration was paid to any other Trustees during the year. The staff costs of the remaining staff including part-time staff were:-

	<u>2019</u> £	<u>2018</u> £
Wages and salaries including social security costs and staff pensions	122,843	95,421
	<u> </u>	<u> </u>

The average monthly number of staff employed by the Charity including part-time staff was as follows:-

	<u>2019</u> No	<u>2018</u> No
	6	4
	<u> </u>	<u> </u>

No employee received a salary of £60,000 or more (2018: 0)

The total employee benefits of the key management personnel of the Charity were £38,700 (2018: £39,275).

10. TAXATION ON ORDINARY ACTIVITIES

The Company is a registered charity and is therefore exempt from taxation.

11. RELATED PARTIES

The Friends of Swanage Pier raise funds through their members and perform fundraising activities. Their results and figures are incorporated into these financial statements.

During the year, purchases of £nil (2018: £663) were made from Chris Phillips Associates. One of the Trustees is also a director of this company.

Divers Down Limited is a tenant of Swanage Pier Trust, a 20 year ground lease is in place at an annual rental of £3,362 (a commercial rate for rent). Payments of £2,655 were made to Divers Down Limited during the year in respect of the use of a porta-cabin during the rebuild of Marine Villas. One of the trustees is also a director of this company.

12. TRUSTEES EXPENSES

During the year reimbursed expenses of £294 (2018: £156) were paid to 2 trustees (2018: 1).

THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

13. FIXED ASSETS

	Pier improvements £	Marine villas £	Fixtures, fittings and equipment £	Total £
Cost				
At 1 April 2018	546,274	203,701	13,267	763,242
Additions	711,333	635,594	-	1,346,927
At 31 March 2019	1,257,607	839,295	13,267	2,110,169
Depreciation				
At 1 April 2018	3,204	2,460	10,565	16,229
Charge for the year	44,256	33,572	1,007	78,835
At 31 March 2019	47,460	36,032	11,572	95,064
Net book value				
At 31 March 2019	1,210,147	803,263	1,695	2,015,105
At 31 March 2018	543,070	201,241	2,702	747,013

Investment in Subsidiary Undertaking (See Note 23)

	Total £
Cost or valuation	
At 1 April 2018	<u>1</u>
At 31 March 2019	<u>1</u>

The Company's investment in its subsidiary undertaking represents the cost of the acquisition of debenture and preference stock and 85.06% of shares in Swanage Pier Company, a Company registered in England & Wales.

14. STOCKS

	<u>2019</u> £	<u>2018</u> £
Goods for resale	<u>7,428</u>	<u>3,219</u>

15. DEBTORS

	<u>2019</u> £	<u>2018</u> £
Due within one year:-		
Trade debtors	6,637	5,805
Gift aid	1,820	1,377
Value Added Tax	568	110,933
Prepayments	18,190	16,838
Accrued income	7,886	640,610
	<u>35,101</u>	<u>775,563</u>

THE SWANAGE PIER TRUST

(PRIVATE COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

16. CREDITORS: Amounts Falling Due Within One Year

	<u>2019</u>	<u>2018</u>
	£	£
Concessionary loan	10,000	-
Trade creditors	19,949	414,820
Accruals	9,352	12,711
	<u>39,301</u>	<u>427,531</u>

17. CREDITORS: Amounts Falling Due In More Than One Year

	<u>2019</u>	<u>2018</u>
	£	£
Concessionary loan	<u>20,000</u>	<u>-</u>

18. ANALYSIS OF FUND BALANCES BETWEEN THE NET ASSETS

	Total Restricted £	General Unrestricted £	Designated Unrestricted £	Total £
Tangible fixed assets	-	-	2,015,105	2,015,105
Investments	-	1	-	1
Net current assets	118,779	112,275	45,631	276,685
Liabilities > 1 year	-	(20,000)	-	(20,000)
	<u>118,779</u>	<u>92,276</u>	<u>2,060,736</u>	<u>2,271,791</u>

19. RESTRICTED FUNDS

	Balance at <u>01.04.18</u>	Net income <u>in the year</u>	Expensed <u>In the year</u>	Transfers	Balance at <u>31.03.19</u>
	£	£	£	£	£
Pier maintenance	8,511	-	(10,658)	2,147	-
Development project	434,350	713,433	(116,985)	(912,019)	118,779
	<u>442,861</u>	<u>713,433</u>	<u>(127,643)</u>	<u>(909,872)</u>	<u>118,779</u>

Transfers were made to the maintenance fund to clear the closing deficit.

Transfers were made from the Development project into the pier improvements and marine villas designated fund in respect of amounts expended and capitalised.

20. CONTINGENT LIABILITIES

Debenture Interest

Unclaimed debenture interest (due to holders outside of the Swanage Pier group) has been accrued in the financial statements of the Swanage Pier Company to the sum of £19,054 (2018: £18,951). In the event of claims for unpaid interest arising, these may ultimately be borne by the Swanage Pier Trust.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

21. DESIGNATED FUNDS

	Balance at <u>01.04.18</u> £	<u>Transfers</u> £	Balance at <u>31.03.19</u> £
Radio project	35,816	992	36,808
Pier maintenance	-	8,823	8,823
Pier improvements and Marine villas	744,311	1,270,794	2,015,105
	<u>780,127</u>	<u>1,280,609</u>	<u>2,060,736</u>

The £36,808 (2018: £35,816) fund balance relates to amounts designated by the board in respect of the 'Radio Project'.

The £8,823 (2018: £nil) Pier maintenance fund relates to amounts designated by the board in respect of maintenance.

The £2,015,105 (2018: £744,311) Pier improvements and Marine villas fund balance relates to the net book value of these assets (see note 13).

22. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2019 £	2018 £
Net income for year	585,498	1,210,479
Depreciation	78,835	6,671
Interest receivable	(164)	(246)
(Increase) / decrease in stock	(4,209)	2,121
(Increase) / decrease in debtors	740,462	(754,375)
Increase / (decrease) in creditors	(368,230)	402,491
Net cash flow from operating activities	<u>1,032,192</u>	<u>867,141</u>

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(PRIVATE COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

23. SUBSIDIARY UNDERTAKING - SWANAGE PIER COMPANY

Swanage Pier Company was formed in 1859 for the purpose of operating the pier and for collecting tolls, etc. due for the use of the pier.

As a result of accruing for debenture stock interest and depreciation Swanage Pier Company generated a deficit for the year ended 31st March 2019 of £588 (2018: £588). The Company otherwise did not trade during the year.

At 31st March 2019 the aggregate of the share capital less the accumulated deficit of Swanage Pier Company culminated in an overall deficit of £22,784 (2018: £22,196). The deficit mainly results from accrued debenture stock interest amounting to £19,054 (2018: £18,951) of which £15,650 was accrued for 25 years from 1st April 1961 to 31st March 1986. Interest will continue to be accrued until it has been established beyond reasonable doubt that the debenture stock interest will not be demanded by third parties (this Company having waived its entitlement).

The Company's investment in Swanage Pier Company is as follows:-

	<u>Held by Company</u>	<u>% Held</u>
884 Shares of £10 each	8,840	85.0
5% Preference Stock	6,359	93.4
4% Debenture Stock 1859	5,297	99.9
4.5% Debenture Stock 1948	6,900	75.0
	<u>27,396</u>	

This Company waived its entitlement to receive interest on the debentures of Swanage Pier Company. A summary of that Company's transactions and financial position is shown on page 18.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

A summary of Swanage Pier Company's transactions and financial position

a) Income & Expenditure Account

	<u>2019</u> £	<u>2018</u> £
Income	Nil	Nil
Expenditure:-		
Debenture Stock Interest	103	103
Depreciation	485	485
	<u>588</u>	<u>588</u>
Deficit before Taxation	(588)	(588)
Deficit after Taxation	<u>(588)</u>	<u>(588)</u>

b) Balance Sheet

	<u>2019</u> £	<u>2018</u> £
Fixed Assets - The Pier: Tangible	11,656	12,141
Current Assets: Debtors and Prepayments	-	-
	<u>11,656</u>	<u>12,141</u>
Creditors: Amounts Falling Due Within One Year	(19,940)	(19,837)
	<u>(8,284)</u>	<u>(7,696)</u>
Creditors: Amounts Falling Due After More Than One Year	(14,500)	(14,500)
Net Liabilities	<u>(22,784)</u>	<u>(22,196)</u>
Represented By:	<u>2019</u> £	<u>2018</u> £
Capital & Reserves:		
Called Up Share Capital	17,200	17,200
Capital Reserve	150	150
Profit & Loss Account - Deficit	(40,134)	(39,546)
Shareholders' Funds	<u>(22,784)</u>	<u>(22,196)</u>