Registered number: 02913375
Charity number: 1055710

CHATHAM MARITIME TRUST

(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

CHATHAM MARITIME TRUST
(A company limited by guarantee)

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CHATHAM MARITIME TRUST
(A company limited by guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2022

Trustees

Mr AP Sutton (1)(2) ***Chair***	*South Maritime Residents Limited*
Mr MD Brown (3)(4)	*Homes England*
Mr S Harriot (3) (4)	*Independent*
Mr A B Horwood (1)(2) (resigned 11 March 2022)	*Independent*
Ms MJ Koshkouei (2)(3)	*St Mary's Island Residents Association Limited*
Cllr VS Maple (1)(3)	*Medway Council*
Mr CH Reynolds	*St Mary's Island Residents Association Limited*
Mr RG Russell (1)(2)	*South Maritime Residents Limited*
Ms DJ Sims (1)(2)	*Independent*
Mr DJ Taylor (3)(4)	*Independent*
Cllr HOS Tejan (1)(2)	*Medway Council*
Ms KJ Tolhurst MP (2)(4)	*Independent*
Mr VG Towell (1)(3)	*Independent*
Mr. P Barnard (appointed 11 March 2022)	*Independent*

(1) Denotes member of Finance Group
(2) Denotes member of Charitable Objectives Group
(3) Denotes member of Covenants Group
(4) Denotes member of Water Activities Group

Company registered number
02913375

Charity registered number
1055710

Registered Office
Maritime Wharf, St Mary's Island, Chatham, Kent, ME4 3ES

Chief Executive Officer
Mr JR Perry

Company Secretary
Mr M Baluch

Independent Auditors
MHA MacIntyre Hudson, Victoria Court, 17-21 Ashford Road, Maidstone, Kent, ME14 5DA

Bankers
HSBC UK Bank plc, Business Banking, Level 6, 71 Queen Victoria Street, London EC4V 4AY

Solicitors
Thomson Snell & Passmore, Heathervale House, 2-4 Vale Avenue, Tunbridge Wells, Kent, TN1 1DJ

Investment Fund Manager
Rathbone Investment Management Ltd, 8 Finsbury Circus, London, EC2M 7AZ

CHAIR'S STATEMENT
FOR THE YEAR ENDED 31 MARCH 2022

I would like to begin by recognising the continued profound effect the Covid-19 pandemic has had on all our lives and in particular how it has affected the work of the Trust and the communities we serve. However, the year-ending 31st March has seen improvements in conditions caused by the Covid-19 pandemic, and we were able to better serve the Trust and the communities we work with as a consequence.

Our staff have been working from office and home, with some on flexible furlough until September 2021, and services at the St Mary's Island Community Centre and the Community Watersports Centre were gradually resumed with provision of full-time services during the quarter January to March 2022. However, the Food and Drink festival was postponed and as planned has taken place during July 2022 in conjunction with the Queen's Jubilee celebrations.

I thank the staff and our contractors who have dealt with the challenges of the pandemic extremely well and ensured that the Trust's day to day operations across our Estate have been able to continue more or less as normal. I also thank all our residents, businesses and the Universities at Medway for their help and cooperation during this difficult time.

Most importantly we should like to thank all NHS staff and other key workers based on our Estate for everything they have done to respond to this unprecedented crisis, and those individuals and businesses who have been supporting the most vulnerable members of our community.

Development and sales by Countryside Maritime Ltd (CML) in the final phase for St Mary's Island has now picked up again after a lull in 2020/21 and during the year, we have seen significant progress being made. CML are now intending to complete all residential development by Autumn 2023. The total number of properties will eventually rise to 1,762 by completion. The Trust is in discussion with CML about the future maintenance of the public realm areas of the final sectors of SMI and it is hoped that agreement can be reached over the coming year.

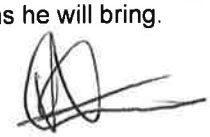
On the south side of our Estate, adjacent to the Historic Dockyard Chatham, there are undeveloped areas known as the 'Interface Land' which Homes England is planning to develop over the next five years. We are closely monitoring their proposals and anticipate it will be a mixed-use development incorporating new homes and commercial space, which may include opportunities for the Trust to be involved. In particular, the Trust is working closely with Homes England with regards to the future of the historic slipway on Site H1 and the possible uses for this infrastructure.

I am delighted to say that we have maintained our annual donation of £20,000 to the Community Fund, which gave grants to several community projects as set out in our public benefit statement on pages 7-9.

Our other activities during the year are reviewed in the Trustees Report on pages 5-7.

The Trust maintains close working links with the organisations represented on the Board, including, Homes England, Medway Council, St Mary's Island Residents Association Limited (SMIRA) and South Maritime Residents Limited. The Trust also works closely with local stakeholders, including the Universities at Medway, The Historic Dockyard Chatham and several clubs and societies including the Island Castaways youth club, the Active Retirement Association (SaintARA) and the History Group.

During the year the only changes to the Board were due to retirement of Adrian Horwood and appointment of Paul Barnard. Adrian served on the Trust board for many years and was key in developing systems and processes when he joined the board with a small team. I would like to convey my profound thanks for tireless and significant contributions made by Adrian in success of the Trust. I would like to welcome Paul and look forward to the fresh ideas he will bring.



Anthony Sutton
Chair
Date 16 September 2022

TRUSTEE'S REPORT
FOR THE YEAR ENDED 31 MARCH 2022

The Trustees (who are also directors of the charity for the purposes of the Companies Act) submit their 25th annual report together with the audited financial statements of Chatham Maritime Trust (the charity) for the year ended 31 March 2022. The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" second edition issued in October 2019.

As the company qualifies as small under section 383, the strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Director's Report) Regulations 2013 is not required.

Structure, governance, and management

a. CONSTITUTION

The Trust was incorporated as a company limited by guarantee under the name of Chatham Medway Limited on 28 March 1994. The company was established by a Memorandum of Association in 1994 and registration with the Charity Commission was obtained on 30 May 1996. By a special resolution dated 25 March 1997 its name was changed to Chatham Maritime Trust.

b. ORGANISATIONAL STRUCTURE AND DECISION MAKING

The Trust originally had four member organisations, who each have a significant interest in the future of the Chatham Maritime Estate: Medway Council, Homes England ("HE"), St Mary's Island Residents Association Limited ("SMIRA") and South Maritime Residents Limited ("Southco") which represents investors in and businesses on the Estate. The Memorandum and Articles of Association have now been fully revised and updated and one of the major changes has been the removal of the 'member' status of these four organisations and each organisation is now represented on the Board by persons from each organisation. All Trustees now have equal status, including both independent Trustees and those Trustees nominated by one of the above four organisations.

The four organisations noted above have the right to appoint seven Trustees: two each from Medway Council, SMIRA, Southco, and one from HE. In addition, there are several independent Trustees who have strong local connections and/or professional skills valuable to the Trust. There are currently six such independent Trustees.

Trustees are provided with a set of key corporate documents and are regularly informed about publications and training courses to enable them to keep abreast of changes in charity legislation and best practise, including the role and responsibilities of trustees, governance, and charity finance.

The Board usually meets four times during the year and has sub-committees which meet separately to consider Financial Governance, Charitable Objectives, Restrictive Covenants and Water Activities, and to make recommendations thereon to the Board.

The Chief Executive is appointed by the Trustees to advise on strategy and development, and to direct the day-to-day operations of the charity. The Chief Executive has delegated authority for all operational matters, within terms of delegation approved by the Trustees, and is supported by a management team who deal with the day-to-day management of the Chatham Maritime Estate, including collection of rent, rentcharges and service charges, arranging infrastructure maintenance and services, and dealing with covenant and landlord matters.

c. RISK MANAGEMENT

The charity maintains a risk register which is regularly updated by the Chief Executive and reviewed by the Trustees on an annual basis. The major risks faced by the Trust are:

- Accidental death or serious injury of a member of the public on Trust land
- Accidental death or serious injury of an employee or contractor
- Physical damage to or collapse of flood defences
- Failure of basin walls
- Impact of Covid 19 Pandemic to the estate

To mitigate these risks, the Trust implements a range of Health and Safety procedures and regular physical inspections across the Chatham Maritime Estate, continuously monitoring the Estate via closed circuit television cameras and only employing approved contractors that can demonstrate satisfactory quality assurance procedures. Pandemic Covid 19 risk assessments and implementation of government guidance achieve on site to include signs, Additional cleansing and contract team working through to maintain the estate.

Objectives and activities

a. POLICIES AND OBJECTIVES

The Trust's objects are set out in its recently updated Memorandum and Articles and are primarily to provide or to assist in the provision of amenities for the benefit of the citizens of the Medway Towns and generally for the benefit of the public, the site being part of the former Chatham Dockyard ("the Development").

These amenities include the following:

- Plant trees and undertake landscaping and other environmental improvements to such part or parts of the Development site as is or are in public ownership, or the freehold which (unencumbered by any leasehold interest) is for the time being vested in HE, or the freehold which is for the time being vested in the Trust and is or are accessible by the public at large
- Repair and maintain the bridges and flood protection wall within the Development
- Control and maintain the appliances and amenities of the Development and to construct, maintain and repair landscaping, parks and other public areas, roads, lighting installations, walls, gates, barriers, landscaped areas, bridges and drain installations and other appurtenances and amenities on the Development and to keep the same in good order and condition
- To provide or to assist in providing facilities to the public at large, including those that may need special facilities, for recreation or other leisure time occupation in, or in connection with, the Development and its neighbourhood
- To educate and assist young persons and other members of the community of Medway and its neighbourhood through their leisure time activities so as to develop their physical, mental, and spiritual capacities and so that their conditions of life may be improved and in furtherance of that objective to provide, at the facilities to be provided by the Trust, lectures, classes and training facilities which will be made available to the public using such facilities
- To undertake such other charitable purposes which are exclusively charitable according to the law of England and Wales as the Trustees may from time to time determine
- Repair and maintain a number of structures that are of historical, artistic, scientific, technological, geophysical, or environmental importance, which are held principally for their contribution to the knowledge and culture of the Medway Towns and generally for the benefit of the public.

Achievements and performance

a. REVIEW OF ACTIVITIES

The Trust continues to maintain its focus on key service delivery to residents and occupiers across the Chatham Maritime Estate. We operate within detailed budgets and endeavour to drive up value and quality of service provision where possible while simultaneously bringing costs down.

The Estate is maintained according to our Estate Management Charter, which is based on recommended best practice issued by the Royal Institution of Chartered Surveyors and sets out the maintenance tasks and frequencies for the public areas, footpaths, soft and hard landscaping, water safety, security and health and safety, and the key performance indicators against which our contractors are monitored.

For the major items of infrastructure across the Estate a 150 year Planned Preventative Maintenance programme was specified by consulting engineers Ove Arup & Partners in 1997, setting out the recommended cyclical maintenance requirements for all the assets, notably the flood wall and revetment, the basin walls, HMS Chatham Bridge, and the encapsulated bunds which are fundamental to the physical security of the Estate. This Planned Preventative Maintenance programme is regularly reviewed and updated.

Homes England ("HE"), the government agency responsible for the development of the Chatham Maritime Estate, still retains a number of assets across the Estate, mainly Interface Land, on the south side of our Estate. In November 2017 Medway Council in conjunction with HE issued for consultation an updated Development Brief for the Interface Land to enable the development of this key regeneration site to be brought forward. The development brief identifies the potential for a residential-led development with opportunities for supporting commercial uses. It will ensure that the site is developed in a manner that complements the existing Estate and the Historic Dockyard and is of a design appropriate to its sensitive historic setting. The Trust continues to press the case for the Chatham Maritime Estate to be built out as originally envisaged: that is as a premier business, residential, leisure and educational location, a "jewel in the crown" of the Medway Towns.

During the year the Trust's operations were affected by the Covid-19 pandemic and the resulting restrictions imposed by HM Government, although the financial impact was largely mitigated by the availability of business support grants and the coronavirus job support scheme.

Due to the part lockdown restrictions within target year, there has again been a significant increase in pedestrian traffic across the public areas of our Estate as more residents were at home more often and more visitors came from the wider public. This necessitated the introduction of extra health and safety control measures, and additional litter-picking bins and mobile security patrols at weekends. The play parks re-open part year with the introduction of outdoor exercise equipment installed within Shark Park for increased fitness health and wellbeing for visitors and residents by the trust.

The St Mary's Island Community Centre welcoming groups back following the lifting of some restrictions in May 2021, and most if not all have returned to normal activities with some smaller group not surviving unfortunately, the Community Centre has welcomed new group to include fitness wellbeing and other leisure group with an increase to meeting room booking due to implementation of large screen for online meeting and new furniture as an improvement. In addition, the trust installed an external water fountain (water for all) part funded by Living River trust.

The team were also please to reintroduce the Christmas Fair all be it externally to the building due to pandemic, the team celebrated with the community to include Father Christmas, Music from the salvation Army band and singing under the Christmas tree.

It was a similar story for the Community Watersports Centre, re-open in April 2021 as there were fewer restrictions for outdoor leisure facilities. The new building substantially improves the amenity value of our watersports facilities and includes a large training room (The Crew Room) which has been used for health and safety training, Yoga

Achievements and performance (continued)

a. REVIEW OF ACTIVITIES (continued)

and water sports RYA training over the winter. The Water sports centre achieve its first year of winter sailing to promote the centre as an all year-round centre.

Construction work on the Trust's new estate office at Maritime Wharf, between HMS Chatham Bridge and Basin 1, was completed in September 2020, although some of the landscaping work around it was only completed during the first half of 2021. This enhances the Trust's assets, will enable future cost savings, and puts us at the centre of the Estate.

On St Mary's Island, housing development activity continued for the final phase. The developer Countryside Maritime Ltd continued development in Sector 11, 15 & 16 estimated completion of final phase 4th quarter 2023 depending on the marking and material cost. bringing the total number of dwellings to at 31 March.

The Trust is currently in negotiation to accept sector 7, 8, 9 & 14 along with negotiations ongoing transfer of Phalarope way Highway and Flood defence wall. In addition, review of sector 11, 15 & 16 has been undertaken to determine cost for maintenance long term again service charge currently obtained by Remus, the review has indicated a significant shortfall in funding with the Trust reiterating back to Countryside with 3 options to fund the Trust to take on maintenance.

In addition to the normal soft and hard landscaping maintenance works during the year, gapping and tree management works were completed around Island Way, Sector 13 ponds and landscaping works completed and a new wildlife area Finborough bund hydro seeding. Remediation Replacement works were completed along a further section of the flood defence revetment around St Mary's Island. Due to delays in sourcing material a 150 metre section of flood defence wall (Location MHS Homes) has been capped during April to July 2022. This will help increase flood defence height but more importantly to prevent pedestrians walking or riding bike along risk mitigate by works.

Additional Biodiversity wildlife projects have been achieved across the estate by adding additional wildlife habitat boxes and as above adding wildlife area on the East bund.

Improvements to commune area include additional picnic tables, pathway improvements 15t hogging and French drain PPM flood defence works.

In the South of Basins area, Dock Square London Plains have been crowned along with remedial works to 5% of cycle and foot path and additional drop kerbs for accessibility for all pedestrians and visitors to the estate.

Works to maintain and enhance our heritage assets included re decoration of heritage items around dock square and basin 1 side with additional metal grating added to fencing as prevention to waste into basins.

Signs have been added to the estate to include frost warning electronic signs health and safety and signs stating awareness for cycling and pedestrians and electric shooter signs.

The PCSO through CMT and Kent Police put on a bike marking event for residents and university students to mark bikes free of charge as part of ongoing crime prevention.

We should also like to acknowledge the considerable contributions made by our principal contractors. Gavin Jones, FM Conway, Jascom, M. Iles and Ward Security, in enabling us to maintain the Estate in good order during this unprecedented and difficult second year.

Our investment property assets are fully occupied and continue to generate good and steady rental incomes, and

Achievements and performance (continued)

a. REVIEW OF ACTIVITIES (continued)

we generate fee income from the issue of consents and licences for alterations to commercial properties and such like. The value of our professionally managed investment portfolios increased in value by about 4%, in line with the recovery in global stock market indices. This compares to the 15% gained at the end of March 2021.

During the year the only changes to the Board were to the independent members, with Paul Barnard replacing Adrian Horwood. At the AGM in March 2022, independent trustees Deborah Sims retired by rotation, and after offering herself for re-election, was re-elected to the Board. At the AGM in March 2022, renewal of tenure of Homes England's representative Mathew Brown was ratified which was expired in July 2021. The Board continues to operate sub-groups for Financial Regulation, Charitable Objectives, Restrictive Covenants and Water Activities for the efficient and effective management of the Trust.

b. PUBLIC BENEFIT STATEMENT

Chatham Maritime Trust undertakes the maintenance and guardianship of the 350-acre Chatham Maritime Estate. This is directly for the benefit of the residents, students, businesses, and workers who reside at or use the Estate. The Estate is also freely accessible to the general public – there are public highways, footpaths, and parks, plus a wide range of retail and leisure activities. For public safety, the Estate is continuously monitored via closed circuit television cameras and the security provision also includes a fully funded Police Community Support Officer and out-of-hours mobile patrols by a private security contractor.

In particular, the Trust maintains four large parkland areas on St Mary's Island, a riverside walk around the Island perimeter, three children's play areas, and various other open spaces used by residents and the public in general. The Trust also maintains two large dock basins which form a valuable amenity, and which are used for water-based activities. The Trust provides a Community Centre on St. Mary's Island, with two halls and a meeting room available for hire by residents and non-residents and a Community Watersports Centre on Basin 2, which from 2022 also has a meeting room for public hire.

The Trust operates a Community Fund which is focused on environmental improvements and support of young people and other members of the community in relation to their physical, mental, and spiritual capacities. All applications must adhere to the Trust's charitable objectives and demonstrate clear outcomes. The Trust operates the fund in line with the "public benefit" requirements of the Charities Act 2011.

2021 was a quiet year in terms of community fund activity; most organisations were just busy keeping their heads above water as a consequence of the Covid-19 pandemic. The Trust continues to support community projects and groups and committed £20,000 but due to consequences of the Covid-19 pandemic only a sum of £6,965 was provided in the year 1 April 2021 to 31 March 2022 and the balancing funds will be spent on community project in the next financial year. During the 2021/22 funds project in support of the following: projects.

Living River Foundation. Chatham Maritime Trust is working in partnership with Living River Foundation together with MDL on the Litter Free Maritime Project which started in 2019 working with businesses, community, and visitors. The aim of the project is to reduce litter and promote fauna and wildlife. This mirrors regional and national campaigns to reduce, reuse and recycle. Apart from the interruptions caused by the Covid-19 pandemic engagement with the community has been a success. In the first year of the campaign the project:

- Installed a litter boom in Basin 1 made from recycled plastics to collect and hold litter for collection
- A Sea Bin was placed in Basin 2
- Monitoring of the SMI foreshore and community clean-ups
- Educational visits to nearby Islands and talks

Achievements and performance (continued)

b. PUBLIC BENEFIT STATEMENT (continued)

In the first year of the campaign the project:

- Installed a litter boom in Basin 1 made from recycled plastics to collect and hold litter for collection
- A Sea Bin was placed in Basin 2
- Monitoring of the SMI foreshore and community clean-ups
- Educational visits to nearby Islands and talks

In September 2021 funding was provided to erect signage to educate people as to how the litter boom that operates in Basin 1 works.

Art was created from some of the common items found which were displayed as an exhibition locally to help share the impact of litter on the estuary.

In support of the campaign four members of staff joined Living River Foundation on their litter collection boat in March 2022 to clear litter around the estuary that circumvents St. Mary's Island. A good amount of litter was retrieved, and several bulky items were removed.

The Octopus Foundation. The Octopus Foundation works with vulnerable and marginalised people in Medway teaching them skills and provides them with opportunities and shared experiences as well as working with other organisations to tackle serious social challenges. Chatham Maritime Trust has previously provided support in funding the setting-up of a website to enable the organisation to sell the carpentry workshop products online.

Funding was provided to enable their beneficiaries to have an excursion providing them with memorable experiences and for the provision of carpentry and arts and crafts consumables for their workshops.

Castaways Youth Club.The Trust continues to support St. Mary's Island Youth Club in terms of providing the community space cost free and the provision of a Youth Club Leader. St. Mary's Island Youth Club returned in February 2022 after it temporarily closed in November '21 due to the Covid-19 pandemic. Fifty children attended which was a good turn-out and an encouraging start. Membership is open to those that attend Year 6 of SMI School or those that attend another school but live on St. Mary's Island.

Youth clubs have disappeared from communities in recent years, and this is one of very few that remain in Medway. Thanks to all those involved in the SMI facility – Club Secretary, Youth Leader, Steering Group members and volunteers providing our community's youth with an invaluable experience.

After a two-year absence and with increasing numbers attending, the Club wanted to extend the range of activities and facilities that it provided. Some equipment needed replacing and upgrading and new equipment was sought to maintain interest from attendees and to attract potential new members.

The Club often attracts close to sixty members in any one night and from September 2021 there has been an additional Year 6 at the school so effectively an additional 30 potential members thus the desire to improve facilities.

The Trust continues to offer the Community Centre at no cost enabling the Club to meet regularly and also covers the cost of the provision of a professional Youth Leader. The Youth Club offers aligns with the Trust's charitable objectives and it provides:

- Healthy and positive activities for young people increasing wellbeing
- Provides life skills, character development, increases aspirations
- Members gain self-confidence and self-esteem
- Reduces the chance of young people getting involved in anti-social behaviour

Achievements and performance (continued)

b. PUBLIC BENEFIT STATEMENT (continued)

In addition to support provided from 1st April 2021 to 30th March 2022 and the trust is committed to following project in the next year.

Square Pegs Arts. In October 2021, an approach was made to Square Pegs Arts which is based at the Brook Theatre in Chatham. This is a charity that runs theatre and art groups and projects for children, young people and adults with learning disabilities so aligns with our charitable objectives. They were delighted and surprised to be offered support and a proposal is awaited.

Jubilee Celebration School Competition. An art and literature-based competition was launched with three categories and open to all Medway Schools. The competition's three levels aimed to attract creative thought about our sustainable future and to engage young people to raise awareness of green issues and the impact on the planet.

The competition was advertised widely via local press and social media. Entries were judged on (a) artistic merit, originality of work (b) adherence to the theme (c) creative interpretation and (d) impact – message conveyed. The winning entry was selected based on the above-mentioned criteria; the winning individual came from St. Mary's Island Primary School. A presentation was made to the winner and the school at an assembly held on the 12th July 2022.

Food & Drink Festival 2022. The Food & Drink Festival is the Trust's flagship event but was cancelled in 2020 and 2021 due to the Covid-19 pandemic. It is a community focused event and provides income for charities involved such as the Medway Sunlight Rotary Club who is responsible for organising the very popular Dragonboat challenge.

The Board of Chatham Maritime Trust agreed to support the 2022 festival with monies from the community fund due to the lack of sponsorship from businesses which was anticipated to a certain extent due to the impact of Covid-19.

The return of the event after a two-year hiatus proved a great success bringing the immediate community together as well as visitors from further afield.

c. INVESTMENT POLICY AND PERFORMANCE

In March 2019 the Board of Trustees reviewed and ratified its investment policy and strategy, which is supervised by the Finance Group.

The Trust's financial objective is to ensure long term sustainability through maximising investment returns while balancing income and expenditure from charitable activities. The Trustees have adopted a medium risk profile, meaning that its investment portfolio will aim over the long term to seek returns 3% above the rate of inflation, as measured by movements in UK CPI, and should reflect 60-80% of the volatility of global equity markets.

In 2013 Rathbone Investment Management Limited ('Rathbones') was appointed Fund Manager and was authorised to invest the charity's expendable and restricted endowment funds on a discretionary basis, within the agreed parameters, with their performance being benchmarked against a range of stock market indices. Rathbones is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. In December 2019 the Trustees undertook a review of the fund manager's performance and confirmed that Rathbones were performing satisfactorily.

The Fund Manager invests the Trust's investment funds into the Rathbone Active Income and Growth Fund, which is a Non-UCITS Retail Scheme and Tax Elected Fund, regulated by the Financial Conduct Authority and managed in accordance with the Collective Investment Schemes Sourcebook. It has an ethical investment policy which

means that it will not invest directly in companies that generate more than 20% of their turnover from tobacco, gambling, pornography, or high interest lending.

Financial review

a. RESERVES POLICY

The Trust is responsible for the maintenance and management of extensive areas of park and public access land, and significant items of infrastructure including two Victorian dock basins and two bridges, well into the twenty second century, with little expectation of additional funds beyond current assets. The funds available to the Trust upon its inauguration in 1997 were determined to be adequate to meet these future responsibilities. Income from these investments is expected to be adequate to meet expenditure in most years, although occasional capital withdrawals are anticipated for periodic major replacement works.

Due to the uncertainty in predicting the quantum and timing of anticipated future maintenance expenditure, the Trustees continue to follow a prudent policy to seek to ensure that the funding available to future Trustees will remain adequate. It is part of this policy that, subject to minor exceptions, surplus funds will continue to be reinvested for growth to provide for future maintenance.

b. RESULTS FOR THE YEAR

The results for the year are set out in the Statement of Financial Activities on page 16. This shows net income from restricted and unrestricted funds before investment gains and losses amounting to £355,915 (2021: net income £937,765).

The Trust has benefited from the revaluation of its investment portfolios, including its investment properties, in line with the recovery in global stock market indices since the implementation of vaccination programmes and other Covid-19 control measures across the world, resulting in realised and unrealised revaluation gains of £1,004,751 (2021: £3,865,038).

A net movement of funds of £1,360,666 has been added to reserves (2021: £4,802,803 added reserves). Total reserves at 31 March 2022 were compared with £24,739,645 at 31 March 2021.

c. GOING CONCERN

The financial statements have been prepared on a going concern basis. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The Covid-19 pandemic and the ensuing economic shutdown has had some impact on the charity's operations as reported in Note 35 on page 45. In response to the Covid-19 pandemic, the Trustees have performed a robust analysis of forecast future cash flows taking into account the potential impact on the business of possible future scenarios arising from the impact of Covid-19, and political and economic uncertainty around across the world. This analysis also considers the effectiveness of available measures to assist in mitigating the impact.

Based on these assessments and having regard to the resources available to the entity, the Trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

Plans for the future

The residential development of St Mary's Island is due to continue until 2024, with a further 99 dwellings expected to be built, across sectors 11, 15 and 16.

South of the basins, there are further plots of land which are expected to be developed for mixed residential and commercial use and will be transferred from Homes England ("HE") in due course. Medway Council and HE have consulted on an updated Development Brief for the Chatham Interface Land to enable the development of this key regeneration site to be brought forward. HE has appointed Countryside Properties Ltd as the preferred developer with a brief to prepare a planning application by the summer of 2021.

The Trustees also regularly keep under review opportunities both within and outside of the estate that may contribute to both the charitable objectives and also the financial health of the Trust in the future.

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees (who are also directors of Chatham Maritime Trust for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that 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 judgments and accounting estimates that are reasonable and prudent
- 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 are sufficient to show and explain the charitable company's transactions and 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 Companies Act 2006. 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.

DISCLOSURE OF INFORMATION TO AUDITORS

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charitable company's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

AUDITORS

At the Annual General Meeting in March 2022 the Trustees re-appointed MHA Macintyre Hudson as auditors.

In preparing this report, the Trustees have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the Trustees on 16 September 2022 and signed on their behalf by:

Mr A Sutton
Chair
Date 16 September 2022

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHATHAM MARITIME TRUST

OPINION

We have audited the financial statements of Chatham Maritime Trust (the 'charitable company for the year ended 31 March 2022 which comprise the statement of financial activities, summary income and expenditure account, the balance sheet, the statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as of 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Group's or the parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHATHAM MARITIME TRUST (continued)

OTHER INFORMATION

The Trustees are responsible for the other information. The other information comprises the information included in the Annual report, other than the financial statements and our Auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard

OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report including the strategic report for the financial year for which the financial statements are prepared is consistent with the financial statements
- the strategic report has been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report including the strategic report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- the charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHATHAM MARITIME TRUST (continued)

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the Trustees' responsibilities statement, the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Group's and the parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- reviewing minutes of meetings of those charged with governance
- enquiry with staff to identify any instances of non-compliance with laws and regulations
- performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business, and reviewing accounting estimates for bias and
- reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditor's report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHATHAM MARITIME TRUST (continued)

USE OF OUR REPORT

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Duncan Cochrane-Dyet BSc BFP FCA

For and on behalf of
MHA MacIntyre Hudson
Senior Statutory Auditors
Maidstone, United Kingdom

Date: 30 September 2022

CHATHAM MARITIME TRUST
(A company limited by guarantee)

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	Note	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
INCOME FROM:					
Donations and legacies	2	-	-	-	659,007
Investments	3	**723,238**	**101,112**	**824,350**	689,087
Charitable activities	4	**859,487**	-	**859,487**	976,400
Other income	5	**864,461**	-	**864,461**	133,840
TOTAL INCOME		**2,447,186**	**101,112**	**2,548,298**	2,458,334
EXPENDITURE ON:					
Raising funds	6	**19,406**	**2,674**	**22,080**	25,811
Other charitable activities	8	**1,997,178**	**173,125**	**2,170,303**	1,494,758
TOTAL EXPENDITURE	11	**2,016,584**	**175,799**	**2,192,383**	1,520,569
NET INCOME BEFORE INVESTMENT GAINS / (LOSSES)		**430,602**	**(74,687)**	**355,915**	937,765
Net gains/(losses) on investments	19 & 20	**929,451**	**75,300**	**1,004,751**	3,865,038
NET INCOME / (EXPENDITURE) BEFORE TRANSFERS		**1,360,053**	**613**	**1,360,666**	4,802,803
Transfers between Funds	25	**(10,043)**	**10,043**	-	-
NET INCOME / (EXPENDITURE)		**1,350,010**	**10,656**	**1,360,666**	4,802,803
Total funds at 1 April		**21,148,262**	**3,591,383**	**24,739,645**	19,936,842
TOTAL FUNDS AT 31 MARCH		**22,498,272**	**3,602,039**	**26,100,311**	24,739,645

All activities relate to continuing operations.
Full comparative figures for the year ended 31 March 2021 are shown in Note 37 on page 46.
The notes on pages 20 to 48 form part of these financial statements.

CHATHAM MARITIME TRUST
(A company limited by guarantee)

SUMMARY INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022

	Note	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Income		2,447,186	101,112	**2,548,298**	2,458,334
Gains/Losses) on investments	19 & 20	929,451	75,300	**1,004,751**	3,865,038
GROSS INCOME IN THE REPORTING PERIOD		**3,376,637**	**176,412**	**3,553,049**	6,323,372
Less: Total expenditure	11	2,016,584	175,799	**2,192,383**	1,520,569
NET INCOME / (EXPENDITURE) FOR THE YEAR BEFORE TRANSFERS		**1,360,053**	**613**	**1,360,666**	4,802,803
Transfers between Funds	25	(10,043)	10,043	-	-
Net income / (expenditure) for the year after transfers		**1,350,010**	**10,656**	**1,360,666**	4,802,803
NET INCOME / (EXPENDITURE) FOR THE FINANCIAL YEAR		**1,350,010**	**10,656**	**1,360,666**	4,802,803

The notes on pages 20 to 48 form part of these financial statements.

CHATHAM MARITIME TRUST
(A company limited by guarantee)

COMPANY BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2022

	Note	£	2022 £	£	2021 £
FIXED ASSETS					
Tangible assets	17	**1,586,817**		1,610,281	
Heritage assets	18	**-**		-	
Investment property	19	**2,216,160**		2,052,000	
Total tangible assets			**3,802,977**		3,662,281
Investments	20		**24,675,338**		23,012,353
			28,478,315		26,674,634
CURRENT ASSETS					
Debtors	21	**741,352**		809,610	
Cash at bank and in hand		**1,028,406**		962,033	
		1,769,758		1,771,643	
CREDITORS: amounts falling due within one year	22	**(883,573)**		(1,051,107)	
NET CURRENT ASSETS			**886,185**		720,536
TOTAL ASSETS LESS CURRENT LIABILITIES			**29,364,500**		27,395,170
CREDITORS: amounts falling due after more than one year	23		**(2,611,992)**		(2,655,525)
PROVISIONS FOR LIABILITIES					
Other provisions	24		**(652,197)**		-
NET ASSETS			**26,100,311**		24,739,645
CHARITY FUNDS					
Restricted funds	25		**3,602,039**		3,591,383
Unrestricted funds	25		**22,498,272**		21,148,262
TOTAL FUNDS AT 31 MARCH			**26,100,311**		24,739,645

The financial statements were approved by the Trustees on 16th September 2022 and signed on their behalf, by:

Mr. AP Sutton (Chair)

Ms DJ Sims

The notes on pages 20 to 48 form part of these financial statements.

CHATHAM MARITIME TRUST
(A company limited by guarantee)

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2022

	Note	2022 £	2021 £
Cash flows from operating activities			
Net cash provided by operating activities	27	**938,499**	777,255
Cash flows from investing activities:			
Proceeds from sale of fixed assets		-	83
Purchase of property, plant and equipment		**(49,732)**	(602,967)
Proceeds from sale of investments / transfers out		**877,904**	2,204,541
Purchase of investments / transfers in		**(1,700,297)**	(3,424,165)
Net cash used in investing activities		**(872,125)**	(1,822,508)
Change in cash and cash equivalents in the year		**66,374**	(1,045,253)
Cash and cash equivalents brought forward		**962,033**	2,007,286
Cash and cash equivalents carried forward	28	**1,028,406**	962,033

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements.

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 issued in October 2019, the Financial Reporting standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

Chatham Maritime Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

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 pound.

No separate SOFA has been presented for the charity alone as permitted by section 408 of the Companies Act 2006.

1.2 Company status

The charity is a private company limited by guarantee without share capital. The members of the company are the four member organisations set out in the Trustees Report on page 3. In the event of the company being wound up, the liability in respect of the guarantee is limited to £10 per member of the company.

1.3 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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 each restricted fund is set out in the notes to the financial statements.

Endowment funds may be permanent endowment funds or expendable endowment funds. Permanent endowments are where trustees have no power to convert the capital into income, and the funds must normally be held indefinitely. Where trustees do have the power to convert capital into income such funds are known as expendable endowments. Income arising from endowment funds can be used in accordance with the objects of the charity and is included in unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

Investment income and expenses, and revaluation gains and losses are allocated to the appropriate fund in proportion to their respective average capital balances during the relevant period.

1. ACCOUNTING POLICIES (continued)

1.4 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received, and the amount of income can be measured reliably.

Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably, and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. For example, the amount the charity would be willing to pay in the open market for such facilities and services. A corresponding amount is recognised in expenditure.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102).

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make payment to a third party, it is probable that settlement will be required, and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated to the applicable expenditure headings.

Cost of raising funds includes investment manager fees.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity including project management.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

1.6 Going concern

The financial statements have been prepared on a going concern basis. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The Covid-19 pandemic and the ensuing economic shutdown has had some impact on the charity's operations as reported in Note 35 on page 39. In response to the Covid-19 pandemic, the Trustees have performed a robust analysis of forecast future cash flows taking into account the potential impact on the business of possible future scenarios arising from the impact of Covid-19. This analysis also considers the effectiveness of available measures to assist in mitigating the impact.

Based on these assessments and having regard to the resources available to the entity, the Trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts

1.7 Tangible fixed assets and depreciation

(i) Heritage assets

Heritage assets are the tangible assets of the charity that are of historical, artistic, scientific, technological, geophysical, or environmental importance and are held and maintained principally for their contribution to the knowledge and culture of the Medway Towns and generally for the benefit of the public in accordance with the Trust's objectives.

1. ACCOUNTING POLICIES (continued)

1.7 Tangible fixed assets and depreciation (continued)

(i) Heritage assets (continued)

Acquisitions of heritage assets only arise when included in land transferred to the Trust from Homes England. Once acquired, they will be held for the foreseeable future and maintained to the same condition to ensure their contribution to knowledge and culture. All the assets are located in public areas of the Chatham Maritime Estate and are freely accessible to the public at all times for viewing and/or research.

Heritage assets are not recognised on the balance sheet because the cost of providing information on their cost or valuation significantly outweighs any benefit to the users of the accounts.

(ii) Estate infrastructure

The Estate is maintained according to an Estate Management Charter, which is based on recommended best practice issued by the Royal Institution of Chartered Surveyors. This Charter sets out the tasks and frequencies for the upkeep of public areas, footpaths, soft and hard landscaping, water safety, security and health and safety.

Ongoing maintenance and repairs to landscaping and estate infrastructure which are required under this Charter are not capitalised. However, improvements to heritage assets and all additional assets acquired are capitalised and depreciated over their useful economic lives

(ii) Other tangible fixed assets

Other tangible fixed assets are those tangible fixed assets which are used for charitable purposes but are not considered to be heritage assets. All tangible fixed assets over £1,000 are capitalised.

Other 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 bases:

Freehold property	-	2% straight line
Freehold improvements	-	10% straight line
Plant and machinery	-	10% straight line
Motor vehicles	-	25% straight line
Fixtures and fittings	-	16.67% straight line
Computer equipment	-	20.00% straight line

(iii) Buildings under construction

Buildings under construction are tangible fixed assets which are not depreciated until they are brought into use.

1.8 Investment properties

Investment properties are included in the balance sheet at their open market value and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is necessary, in the opinion of the Trustees, in order to give a true and fair view of the financial position of the charity.

1.9 Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

1. ACCOUNTING POLICIES (continued)

1.10 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1.11 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount repaid net of any trade discounts due.

1.12 Cash at bank and in hand

Cash at bank and in hand includes cash, bank current accounts and bank deposit accounts with maturities of twelve months or less from the date of opening of the deposit account.

1.13 Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1.14 Pensions

The charity operates a defined contribution Workplace pension scheme available to all employees and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

1.15 Operating leases

Rentals payable and receivable under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

1.16 Judgement and key sources of estimation uncertainty

The following judgements (apart from those involving estimates) have been made in the process of applying the above accounting policies that have had the most significant effect on the amounts recognised in the financial statements:

- The carrying value of investment properties remains unchanged from the prior year financial statements

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- The depreciation rates used are appropriate

2. INCOME FROM DONATIONS AND LEGACIES

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2022	2022	2022	2021
	£	£	£	£
Sector 13 landscaping commuted capital sum	-	-	-	659,007
Total donations and legacies	-	-	-	659,007

In 2021, of the total income from donations and legacies, £Nil was to unrestricted funds and £659,000 was to restricted funds.

3. INVESTMENT INCOME

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2022	2022	2022	2021
	£	£	£	£
Bank deposit interest	**2,323**	**3,743**	**6,066**	9,869
Investment income:				
Dowry fund	**340,745**	-	**340,745**	289,728
Pembroke fund	**175,593**	-	**175,593**	149,482
Starfish Play Area fund	-	**8,832**	**8,832**	7,590
Community Centre endowment fund	-	**5,250**	**5,250**	4,510
Shark Park Play area fund	-	**2,074**	**2,074**	1,783
Marine Infrastructure reserve fund	**9,348**	-	**9,348**	5,649
SMI Medium Term reserve fund	**16,587**	-	**16,587**	10,919
Tadpole Play Area fund	-	**2,225**	**2,225**	1,913
Island Way Loop Road endowment fund	-	**48,299**	**48,299**	42,054
Sector 3 landscaping endowment fund	-	**5,925**	**5,925**	5,067
Sector 5 landscaping endowment fund	-	**663**	**663**	852
Sector 13 landscaping endowment fund	-	**24,101**	**24,101**	2,676
Rents from investment properties	**178,643**	-	**178,643**	156,995
	723,238	**101,112**	**824,350**	689,087

In 2021, of the total investment income, £620,356 was to unrestricted funds and £68,731 was to restricted funds.

4. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2022 £	2022 £	2022 £	2021 £
Service charge income	**304,999**	-	**304,999**	313,832
Transfer from service charge advance payment	**43,533**	-	**43,533**	43,533
Rent charge income	**426,345**	-	**426,345**	455,528
Community centre hire income	**41,317**	-	**41,317**	4,679
Watersports centre income	**43,293**	-	**43,293**	6,644
Transfer from S.106 watersports advance payment	-	-	-	152,184
	859,487	-	**859,487**	976,400

In 2021, of the total income from charitable activities, £976,400 was to unrestricted funds and £Nil was to restricted funds.

5. OTHER INCOME

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2022 £	2022 £	2022 £	2021 £
Sundry income	**11,010**	-	**11,010**	14,025
Licence fee income	**831,600**	-	**831,600**	-
Grant from Living River Foundation	-	-	-	1,815
Grant from Sport England	-	-	-	50,000
Coronavirus Business Support Grants	**16,000**	-	**16,000**	40,386
Coronavirus Job Support Scheme	**5,851**	-	**5,851**	27,614
	864,461	-	**864,461**	133,840

In 2021, of the total of other incoming resources, £33,840 was to unrestricted funds and £Nil was to restricted funds.

6. INVESTMENT MANAGEMENT FEES

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2022 £	2022 £	2022 £	2021 £
Dowry fund	13,362	-	13,362	16,610
Pembroke fund	6,044	-	6,044	7,388
Restricted fund	-	2,674	2,674	1,813
	19,406	2,674	22,080	25,811

The Trust's investment funds are invested into a Non-UCITS Retail Scheme from which investment management fees are deducted at source out of capital.

In 2022 estimated fees deducted from capital were £63,625 (2021: £69,693) in respect of unrestricted funds and £7,603 (2021: £7,740) in respect of restricted funds.

7. GRANTS TO INSTITUTIONS

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2022 £	2022 £	2022 £	2021 £
Community Fund expenditure	4,540	-	4,540	19,716
St Mary's Island Youth Club sponsorship	2,425	-	2,425	3,203
	6,965	-	6,965	22,919

8. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES

	Note	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
		2022 £	2022 £	2022 £	2021 £
Activities undertaken directly	9	751,420	164,092	915,512	890,020
Support costs	10	1,238,793	9,033	1,247,826	581,819
Grants to institutions	7	6,965	-	6,965	22,919
		1,997,178	173,125	2,170,303	1,494,758

9. DIRECT COSTS

	Activities undertaken directly	Total	Total
	2022	2022	2021
	£	£	£
Rent charge expenditure	**302,033**	**302,033**	264,020
Service charge expenditure	**235,024**	**235,024**	244,515
Public areas expenditure	**283,328**	**283,328**	325,005
Community centre expenditure	**70,569**	**70,569**	51,234
Watersports centre expenditure	**24,558**	**24,558**	5,246
	915,512	**915,512**	890,020

10. SUPPORT COSTS

	Support costs	Total	Total
	2022	2022	2021
	£	£	£
Administration expenses	**92,634**	**92,634**	81,510
Legal and professional	**17,376**	**17,376**	22,512
Irrecoverable VAT	**-**	**-**	(6,175)
Community centre	**4,416**	**4,416**	1,235
Trustee costs	**1,565**	**1,565**	2,021
Auditors remuneration	**15,598**	**15,598**	9,500
Wages and salaries	**351,559**	**351,559**	363,179
National insurance contributions	**32,865**	**32,865**	32,337
Pension costs	**17,115**	**17,115**	17,558
Death in service scheme	**3,251**	**3,251**	3,631
Leviathan Way/Maritime Way dues	**652,197**	**652,197**	-
Depreciation	**59,250**	**59,250**	54,595
Profit on disposal of fixed assets	**-**	**-**	(83)
	1,247,826	**1,247,826**	581,820

11. ANALYSIS OF EXPENDITURE BY TYPE

	Staff costs	Depreciation	Other costs	Total	Total
	2022	2022	2022	2022	2021
	£	£	£	£	£
Investment management fees	-	-	**22,080**	**22,080**	25,811
Costs of generating funds	-	-	**22,080**	**22,080**	25,811
Charitable activities:					
Activities undertaken directly	-	-	**915,512**	**915,512**	890,020
Support costs	**401,538**	**59,250**	**787,038**	**1,247,826**	581,819
Grants to institutions	-	-	**6,965**	**6,965**	22,919
Subtotal charitable activities	**401,538**	**59,250**	**1,709,515**	**2,170,303**	1,494,758
	401,538	**59,250**	**1,731,594**	**2,192,383**	1,520,569

12. ANALYSIS OF EXPENDITURE BY ACTIVITIES

	Activities undertaken directly	Support Costs	Grants to institutions	Total	Total
	2022	2022	2022	2022	2021
	£	£	£	£	£
Rent charge expenditure	**302,033**	**212,922**	-	**514,954**	465,812
Service charge expenditure	**235,024**	**135,157**	-	**370,181**	374,861
Public areas expenditure	**283,328**	**129,490**	**4,540**	**417,359**	468,284
Community centre expenditure	**70,569**	**60,647**	**2,425**	**133,641**	117,068
Watersports centre expenditure	**24,558**	**57,413**	-	**81,971**	67,333
	915,512	**595,629**	**6,965**	**1,518,106**	1,493,358

13. NET INCOMING/(OUTGOING) RESOURCES

	2022	2021
	£	£
This is stated after charging:		
Depreciation of tangible fixed assets	**73,196**	54,595
Auditors' remuneration	**15,598**	9,500
Auditors' remuneration - non-audit services	**6,080**	-
Pension costs	**17,115**	17,558

During the year none of the Trustees have been paid any remuneration or received any other benefits from an employment with the Trust or a related entity (2021: £Nil).

During the year, one Trustee have claimed expenses or had their expenses met by the Trust (2021: no Trustee):

	Reimbursed to Trustees	Paid Directly to 3rd parties	Total	Total
	2022	2022	2022	2021
	£	£	£	£
Travel expenses (1 Trustee; 2021: 0 Trustee)	-	**92**	**92**	-
Accommodation costs (1 Trustee; 2020: 0 Trustee)	-	**8**	**8**	-
	-	**100**	**100**	-

Under a standard 'Charity Protection Policy' the charity is covered for the wrongful acts of the charity's, directors, trustees, employees or agents. The total premium paid in the year under this policy was £1,466 (2021: £1,978).

14. AUDITORS' REMUNERATION

The Auditor's remuneration amounts to an audit fee of £15,598 (2021: £9,500) and non-audit services of £5,630 (2021: Nil).

15. STAFF COSTS

	2022	2021
	£	£
Wages and salaries	**351,559**	363,179
Social security costs	**32,865**	32,337
Other pension costs	**17,115**	17,558
	401,539	413,074

The average monthly number of employees was: 10 (2021: 10) and the average monthly number of employees during the year expressed as full time equivalents was as follows (including casual and part-time staff):

	2022	2021
	No.	No.
Office and management	**9**	**9**

The number of higher paid employees was:

	2022	2021
	£	£
In the band £60,001 - £70,000	**1**	**1**

16. TRUSTEES' AND KEY MANAGEMENT PERSONNEL REMUNERATION

The Trustees neither received nor waived any remuneration during the year (2021: £Nil)

The total amount of remuneration and benefits (excluding employer pension costs) received by key management personnel is £171,403 (2020: £171,764). The Trust considers its key management personnel to comprise the Chief Executive, Finance Manager & Company Secretary and Contract & Procurement Facility Manager.

17. TANGIBLE FIXED ASSETS

	Freehold property	Plant and machinery	Fixtures and fittings	Office equipment	Total
	£	£	£	£	£
Cost					
At 1 April 2021	1,528,712	196,065	10,494	69,945	**1,805,216**
Additions	-	41,449	6,808	1,475	**49,732**
At 31 March 2022	**1,528,712**	**237,514**	**17,302**	**71,420**	**1,854,948**
Depreciation					
At 1 April 2021	54,832	90,231	8,008	41,864	**194,934**
Charge for the year	35,343	29,263	1,141	7,448	**73,196**
At 31 March 2022	**90,175**	**119,494**	**9,149**	**49,312**	**268,130**
Net book value					
At 31 March 2022	**1,438,537**	**118,020**	**8,153**	**22,108**	**1,586,817**
At 31 March 2021	1,473,880	105,834	2,486	28,081	1,610,281

18. HERITAGE ASSETS

In accordance with the Trust's accounting policy, heritage assets are not recognised on the balance sheet because the cost of providing information on their cost or valuation significantly outweighs any benefit to the users of the accounts.

The Trust is responsible for a number of structures of historical importance, including Finsborough Ness Slipway, the Blue Crane and Pembroke Coach House. There are also three Grade II listed buildings of special interest which are the Bell Mast, Pembroke Gate and Pembroke Gate House.

Of special artistic interest is "The Mariners", a contemporary steel, bronze and concrete structure by notable UK sculptor Sam Holland, commissioned to mark the millennium in 2000 and to reflect local maritime heritage.

Silt and mud flats on the north east side of St Mary's Island have been designated a Site of Special Scientific Interest by Natural England

All of the above assets are insured at a combined reinstatement value of £5.0 million (2021: £5.0 million).

The Trust also has freehold reversionary interests in a number of other buildings of historical importance which are currently occupied by long leasehold tenants and used for operational purposes, such as two Victorian Dock basins which are used for water based activities, the former Royal Naval Barracks of HMS Pembroke, which forms the core of the Universities at Medway campus and No.1 Boiler Shop which forms part of the Dockside Outlet shopping centre.

19. INVESTMENT PROPERTY

	2022	2021
	£	£
Valuation		
At 1 April	**2,052,000**	1,900,000
Surplus on revaluation	**164,160**	152,000
At 31 March	**2,216,160**	2,052,000

20. FIXED ASSET INVESTMENTS

Fixed asset investments at market value comprise:

	Global Equities	2022	2021
	£	£	£
Market value			
Dowry Fund	**15,115,266**	**15,115,266**	13,799,347
Pembroke Fund	**6,643,564**	**6,643,564**	6,406,300
Restricted Fund	**2,916,508**	**2,916,508**	2,806,706
Total market value	**24,675,338**	**24,675,338**	23,012,353
Historical cost			
Dowry Fund	**11,967,212**	**11,967,212**	11,146,828
Pembroke Fund	**5,092,969**	**5,092,969**	5,090,606
Restricted Fund	**2,399,131**	**2,399,131**	2,394,322
Total historical cost	**19,459,312**	**19,459,312**	18,631,756

20. FIXED ASSET INVESTMENTS (continued)

DOWRY FUND

	Capital Account	Income Account	Total 2022	Total 2021
	£	£	£	£
Market value				
At 1 April	**13,797,065**	**2,282**	**13,799,347**	12,803,917
Additions/Transfers in	**822,414**	**550,760**	**1,373,174**	777,628
Disposals/Transfers out	**(16,739)**	**(539,880)**	**(556,619)**	(2,010,701)
Revaluations	**499,363**	**-**	**499,363**	2,228,503
At 31 March	**15,102,104**	**13,162**	**15,115,266**	13,799,347
Historical cost	**11,954,050**	**13,162**	**11,967,212**	11,146,828

PEMBROKE FUND

	Capital Account	Income Account	Total 2022	Total 2021
	£	£	£	£
Market value				
At 1 April	**6,405,693**	**607**	**6,406,300**	5,275,774
Additions/Transfers in	**-**	**254,956**	**254,956**	224,820
Disposals/Transfers out	**(6,633)**	**(247,478)**	**(254,111)**	(166,396)
Revaluations	**236,419**	**-**	**236,419**	1,072,102
At 31 March	**6,635,479**	**8,085**	**6,643,564**	6,406,300
Historical cost	**5,084,884**	**8,085**	**5,092,969**	5,090,606

RESTRICTED FUND

	Capital Account	Income Account	Total 2022	Total 2021
	£	£	£	£
Market value				
At 1 April	**2,806,103**	**603**	**2,806,706**	
Additions/Transfers in	**-**	**72,168**	**72,168**	2,421,717
Disposals/Transfers out	**(2,175)**	**(65,000)**	**(67,175)**	(27,444)
Revaluations	**104,809**	**-**	**104,809**	412,433
At 31 March	**2,908,737**	**7,771**	**2,916,508**	2,806,706
Historical cost	**2,391,360**	**7,771**	**2,399,131**	2,394,322

21. DEBTORS

	2022 £	2021 £
Trade debtors	**542,866**	629,851
Other debtors	**-**	996
Prepayments and accrued income	**198,486**	178,763
	741,352	809,610

22. CREDITORS

Amounts falling due within one year

	2022 £	2021 £
Trade creditors	**67,303**	173,170
Other taxation and social security	**96,063**	84,575
Other creditors	**33,571**	21,327
Accruals	**80,519**	148,658
Deferred income - per note 22(a)	**606,116**	623,377
	883,573	1,051,107

22(a) Deferred income:

	2022 £	2021 £
Deferred income at 1 April	**623,377**	855,293
Resources deferred during the year	**606,116**	623,377
Amounts released from previous years	**(623,377)**	(855,293)
Deferred income at 31 March	**606,116**	623,377

Income has been deferred for rent, rentcharges and service charges received in advance in respect of the next financial year.

23. CREDITORS

Amounts falling due after more than one year

	2022 £	2021 £
Deferred income:		
Advance payment of service charges	**2,611,992**	2,655,525
	2,611,992	2,655,525

	2022 £	2021 £
Deferred income:		
Deferred income at 1 April	**2,655,525**	2,699,058
Resources deferred during the year	**-**	-
Amounts released from previous years	**(43,533)**	(43,533)
Deferred income at 31 March	**2,611,992**	2,655,525

Between March 2001 and May 2004 the charity received commuted capital sums from the South East England Development Agency (a predecessor of Homes England) representing advance payment until 2082 of service charges in respect of certain leases on the South Maritime estate which were originally granted without service charge recovery provisions.

The deferred income has been invested and the income and revaluation gains or losses arising transferred to a designated general reserve known as the Pembroke fund reserve.

24. PROVISIONS

	Provisions £
At 1 April 2021	-
Additions	**652,197**
Expended in year	-
At 31 March 2022	**652,197**

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

	Brought Forward 01-Apr-21 £	Incoming Resources £	Resources Expended £	Transfers in/out £	Gains / Losses £	Carried Forward 31-Mar-22 £
Designated funds	5,696,522	305,908	(139,336)	(3,110)	265,927	6,125,912
General funds	15,451,740	2,141,278	(1,877,248)	(6,933)	663,523	16,372,360
Unrestricted funds (A)	21,148,262	2,447,186	(2,016,584)	(10,043)	929,450	22,498,272
Restricted funds (B)	3,591,383	101,113	(175,800)	10,043	75,300	3,602,039
	24,739,645	2,548,299	(2,192,384)	-	1,004,750	26,100,310

UNRESTRICTED FUNDS (A)

	Brought Forward 01-Apr-21 £	Incoming Resources £	Resources Expended £	Transfers £	Gains / Losses £	Carried Forward 31-Mar-22 £
Designated funds						
Community fund	2,705		(4,540)	4,540	-	2,705
Marine Infrastructure reserve	397,009	26,904	-	-	9,560	433,473
SMI Medium Term Infrastructure reserve	828,354	16,587	-	(7,650)	19,948	857,239
Pembroke fund reserve	4,227,476	219,126	(52,825)	-	236,419	4,630,196
Watersports Reserve	240,978	43,292	(81,971)	-	-	202,299
	5,696,522	305,908	(139,336)	(3,110)	265,927	6,125,912
General funds						
Dowry Fund reserve	14,605,378	1,273,831	(877,520)		499,363	15,501,052
Revaluation reserve	194,771	-	-	-	164,160	358,931
General reserve	651,591	867,447	(999,728)	(6,933)	-	512,377
	15,451,740	2,141,278	(1,877,248)	(6,933)	663,523	16,372,360
Total Unrestricted funds	21,148,262	2,447,186	(2,016,584)	(10,043)	929,450	22,498,272

25. STATEMENT OF FUNDS (continued)

RESTRICTED FUNDS (B)

	Brought Forward	Incoming Resources	Resources Expended	Transfers	Gains / (Losses)	Carried Forward
	01-Apr-21					31-Mar-22
	£	£	£	£	£	£
Restricted funds						
Starfish Play Area	319,693	8,832	(4,194)	-	7,699	332,030
Tadpole Play Area	61,962	2,225	(4,996)	-	1,492	60,683
Community centre endowment	199,088	5,250	(9,033)	10,043	4,794	210,142
Shark Park Play Area	38,748	2,074	(12,523)	-	933	29,232
SOB Reserve Fund	290,182	3,743	-	-	-	293,925
Leviathan Way/ Western Ave Landscaping Reserve	50,000	-	(4,800)	-	-	45,200
Island Way Loop Road fund	1,690,429	48,299	(66,925)	-	37,716	1,709,519
Sector 3 Landscaping Reserve	188,003	5,925	(7,557)	-	4,527	190,898
Sector 5 Landscaping Reserve	22,943	663	(1,558)	-	552	22,600
Sector 13 Landscaping Reserve	730,335	24,102	(64,214)	-	17,587	707,810
Total Restricted funds	3,591,383	101,113	(175,800)	10,043	75,300	3,602,039

Full comparative figures for the year ended 31 March 2021 are shown in Note 38 on pages 47 and 48.

DESCRIPTION OF FUNDS

Designated funds

The Community Fund reserve comprises funds designated annually at the discretion of the Board from which grants are given to support community events and activities, less expenditure arising in the year.

The Marine Infrastructure reserve represents accumulated net income from certain leases on the South Maritime Estate which contain provision for payment of a water charge in addition to the standard service charge as a contribution toward the cost of maintaining the dock basins and the sea lock and monitoring the levels and quality of water in the dock basins. The Trustees ring fence this income as a long term reserve fund for major marine infrastructure repairs.

The St Mary's Island Medium Term Infrastructure reserve is in relation to rent charge income received from Homes England, which since inception of Chatham Maritime Trust has indemnified the Trust for any shortfall in the rent charge income recovered from the St Mary's Island estate and this will continue until such time as the estate is fully developed. A proportion of such payments is allocated by the Trustees to create a reasonable reserve fund in relation to the anticipated cost of the replacement and/or renewal of items comprised in the rentcharge elements.

25. STATEMENT OF FUNDS (continued)

DESCRIPTION OF FUNDS (continued)

Designated funds (continued)

The Pembroke fund is a reserve fund which accumulates income and revaluation gains or losses arising from the advance payment of service charges by the South East England Development Agency (a predecessor of Homes England) in respect of ongoing service charge payments for certain leases on the South Maritime estate which were originally granted without service charge recovery provisions.

The Watersports fixed asset reserve provides for the cost of the buildings and sailing equipment being employed at the Basin 2 Community Watersports Centre.

General funds

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

These include the Dowry Fund reserve which is an expendable endowment fund created at the inception of Chatham Maritime Trust in March 1997 by a separate capital sum received from The Urban Regeneration Agency, a predecessor organisation of Homes England.

Restricted funds

The Starfish Play Area fund is an expendable endowment fund, created in July 2012 by receipt of a commuted capital sum from Barratt Homes (Southern Counties) Limited in substitution for their obligations in respect of the annual maintenance and periodic replacement of equipment for the provision of a children's play area in sector 5 of the St. Mary's Island estate.

The Tadpole Play Area fund is an expendable endowment fund created in July 2002 by receipt of a commuted capital sum from Redrow Homes (South East) Limited in substitution for their obligations in respect of the annual maintenance and periodic replacement of equipment for the provision of a children's play area in sector 3 of the St. Mary's Island estate.

The Community Centre fund is an expendable endowment fund created in March 2012 by receipt of a commuted capital sum from Countryside Maritime Limited in substitution for their obligations in respect of structural repairs to the Community Centre building for 20 years until 2032.

The Shark Park Play Area fund is an expendable endowment fund created in March 2013 by receipt of a commuted capital sum from Countryside Maritime Limited in substitution for their obligations in respect of the periodic replacement of equipment for the provision of a children's play area in sector 4 of the St. Mary's Island estate.

The South of Basins ("SOB") Reserve fund was formed in April 2016 to meet the anticipated future costs of periodic preventative maintenance to avoid large fluctuations in the amount of service charge payable each year.

The Leviathan Way/Western Avenue Landscaping Reserve fund is an expendable endowment fund created in August 2016 by receipt of a capital sum from Medway Council to provide for annual maintenance of ancillary soft landscaping around those specific roads under licence for a period of 15 years.

The Island Way Loop Road fund is an expendable endowment fund created in September 2016 by receipt of a commuted capital sum from Countryside Maritime Limited in substitution for their obligations in respect of the annual maintenance of ancillary soft landscaping around Island Way East and Island Way West on St. Mary's Island.

The Sector 3 landscaping fund is an expendable endowment fund created in May 2018 by receipt of a commuted capital sum from Redrow Homes Limited in substitution for their obligations in respect of the annual maintenance of ancillary soft landscaping in Restharrow Way, Willowherb Close and Sallow Close in Sector 3 of St. Mary's Island.

25. STATEMENT OF FUNDS (continued)

DESCRIPTION OF FUNDS (continued)

Restricted funds (continued)

The Sector 5 landscaping fund is an expendable endowment fund created in November 2018 by receipt of a commuted capital sum from BDW Trading Limited in substitution for their obligations in respect of the annual maintenance of ancillary soft landscaping in Goldcrest Drive, Bradfords Close and Cheldoc Rise in Sector 5 of St. Mary's Island.

The Sector 13 landscaping fund is an expendable endowment fund created in August 2020 by receipt of a commuted capital sum from Countryside Maritime Limited in substitution for their obligations in respect of the annual maintenance of ancillary soft landscaping in Blackcap Mews, Cade Close, The Causeway (part), Firecrest Close, Gadwall Mews, Whinchat Way, and Westerly Way, together with associated parkland, ponds and water features and floodwall access, in Sector13 of St. Mary's Island.

26. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds	Restricted funds	Total funds	Total funds
	2022	2022	2022	2021
	£	£	£	£
Tangible fixed assets	**1,586,817**	**-**	**1,586,817**	1,610,281
Heritage assets	**-**	**-**	**-**	-
Investment properties	**2,216,160**	**-**	**2,216,160**	2,052,000
Fixed asset investments	**21,073,300**	**3,602,039**	**24,675,339**	23,012,353
Current assets	**1,769,758**	**-**	**1,769,758**	1,771,643
Creditors due within one year	**(883,573)**	**-**	**(883,573)**	(1,051,107)
Creditors due after more than one year	**(2,611,992)**	**-**	**(2,611,992)**	(2,655,525)
Provisions for liabilities and charges	**(652,197)**	**-**	**(652,197)**	-
	22,498,272	**3,602,039**	**26,100,311**	24,739,645

27. RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2022 £	2021 £
Net income for the year (as per Statement of Financial Activities)	**1,196,506**	4,650,803
Adjustment for:		
Depreciation charges	**73,196**	54,595
(Profit)/loss on sale of fixed assets	**-**	(83)
(Gains)/losses on investments	**(840,591)**	(3,713,038)
Decrease/(increase) in debtors	**68,258**	107,328
(Decrease)/increase in creditors	**441,130**	(322,350)
Net cash provided by operating activities	**938,499**	777,255

28. ANALYSIS OF CASH AND CASH EQUIVALENTS

	2022 £	2021 £
Cash at bank and in hand	**1,028,406**	962,033
Total	**1,028,406**	962,033

29. PENSION COMMITMENTS

Chatham Maritime Trust operates a defined contribution Workplace pension scheme which is available to all employees. The charge for the year represents the amounts payable by the charity to the scheme, which were £17,115 (2021 - £17,558). As at 31 March 2022 no contributions were outstanding (2021 - £Nil).

30. OBLIGATIONS UNDER LEASE CONTRACTS

Future minimum rentals payable under non-cancellable operating leases are as follows:

	2022 £	2021 £
Within one year	**8,118**	5,120
In two to five years	**1,205**	7,334
	12,454	12,454

31. RELATED PARTY TRANSACTIONS

Member Organisations

Homes England is one of four member organisations of Chatham Maritime Trust and is represented on the Board by its nominated 'A' Trustee Mr MD Brown. Mr JR Perry (Chief Executive) is also employed by Homes England as a Senior Project Executive on a part-time basis, on projects unconnected to Chatham Maritime Trust.

Amounts paid to and balances owing to Chatham Maritime Trust were as follows:

	2022	2021
	£	£
St Mary's Island rentcharges	65,000	110,000
South Maritime service charges	62,979	55,232
Reimbursement of professional fees	3,200	-
	131,179	165,232
Balance due at 31 March	64,382	116,392

Medway Council is one of four member organisations of Chatham Maritime Trust and is represented on the Board by its nominated 'U' Trustees Cllr HO Tejan and Cllr VS Maple.

Amounts paid by and balances owing by Chatham Maritime Trust were as follows:

	2022	2021
	£	£
Business rates	6,482	-
Balance due at 31 March	-	-

Amounts paid to and balances owing to Chatham Maritime Trust were as follows:

	2022	2021
	£	£
Covid-19 Business support grants	**16,000**	40,387
Balance due at 31 March	-	-

St Mary's Island Residents Association Ltd is one of four member organisations of Chatham Maritime Trust and is represented on the Board by its nominated 'N' Trustees Mr CH Reynolds and Ms MJ Koshkouei.

Amounts paid by and balances owed by Chatham Maritime Trust were as follows:

	2022	2021
	£	£
Administration expenses	**1,091**	2,300
Balance due at 31 March	-	-

31. RELATED PARTY TRANSACTIONS (continued)

Member Organisations (continued)
South Maritime Residents Ltd is one of four member organisations of Chatham Maritime Trust and is represented on the Board by its nominated 'S' Trustees Mr AP Sutton and Mr RG Russell.

Amounts paid by and balances owed by Chatham Maritime Trust were as follows:

	2022	2021
	£	£
Administration expenses	**1,091**	489
Balance due at 31 March	**-**	-

Leasehold Tenant – WD Chatham Ltd
Mr AP Sutton (Chair of Trustees) is Centre Manager for Dockside Outlet Centre on the Chatham Maritime Estate, the leasehold owner of which is WD Chatham Ltd. WD Chatham Ltd also has a 50% interest in Chatham Maritime Car Park Ltd, which is the leasehold owner of the car park on the Chatham Maritime Estate.

Amounts paid to and balances owed to Chatham Maritime Trust under those leases are as follows:

	2022	2021
	£	£
Annual service charges	**32,726**	38,158
Balances due at 31 March	**30,452**	30,452

From 24 April 2019 to 28 September 2020 Chatham Maritime Trust leased office accommodation in the Dockside Outlet Centre from WD Chatham Ltd.

Amounts paid by and balances owed by Chatham Maritime Trust under those leases are as follows:

	2022	2021
	£	£
Rent and service charges	**-**	9,639
Balance due at 31 March	**-**	-

Leasehold Tenant – University of Greenwich
Ms DJ Sims (Independent Trustee) is a Senior Lecturer in the Faculty of Engineering at the University of Greenwich, Medway Campus. University of Greenwich is the sole or joint leasehold owner for several properties on the Chatham Maritime Estate.

Amounts paid to and balances owed to Chatham Maritime Trust under those leases are as follows:

	2022	2021
	£	£
Annual service charges	**26,268**	23,261
Banner Licence	**50**	-
Balance due at 31 March	**13,503**	12,923

31. RELATED PARTY TRANSACTIONS (continued)

Trustees in common – Rotary Club of Medway Sunlight Trust Fund
Cllr HO Tejan (Member Trustee) and Mr DJ Taylor (Independent Trustee) are also Trustees of Rotary Club of Medway Sunlight Trust Fund. During the year Chatham Maritime Trust has made charitable donations to fund raising appeals organised by Rotary Club of Medway Sunlight Trust Fund.

Amounts paid by and balances owed by Chatham Maritime Trust for those appeals are as follows:

	2022	2021
	£	£
Charitable donations	-	4,429
Balance due at 31 March	-	-

St Mary's Island Youth Club (The Island Castaways)
Mr DJ Taylor (Independent Trustee) is Club Secretary, Administrator and Founder of the St Mary's Island Youth Club, which is based at the St Mary's Island Community Centre on the Chatham Maritime Estate. Chatham Maritime Trust allows the Youth Club to use the Community Centre facilities free of charge for two hours each Friday night during school terms, and additionally donates funding to engage the services of a qualified youth leader from Medway Youth Trust.

Amounts paid by and balances owed by Chatham Maritime Trust for youth services are as follows:

	2022	2021
	£	£
Charitable donations	**2,290**	2,812
Balance due at 31 March	-	-

Trustees in common – The Halpern Charitable Foundation
Cllr VS Maple (Member Trustee) is also a Trustee of The Halpern Charitable Foundation. During the year Chatham Maritime Trust made a charitable donation to Nucleus Arts Centre which is part of the Halpern Charitable Foundation.

Amounts paid by and balances owed by Chatham Maritime Trust for those appeals are as follows:

	2022	2021
	£	£
Charitable donation	-	2,900
Balance due at 31 March	-	-

32. CAPITAL COMMITMENTS

The charity had a contractual commitment of £156,000 at 31 March 2022 for flood wall capping. At 31 March 2020 capital commitments of £25,000 at 31 March 2021 for the installation of photovoltaic solar panels to the roof of the estate office.

33. FINANCIAL INSTRUMENTS

The carrying amounts of the charity's financial instruments are as follows:

FINANCIAL ASSETS

Measured at fair value through net income/expenditure	**2022**	2021
	£	£
Fixed asset listed investments	**24,675,338**	23,012,353

Debt instruments measured at amortised cost	**2022**	2021
	£	£
Trade debtors	**542,866**	629,851

FINANCIAL LIABILITIES

Measured at amortised cost	**2022**	2021
	£	£
Trade creditors	67,303	173,170
Other creditors	33,571	21,327
Total	**100,874**	194,497

The income, expenses, net gains and net losses attributable to the charity's financial instruments are summarised as follows:

Income and expense

	2022	2021
	£	£
Financial assets measured at fair value through net income/expenditure	824,350	689,087

Net gains and losses (including changes in fair value)

	2022	2021
	£	£
Financial assets measured at fair value through net income/expenditure	**840,591**	3,713,038

34. TAXATION

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 52 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objectives.

35. FINANCIAL IMPACT OF THE COVID-19 PANDEMIC

Charitable activities

The St Mary's Island Community Centre and the Community Watersports Centre were both partially closed to customers during the 2021/22 financial year, which has resulted in an estimated loss of income of £48,428 (2020/21: £114,000), and three staff members were placed on furlough or flexible furlough under the Coronavirus Job Retention Scheme.

During the year operating costs from these activities reduced by approximately £29,000 (2020/21: £51,000) and the Trust benefited from the following HM Government sponsored financial assistance:

	2022	2021
	£	£
Business support grants	**16,000**	40,387
Cancellation of business rates	**2,280**	5,242
Coronavirus Job Support Scheme	**5,851**	27,614
	24,131	73,243

Fixed asset investments

As reported in the Note 20, there were unrealised revaluation gains in the year to 31 March 2022 of £840,591 compared with unrealised revaluation gains of £3,713,038 in the previous year to 31 March 2021. The directors consider that these gains and losses are largely attributable to the reaction of global stock markets to the Covid-19 pandemic and the subsequent development due to crises across the world.

36. EVENTS AFTER THE END OF THE REPORTING PERIOD

Directors reviewed services charges in relation to expenditure incurred on Leviathan Way / Maritime Way since 2011/12. A provision of £652,197 created in the accounts for the year ending 31st March 2022 in-line with the review and consultation process.

37. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITES ENDED 31 MARCH 2021

	Note	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £
INCOME FROM:				
Donations and legacies	2	-	659,007	659,007
Investments	3	620,356	68,731	689,087
Charitable activities	4	976,400	-	976,400
Other income	5	133,840	-	133,840
TOTAL INCOME		1,730,596	727,738	2,458,334
EXPENDITURE ON:				
Raising funds	6	23,998	1,813	25,811
Other charitable activities	8	1,363,546	131,212	1,494,758
TOTAL EXPENDITURE	11	1,387,544	133,025	1,520,569
NET INCOME BEFORE INVESTMENT GAINS/(LOSSES)		343,052	594,713	937,765
Net gains/(losses) on investments	20	3,452,605	412,433	3,865,038
NET INCOME/(EXPENDITURE) BEFORE TRANSFERS		3,795,657	1,007,146	4,802,803
Transfers between Funds	24	(17,304)	17,304	-
NET INCOME/(EXPENDITURE)		3,778,353	1,024,450	4,802,803
Total funds at 1 April		17,369,909	2,566,933	19,936,842
TOTAL FUNDS AT 31 MARCH		21,148,262	3,591,383	24,739,645

38. COMPARATIVE STATEMENT OF FUNDS YEAR ENDED 31 MARCH 2021

SUMMARY

	Brought Forward	Incoming Resources	Resources Expended	Transfers in/out	Gains / Losses	Carried Forward
	01-Apr-20					31-Mar-21
	£	£	£	£	£	£
Designated funds	4,221,046	435,113	(197,781)	42,925	1,195,219	5,696,522
General funds	13,148,863	1,295,484	(1,187,184)	(184,464)	2,379,041	15,451,740
Unrestricted funds (A)	17,369,909	1,730,597	(1,384,965)	(141,539)	3,574,260	21,148,262
Restricted funds (B)	2,566,933	727,737	(135,604)	141,539	290,778	3,591,383
	19,936,842	2,458,334	(1,520,569)	-	3,865,038	24,739,645

(A) UNRESTRICTED FUNDS

	Brought Forward	Incoming Resources	Resources Expended	Transfers	Gains / Losses	Carried Forward
	01-Apr-20					31-Mar-21
	£	£	£	£	£	£
Designated funds						
Community fund	2,705	-	(19,716)	19,716		2,705
Marine Infrastructure reserve	332,244	22,350	(296)	-	42,711	397,009
SMI Medium Term Infrastructure reserve	714,380	10,919	(560)	23,209	80,406	828,354
Pembroke fund reserve	3,071,690	193,015	(109,331)	-	1,072,102	4,227,476
Watersports Reserve	100,027	208,829	(67,878)			240,978
	4,221,046	435,113	(197,781)	42,925	1,195,219	5,696,522
General funds						
Dowry Fund reserve	12,389,994	385,889	(273,311)	(124,235)	2,227,041	14,605,378
Revaluation reserve	42,771				152,000	194,771
Profit & Loss A/c	716,098	909,595	(913,873)	(60,229)		651,591
	13,148,863	1,295,484	(1,187,184)	(184,464)	2,379,041	15,451,740
Total Unrestricted funds	17,369,909	1,730,597	(1,384,965)	(141,539)	3,574,260	21,148,262

38. COMPARATIVE STATEMENT OF FUNDS YEAR ENDED 31 MARCH 2021 (continued)

(B) RESTRICTED FUNDS

	Brought Forward	Incoming Resources	Resources Expended	Transfers	Gains / (Losses)	Carried Forward
	01-Apr-20					31-Mar-21
	£	£	£	£	£	£
Restricted funds						
Starfish Play Area	264,689	7,589	(6,995)		54,410	**319,693**
Tadpole Play Area	50,375	1,913	(4,037)		13,711	**61,962**
Community centre	153,894	4,510	(8,960)	17,304	32,340	**199,088**
endowment	32,128	1,783	(7,943)		12,780	**38,748**
Shark Park Play Area	287,896	2,286				**290,182**
SOB Reserve Fund	54,800		(4,800)			**50,000**
Leviathan Way/ Western Ave Landscaping Reserve	1,441,926	42,054	(68,879)	124,235	151,093	**1,690,429**
Island Way Loop Road fund	173,473	5,067	(7,755)		17,218	**188,003**
Sector 3 Landscaping Reserve	21,545	852	(1,583)		2,129	**22,943**
Sector 5 Landscaping Reserve	86,207	661,683	(24,652)		7,097	**730,335**
Total Restricted funds	**2,566,933**	**727,737**	**(135,604)**	**141,539**	**290,778**	**3,591,383**