REGISTERED CHARITY NUMBER: 1156051

CHARITY
COMMISSION

REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

FOR

BRIGHTON OPEN AIR THEATRE (CIO)

F1 CRT Limited
Flat 24 Wellingtonia Court
Laine Close
Brighton
East Sussex
BN1 6TD

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

	Page
Report of the Trustees	1 to 5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8
Cash Flow Statement	9
Notes to the Cash Flow Statement	10
Notes to the Financial Statements	11 to 17

BRIGHTON OPEN AIR THEATRE (CIO)

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Brighton Open Air Theatre has been established in order to create Brighton and Hove's first dedicated open air park theatre venue.

Our charitable aim is "The advancement of arts and culture through the establishment and maintenance of an open air theatre in Brighton and Hove for the use of residents and visitors."

Our objectives are:
1. To create a unique new cultural venue for the city that ensures the highest possible production values for outdoor performance and exhibition and which diversifies the type of work that can be enjoyed in the open air.
2. To work with the city's festivals, programmers and curators to attract high quality touring productions and events.
3. To create a community of local artists and practitioners that make new work for the open air.
4. To engage with the local community to provide a platform for cultural activity and for creative learning.
5. To bring an under used open space back to life as a vibrant green cultural facility.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in the planning of future activities.

The trustees believe that the paragraphs, specifically on the 'Objectives and Activities' and 'Achievements and Performance' for the year relate in detail the benefit that the Charity provides to the public.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

ACHIEVEMENTS AND PERFORMANCE
Charitable activities

Over the closed season of the winter of 2024/2025, the focus was on consolidation of funds and repairs to the site as we looked to build reserves following heavy investment in infrastructure during the previous off-season. The decision was made to increase ticket prices by a modest but consistent amount across all pricing bands.

The 2025 summer season went on sale on 25th March with the season launching on 2nd May with A Night to Remember - the Motown show that gets the audience up and dancing. The programming throughout May was a varied mix including Magical Cabaret, Puss in Boots ballet, a sell-out Phil Collins tribute "Seriously Collins", the grand final of the Poetry Slam contest, some innovative Brighton Fringe shows from new and experimental companies such as The Department for Ulterior Motives, a hugely popular Tina Turner tribute and Impromptu Shakespeare. The family half term show at the end of May was Winnie the Pooh, followed by a fun adaptation of Sense and Sensibility then Brighton Little Theatre's very moving production of I, Joan in early June.

Identity Theatre's Oh What A Lovely War came next, before Funny That Comedy and their Summer Comedy Festival featuring many well-known stand-up stars and several sell-out shows. Peppered between these longer runs were productions from local schools, opera, music, restoration comedy, The Rivals, and the ever-popular Pride and Prejudice from Illyria. June ended superbly with Duke's Theatre Company's production of Macbeth.

July began with an entertaining production of Vanity Fair from Moving Parts Theatre Company with the first weekend enlivened with music from Africa in the Sunshine. Cue Fanfare's The 39 Steps was a fast-paced hilarious adaptation of the classic movie, while Oddsocks delivered a super performance of A Midsummer Night's Dream. Newcomers Tower Theatre's Moby Dick was a lavishly staged production with fantastic costumes and staging giving new life to the classic tale. The month ended with improvised hilarity from popular comedy troupe The Noise Next Door and Cinderella by IKP for children.

The hugely popular Drag in the Park Pride Edition opened for Brighton Pride weekend, before a host of productions across numerous genres in August. The music for the month included sell-out shows for Abba, Elvis and Dolly Parton tribute acts as well as for The Blunter Brothers funky Motown - all of which had the stage filled with the audience dancing. Changeling Theatre's excellent Twelfth Night was followed by Brighton Little Theatre providing the big family show of the summer holidays with The Wild Washerwomen, before Conor Baum's stunning production and critical hit Suddenly Last Summer.

September gave us flame throwing and dancing with the devil featured in From Below's unique production of Faustus followed by a more light-hearted Keyboard Karaoke session with Glen Richardson and Gus Ferguson. Illyria returned with HMS Pinafore and Hamlet was performed by The National Production Company. The music for September included wonderful tribute acts for Pink, The Rolling Stones and Pink Floyd plus local Northern Soul stars The Croupiers.

In total, BOAT hosted 70 productions and 125 individual performances, with a record attendance of 27,304. We launched a range of merchandise in collaboration with local artist Alej Ez including specially commissioned BOAT prints, t-shirts and even a baby-grow

After a successful season, various plans were approved by Trustees for investment in off-season site improvements, including a new larger bar, a new tech facility, and new astroturf for the stage.

It should be noted that Brighton and Hove Sixth Form College (BHASVIC) have applied for planning permission to build a floodlit sports astro-turf facility adjacent to the boundary with BOAT. This could present problems with noise from matches and practice sessions – particularly for unamplified performances at BOAT. Therefore, BOAT has lodged its objections to the planning application which is still ongoing in Summer 2026.

FINANCIAL REVIEW
Financial position

The results for the year are set out in the Statement of Financial Activities and the financial position of the charity at the year end is shown in the Balance Sheet.

The charity income increased from £450,278 to £518,192 and expenditure increased from £444,688 to £468,100 The charity made a surplus on unrestricted activities of £53,302 (2024 : £8,800) and this has been added to the reserves brought forward of £344,936 to leave £398,238 to be carried forward.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

FINANCIAL REVIEW

Reserves policy

The Trustees have set up a designated reserve of £63,000 to cover the cost of future essential repairs, namely seating replacement and resin paving. This is equivalent to almost all of the money held at the bank at the year end.

The Trustees will endeavour to maintain reserves of 10% of turnover in order to protect against unexpected losses or cashflow issues.

FUTURE PLANS

The Trustees will continue to invest the majority of surpluses generated into improvement of the BOAT Site and Facilities.

We plan to consolidate our programming with a range of shows to appeal to as wide an audience as possible. We are beginning to succeed in attracting a more diverse audience and aim to extend our reach through outreach programmes plus diversity of the types of shows we host.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Brighton Open Air Theatre is a CIO (incorporated on 6 March 2014 by the Charity Commission) registered charity number 1156051.

Its governing document is its Trust Deed dated 6 March 2014.

Recruitment and appointment of new trustees

The number of trustees shall be at least 3 and the maximum number is 12.

The first trustees are appointed for a period of 4/5 years subsequent trustees are appointed for a term of 3 years by a resolution passed at a properly convened meeting of the charity trustees.

Risk management

The Trustees take seriously their duty to identify and review the risks to which the charity is potentially exposed and to ensure appropriate controls are in place to provide reasonable assurance against potential risks including injury or other harm to persons; financial fraud and/or error; reputational damage.

There is a Finances Procedures Policy in place that is regularly reviewed by a Finance sub-committee consisting of no less than three Trustees. Reviews include sign off/approval levels for expenditures, adequacy of Reserves and planned annual expenditure. The BOAT's Accounts are reviewed annually by an Independent Examiner.

A Premises sub-committee regularly surveys the whole site and considers information from the Operations and General Managers on hazards, maintenance and potential health and safety issues and organises any necessary remedial works. The Operations and General Managers prepare pre-season Risk Assessments for the venue with full consideration of the wide-spectrum of audience needs with particular reference to access. Risk Assessments are produced by the performers for each new performance then reviewed by the BOAT Managers. At least one qualified First Aider is present at every performance.

We have implemented a new policy of assessing each show for the risk of disruption from audience members. Where there is deemed to be a risk, professional Security personnel are engaged for the event. Security is also in place when a show requires the set equipment to be left in situ overnight,

The BOAT's insurance is reviewed and renewed annually.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1156051

Principal address
42 Hove Park Road
Hove
East Sussex
BN3 6LJ

Trustees
S Turner Chairman
L Wolfe
J Waller Chief Executive
G Hawkins
D Boon

Independent Examiner
Christopher Robert Tyler FCA DChA FCIE
F1 CRT Limited
Flat 24 Wellingtonia Court
Laine Close
Brighton
East Sussex
BN1 6TD

Working name
BOAT

Operation address
Dyke Road
Hove
BN3 6EH

Bankers
The Co-Operative Bank
PO Box 101
1 Balloon Street
Manchester
M60 4EP

Santander UK PLC
2 Triton Square
Regent's Place
London
NW1 3AN

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

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Charity law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under charity 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011 and The Charity (Accounts and Reports) Regulations 2008. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 8th September 26 and signed on its behalf by:

Jane Waller

J Waller - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF BRIGHTON OPEN AIR THEATRE (CIO)

Independent examiner's report to the trustees of Brighton Open Air Theatre (CIO)
I report to the charity trustees on my examination of the accounts of Brighton Open Air Theatre (CIO) (the Trust) for the year ended 31 December 2025.

Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement
Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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



Christopher Robert Tyler FCA DChA FCIE

F1 CRT Limited
Flat 24 Wellingtonia Court
Laine Close
Brighton
East Sussex
BN1 6TD

Date: 25th September 2026

BRIGHTON OPEN AIR THEATRE (CIO)

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	26,906	-	26,906	21,042
Charitable activities	4				
Theatre revenues		489,510	-	489,510	427,600
Investment income	3	1,776	-	1,776	1,636
Total		518,192	-	518,192	450,278
EXPENDITURE ON					
Raising funds	5	11,005	-	11,005	13,950
Charitable activities	6				
Theatre costs		453,235	3,210	456,445	429,988
Support costs		650	-	650	750
Total		464,890	3,210	468,100	444,688
NET INCOME/(EXPENDITURE)		53,302	(3,210)	50,092	5,590
RECONCILIATION OF FUNDS					
Total funds brought forward		344,936	48,940	393,876	388,286
TOTAL FUNDS CARRIED FORWARD		398,238	45,730	443,968	393,876

The notes form part of these financial statements

BRIGHTON OPEN AIR THEATRE (CIO)

BALANCE SHEET
31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	11	277,462	45,730	323,192	326,241
CURRENT ASSETS					
Debtors	12	60	-	60	60
Cash at bank		121,490	-	121,490	68,250
		121,550	-	121,550	68,310
CREDITORS					
Amounts falling due within one year	13	(774)	-	(774)	(675)
NET CURRENT ASSETS		120,776	-	120,776	67,635
TOTAL ASSETS LESS CURRENT LIABILITIES		398,238	45,730	443,968	393,876
NET ASSETS		398,238	45,730	443,968	393,876
FUNDS	14				
Unrestricted funds				398,238	344,936
Restricted funds				45,730	48,940
TOTAL FUNDS				443,968	393,876

The financial statements were approved by the Board of Trustees and authorised for issue on 23 September 2026 and were signed on its behalf by:

Jane Waller

.....
J Waller - Trustee

.....
S Turner - Trustee

The notes form part of these financial statements

BRIGHTON OPEN AIR THEATRE (CIO)

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £	2024 £
Cash flows from operating activities			
Cash generated from operations	1	71,009	23,207
Net cash provided by operating activities		71,009	23,207
Cash flows from investing activities			
Purchase of tangible fixed assets		(19,545)	(32,616)
Interest received		1,776	1,636
Net cash used in investing activities		(17,769)	(30,980)
Change in cash and cash equivalents in the reporting period		53,240	(7,773)
Cash and cash equivalents at the beginning of the reporting period		68,250	76,023
Cash and cash equivalents at the end of the reporting period		121,490	68,250

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2025

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

	2025 £	2024 £
Net income for the reporting period (as per the Statement of Financial Activities)	50,092	5,590
Adjustments for:		
Depreciation charges	22,594	19,253
Interest received	(1,776)	(1,636)
Increase in creditors	99	-
Net cash provided by operations	71,009	23,207

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.1.25 £	Cash flow £	At 31.12.25 £
Net cash			
Cash at bank	68,250	53,240	121,490
	68,250	53,240	121,490
Total	68,250	53,240	121,490

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charitable company, which is a public benefit entity under FRS102, have been prepared in accordance with the Charities SORP (FRS102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019)', Financial Reporting Standard FRS102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act. The financial statements have been prepared under the historical cost convention.

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

The trustees/directors consider that there are no material uncertainties about the company's ability to continue as a going concern.

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

Incoming resources from generated funds
Grants/sponsorship/donations are recognised in incoming resources in the year in which they are receivable, except as follows:
- when donors specify that grants/donations given to the charity must be used in future accounting periods, the income is deferred until those periods.
- when donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the preconditions for use are met.

Investment income is recognised on a receivable basis.

Incoming resources from charitable activities
Theatre income - income from box office, performance fees and sundry other theatrical income is included in incoming resources in the period in which the relevant show takes place.

Project specific funding - when donors specify that donations and grants are for particular restricted purposes, which do not amount to pre-conditions regarding entitlement, this income is included in incoming resources of restricted funds when receivable.

Voluntary income
Voluntary income received by way of donations and gifts is included in incoming resources when receivable. The value of services provided by volunteers has not been included.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis including irrecoverable VAT and had been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Costs of generating funds
Costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Production costs
Amounts paid to producers of events/productions. Costs incurred for in-house production and running of productions.

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1. ACCOUNTING POLICIES - continued

Expenditure

Support costs
The administrative and overhead costs associated with running the office from which the company operates. These have all been allocated to the charitable activities cost heading as the proportion spent on costs of generating funds and governance costs are considered immaterial.

Governance costs
Costs associated with the constitutional and statutory requirements of the charity.

Tangible fixed assets
Individual fixed assets costing £100 or more are capitalised at cost.

Depreciation is provided at annual rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

Short Leasehold Improvements - straight line over the life of the lease.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. DONATIONS AND LEGACIES

	2025	2024
	£	£
Donations and sponsorship	26,906	21,042

3. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	1,776	1,636

continued...

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2025	2024
		£	£
Ticket sales and bar takings	Theatre revenues	489,510	427,600

5. RAISING FUNDS

Raising donations and legacies

	2025	2024
	£	£
Marketing	11,005	13,950

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 7)	Support costs (see note 8)	Totals
	£	£	£
Theatre costs	456,445	-	456,445
Support costs	-	650	650
	456,445	650	457,095

7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025	2024
	£	£
Cost of productions	317,864	286,164
Rent	100	98
Insurances and licences	8,448	6,957
Staff costs	82,459	79,100
Premises costs	21,236	34,187
Administration	3,744	4,229
Depreciation	22,594	19,253
	456,445	429,988

8. SUPPORT COSTS

	Governance costs
	£
Support costs	650

continued...

8. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

	2025 Support costs £	2024 Total activities £
Independent examination	650	750

9. TRUSTEES' REMUNERATION AND BENEFITS

Details of amounts paid to trustees' are detailed in Note 17.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

10. STAFF COSTS

Staff costs during the year amounted to £82,459 (2024 : £79,100).

The charity employs two people on a part time basis plus a number who are employed on ad hoc basis when there are shows.

The charity considers its key management personnel to be the Trustees. Note 18 discloses amounts paid to trustees'.

11. TANGIBLE FIXED ASSETS

	Short leasehold £
COST	
At 1 January 2025	414,438
Additions	19,545
At 31 December 2025	433,983
DEPRECIATION	
At 1 January 2025	88,197
Charge for year	22,594
At 31 December 2025	110,791
NET BOOK VALUE	
At 31 December 2025	323,192
At 31 December 2024	326,241

continued...

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Prepayments	60	60

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	774	675

14. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds			
General fund	281,936	53,302	335,238
Designated fund for future mainteance.	63,000	-	63,000
	344,936	53,302	398,238
Restricted funds			
Fixed assets and amphitheatre	48,940	(3,210)	45,730
TOTAL FUNDS	393,876	50,092	443,968

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	518,192	(464,890)	53,302
Restricted funds			
Fixed assets and amphitheatre	-	(3,210)	(3,210)
TOTAL FUNDS	518,192	(468,100)	50,092

continued...

14. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	243,136	8,800	30,000	281,936
Designated fund for future mainteance.	93,000	-	(30,000)	63,000
	336,136	8,800	-	344,936
Restricted funds				
Fixed assets and amphitheatre	52,150	(3,210)	-	48,940
TOTAL FUNDS	388,286	5,590	-	393,876

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	450,278	(441,478)	8,800
Restricted funds			
Fixed assets and amphitheatre	-	(3,210)	(3,210)
TOTAL FUNDS	450,278	(444,688)	5,590

Fixed Assets Amphitheatre
This fund consists of donations received and income from fundraising events specifically for the construction of the amphitheatre.

The cost of the amphitheatre is written off over the length of the lease, 25 years

Designated Fund.
A designated fund has been set up for future building/capital costs. A transfer to unrestricted funds of £30,000 was made in the year to reflect the expenditure incurred on replacing all the wooden sleepers and creating new wheelchair spaces..

continued...

15. CAPITAL COMMITMENTS

The charity had authorised, but not contracted for at 31 December 2025, works on site improvement of circa £36,000.

16. OTHER FINANCIAL COMMITMENTS

At 31 December 2025 the charity had annual commitments under non-cancellable operating leases as follows:

Expiry date	2025	2024
	£	£
In over 5 years	100	100

17. RELATED PARTY DISCLOSURES

Two trustees, J Waller and L Wolfe, were paid £1,590 and £90 respectively, for covering the manager's paternity leave.

18. ULTIMATE CONTROLLING PARTY

Ultimate control lies with the trustees.