



AMBLE DEVELOPMENT TRUST

Registered Office : Fourways2, 6 Dilston Terrace, Amble, Northumberland, NE65 0DT Registered in England No : 2990425 Registered Charity No : 1051657

Objects of the Company

The objects of the Company are :

- (a) to preserve, protect and enhance in any way for the benefit of the public the amenities including buildings or features of historic or architectural interest, in the area bounded to the north by the River Coquet, to the east by the coastline and west by Togston and Hauxley parish boundaries, to include the areas known as Mariners View, Gloster Hill, the Braid, the Marina and adjoining areas;
- (b) to benefit the public by improving and beautifying the area of benefit;
- (c) to provide or assist in the provision of public amenities for the benefit of the inhabitants of the area of benefit and neighbourhood thereof; and
- (d) to further any other charitable purpose or purposes for the benefit of the said inhabitants.

Grants and donations 2024/25

Community Foundation Cllr Terry Clark NCC Grant Scheme Football Foundation Jeff Watson Butler Ember Charity Northumberland County County Generous private donations to The Ambler

AMBLE DEVELOPMENT TRUST GROUP

Management Committee and Staff 2024/25

Officers

Paul Rigby Mandy Bond Chair Vice Chair

Members

Elected Members

Cath Armstrong William Armstrong Mandy Bond Jennifer Dunn Rod Henderson Lynne Morelli Paul Rigby

Representatives

John Carruthers Derek Nickalls Jack Hoskin Cllr Terry Clark (resigned) Cllr Craig Weir (resigned) Amble Businesses Amble Businesses Warkworth Harbour Commission Northumberland County Council Amble Town Council

Staff

Julia Aston Anna Williams Julie Lilburn

Sandy Higson Matthew Connolly John Lee Bartle Rippon Director/ Company Secretary Development Worker - Media Administrator/ Employment Counselling Support Retained Consultant Strategic Project Manager Seafood Centre Manager Lobster Hatchery Manager and Harbour Village Co-ordinator

Includes wholly owned subsidiary A.D.T. Northumberland Ltd

AMBLE DEVELOPMENT TRUST GROUP

Structure 2024/25



Chairman's Report Amble Development Trust Management Committee

Once again as chairman may I take this opportunity to welcome you to the Amble Development Trust Annual Report. As I wrote last year the Trust celebrated 30 years of regeneration, by hosting a photographic display of work carried out over the years. Many showing not just the projects but former trustees and staff as well, which brought additional nostalgia as some are no longer with us. And we obviously had to have cake, made and decorated by the talented hands of Colyn at the Farm Bakery.

In some ways it has been a strange year, while staff have worked hard to bring projects forward, most have been at the mercy of outside agencies that have stalled or taken longer than anticipated; for example the Playzone at the Welfare. But more of that later.

Regeneration & Physical Development:

At the Welfare we have planted the fruit trees to begin creating a community orchard. Other plans for the land are to add seating and re-establish the rose garden. The seats have been provided by Warkworth Harbour Commissioners who received funding for Chatty Seats – seats where anyone is welcome to sit and while away some time. The idea is to bring a communal space for all to the Welfare – for young and old, lonely, active or just sharing and caring. The space is for everyone.

While the physical aspect of Bord Waalk is complete we are looking at using some of the promotion budget to create drone footage that will follow the trail while capturing the towns assets to use as

town promotion. Matthew Connolly is working with JCSC to try to get the students involved to make this a community activity that will be available to businesses and organisations alike.

out by volunteers.

The work on Amble Neighbourhood Plan (NDP) progresses with sterling concentrated input from the steering group. While this is a Town Council initiative the work is carried

As you are aware the town of Amble like many others in Northumberland has had more than its share of housing development, and most of it not necessarily what the community actually needs. To this end the NDP Group applied for and were successful in securing funds to have a Housing Needs Assessment carried out. This study looks at all employment, wages, current housing stock, developments in planning and housing lists to determine what housing is required by the community. This will take a couple of months to carry out, but in the meantime the group are looking at green spaces, development sites and non-designated heritage assets. All the work required to offer as complete a picture as possible.

We continue to take part in government funded workshops related to community housing, that are to report back on their findings. We have offered ideas for local sites that may be suitable for affordable housing but to-date we have not had any feedback. We retain the view that affordable homes and Section 106 money should be kept in the area of development. Affordable homes could be managed by organisations similar to the Trust who have existing policies to ensure members



of the local community (living or working in the town or have a close family relationship) most in need are given first option on any available property. This view isn't in line with NCC or most government policies, however it has become more apparent that where there is a proven record of delivery

there is an opportunity to fund ongoing regeneration works, so everyone benefits.

It's hard to believe that the Harbour Village will celebrate its 10th birthday this year. Bart as the Harbour Village Coordinator is organising a bit of a do! The Seafood Centre has been reorganised with the hatchery closer to the entrance door and sales counter moved across the towards the window. to make the layout more user friendly. Given the value isn't paying for this work and are grateful to the Football Foundation and NCC for their matched funding through S106 but feel that more realistic costs could have supported additional projects.

At this stage I will outline one of the



Work finally began on the Welfare Playzone. Photo: Matthew Connolly

conditions attached to the funding and that is that the Playzone bookings must be paid for. This is not our choice, but a condition of funding. The booking system alone will cost the Trust a thousand pounds a year to operate and additional funding is expected to be set aside for maintenance. All very costly but we are trying to provide as varied leisure facilities as we can.

As the start to the Playzone was increasingly delayed we had major

the hatchery has as a conservation project and visitor attraction we remain fully supportive of the initiative.

The Welfare park:

At long last we were able to announce that the Playzone works were to commence. This has been a long and at times arduous process. Never having worked with the Football Foundation before we were not prepared for the length of time taken to respond to queries relating to various conditions. We have questioned the costs which we tried to reduce, but to no avail. When working from an agreed framework you have to accept how astronomical some costs can be. We acknowledge that the Trust

concerns about this and the development of the new JCSC building coinciding as NCC and the developer has asked for access to the welfare to create a temporary car park on what will eventually be the tennis courts at JCSC. For this to be granted we asked that car parking issues on Acklington Road were resolved by allowing the football teams to use the school car park. Simple ask, we thought, not quite so easy to find agreement to. I have to say the new head of JCSC has been extremely accommodating once he understood what the problems were. He immediately set a plan in place to allow the access which we and I'm sure Acklington Road residents greatly appreciate.

Only recently, and after asking many times, we were informed that JCSC developer would not require access over the Welfare as another route had been agreed. We do however still require information on what works NCC would like to carry out in the Welfare as it is their 'park and stride' route from the car park, which will be on their existing site adjacent to the new development. Again, this has been requested many times and should be available now the project has gone through detailed design to contract stage.

At the time of writing the Playzone is progressing well, and the contractors are really good to work with. – and a bacon butty now and again is appreciated!

The Ambler:

The Ambler celebrated its 25th Birthday earlier this year and publication of 150 issues. It continues to play a major role in keeping the community informed of local news and happenings. The publication highlights newsworthy issues as well as taking on challenges identified by the community and being a source of local information. We are grateful to the dedicated team of volunteers who work alongside the editor and give so freely of their time in order to bring the bimonthly newspaper to your door.

Financial support:

Financial year 2024 -2025 saw our core income mainly dependent upon our own income generation, with some additional funds gained through project management. Rental income from office, retail and housing accommodation are our main sources of income and allow the Trust to contribute in excess of £90k into the

community annually through various projects and resources.

Other financial support has come in the form of grants from the Community Foundation, NCC councillor members small grants via Cllr Clark, Northumberland County Council, Football Foundation, Butler Ember Charity via Jeff Watson and also personal donations to The Ambler. We offer our thanks to all funders for their continued support.

Staff & profile:

Amble Development Trust profile remains largely the same with Matthew Connolly joining the Trust team. Anna Williams has continued to produce The Ambler and Julie Lilburn carries out Trust administration as well as being available via email to assist with CV 's and job-related enquiries. Sandy Higson AKA The Mad Jam Woman provides the preserve making expertise and continues to make Pride of Northumbria range of preserves, and winner of more accolades for her wonderful marmalades.

Julia Aston and Matthew Connolly carry out day to day management duties, strategic/ policy/budget/business planning and asset management, as well as acting as the Trusts representatives on various committees. ADT Northumberland Ltd the Trusts trading arm employs the Lobster Hatchery staff, alongside the Harbour Village staff. In terms of profile, we continue as members of Locality and participate within FONDT activities (Federation of Northumberland Development Trusts).

The Year Ahead:

On regeneration we offered options for the existing gym site at JCSC, which has facilities that will not be moved to or included in the new build. The climbing wall and dance studio provide additional options that we feel could create a leisure and sports village when combining the new, existing and welfare amenities. For us it seems to be a plan worth pursuing and an asset the town would support.

Likewise, we feel the old Edwin Street school site could provide a location for affordable housing. NCC had confirmed they don't have plans for the site but have carried out copious studies on affordable and social housing. As the school site sits in a residential area affordable housing would appear to be a good fit. We have also looked at prefab units that could be suitable for young and /or single people.

We will continue supporting the NDP steering group. We will also look at how we can work with and support the creative sector. This is a growing industry and one that appears to be capturing the attention of many in the town through DryWater Arts community based workshops and the exhibitions and Crit sessions being run at the Dovecote Centre. There is a lot more to explore and we are already in conversation with the Cultural and Regeneration Officers at Northumberland County Council to see what opportunities could present themselves in funding terms.

We continue to participate in the Coastal Network which is in discussions with the government about creating a post for a Coastal Minister. As with many coastal communities we fall between rural and urban considerations. If the role was developed the minister could advocate for coastal communities with budgets to assist with projects and regeneration.

Matthew Connolly's role as chair of Amble Youth Project and links with James Calvert Spence College present opportunities to link up to support our young people that open up new opportunities in this sector. It's all about working with and joining up the different organisations to create scaled opportunities rather than disparate groups competing!

Taking our experience of high street properties, we are pleased to see new businesses locating onto Queen Street. It's very heartening to know Amble is attracting new businesses.

We have recently taken part in a government backed consultation on housing and how organisations such as the Trust could fund their purchases as it becomes obvious that organisations that are based in the community and have policies that support tenancies to keep homes for the local workforce wherever possible (affordable is based on a percentage of local market value) with further investment in communities.

The objectives of the Trust remain to assist the town to achieve its potential. To this end we will continue to explore opportunities and working partner arrangements to achieve this goal to ensure we can carry on enhancing our town for the benefit of all.

Once again, I would like to register my thanks to the Trust officers for their hard work, and to the Management Committee, trustees, colleagues, funders, supporters, and the community for continued support, with additional thanks to the many volunteers within the community who come forward and give so generously of their time. Amble truly knows the meaning of support, care and community spirit.

Paul Rigby, Chair Amble Development Trust & ADT Northumberland Ltd.

A.D.T. Northumberland Ltd

As another financial year comes to a close, we once again reflect on the trading and activities of the business.

This year we have seen a few changes in staffing at the Seafood Centre, with John Lee hosting the management of the Seafood Centre. The counter and hatchery have been changed around some new machinery purchased. John has also been busy building a new processing room within the seafood centre.

The orchard fruit trees were planted last year and are now in full flower, so hopefully should bear some fruit this year.

Other plans are to install two Chatty Benches that have been donated by Warkworth Harbour Commissioners through funding from the National Lottery. The benches will sit around the old rose garden which will be re-instated and flowering cherry trees will also be planted.

Finally, we have good news on the Playzone with work commencing in March. Currently the tarmac flooring is 'curing' before the markings can be painted on. We have already had some positive feedback from potential user groups, which is heartening.

What makes an 'affordable house'?

Our affordable housing is still fully rented out. If government policy were to change, we would be looking to add more affordable housing to the portfolio. I know many people complain about what makes housing affordable so to try to explain: whether it be rented or owned, affordable is based on 80% of the local market prices. For example if a two bedroom house was being sold for £100k, affordable prices would make that £80k. Or if rented monthly rent may be £400 per calendar month, then affordable rent would be £320 per calendar month. It cannot be based on an individual person's income – there has to be a method applied.

Sandy Higson our retained consultant preserve maker has done it again as she continues to win national acclaim for her marmalades, this year achieving: one gold and two bronze awards. This is in an international competition, so congratulations are well deserved.

Our accounts reflect our current trading position and income is due mainly to rental income from the Harbour Village and seafood centre.

Our thanks once again go to the staff, trustees and volunteers who continue to drive projects forward and look for new initiatives. Their loyalty is most appreciated.

Paul Rigby Chair, ADT Northumberland Ltd



David Smith MP visited the the Trust's 30th anniversary exhibition Photos: Anna Williams





AMBLE DEVELOPMENT TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF AMBLE DEVELOPMENT TRUST

Responsibilities and basis of report

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

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

Independent examiner's statement

Since the charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the Assocation of Chartered Certified Accountant, which is one of the listed bodies.

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

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

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

AMBLE DEVELOPMENT TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

| Current financial year | | Unrestricted funds | Restricted funds | Total | Total |
|---------------------------------------|----------|-----------------------|---------------------|-----------|-----------|
| | | 2025 | 2025 | 2025 | 2024 |
| | Notes | £ | £ | £ | £ |
| Income and endowments from: | | | | | |
| Donations and legacies | 3 | 4,855 | 266,695 | 271,550 | 135,226 |
| Other trading activities | 4 | 117,597 | - | 117,597 | 111,998 |
| Other income | | 2,331 | - | 2,331 | 3,230 |
| Total income | | 124,783 | 266,695 | 391,478 | 250,454 |
| Expenditure on: | | | | | |
| Charitable activities | 5 | 144,744 | 600 | 145,344 | 262,442 |
| Total expenditure | | 144,744 | 600 | 145,344 | 262,442 |
| Net income/(expenditure) and movement | in funds | (19,961) | 266,095 | 246,134 | (11,988) |
| Reconciliation of funds: | | | | | |
| Fund balances at 1 April 2024 | | 2,503,374 | - | 2,503,374 | 2,515,362 |
| Fund balances at 31 March 2025 | | 2,483,413 | 266,095 | 2,749,508 | 2,503,374 |
| | | | | | |

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

AMBLE DEVELOPMENT TRUST

BALANCE SHEET

| | 2025 | | 2024 | |
|---------------------------------------|-----------|-----------|----------|-----------|
| | £ | £ | £ | £ |
| Fixed assets | | | | |
| Tangible assets | | 2,423,969 | | 2,224,793 |
| Investments | | 2 | | 2 |
| | | | | |
| | | 2,423,971 | | 2,224,795 |
| Current assets | | | | |
| Debtors | 254,157 | | 2,248 | |
| Cash at bank and in hand | 300,072 | | 297,979 | |
| | | | | |
| | 554,229 | | 300,227 | |
| Creditors: amounts falling due within | | | | |
| one year | (228,692) | | (21,648) | |
| Net current assets | | 325,537 | | 278,579 |
| | | | | |
| Total assets less current liabilities | | 2,749,508 | | 2,503,374 |
| | | | | |
| The funds of the charity | | | | |
| Restricted income funds | | 266,095 | | - |
| Unrestricted funds | | 2,483,413 | | 2,503,374 |
| | | | | |
| | | 2,749,508 | | 2,503,374 |
| | | | | |

A.D.T. Northumberland Limited

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

| | 2025 £ | 2024 £ |
|---|----------------------|----------------------|
| Turnover Cost of sales | 310,853 (186,345) | 406,810 (241,944) |
| Gross profit | 124,508 | 164,866 |
| Administrative expenses Other operating income | (127,561) 3,240 | (154,977) 17,335 |
| Profit before taxation | 187 | 27,224 |
| Tax on profit | - | - |
| Profit for the financial year | 187 | 27,224 |

The profit and loss account has been prepared on the basis that all operations are continuing operations.



Working on the Playzone. Photo: Matthew Connolly

Legal and administrative information

| Secretary | Julia Aston | Bank | Unity Trust Bank plc Four Brindleyplace Oozells Square Birmingham B1 2HB |
|-------------|--|--------------------------|--|
| Bank | Robson Laidler Fernwood House Fernwood Road Jesmond Newcastle Upon Tyne NE2 1TJ | Solicitors | SJ Palin & Co 14-16 Bridge Street Amble NE65 ODR |
| Company No: | 2990425 | Charity Registration No: | 1051657 |

