

# LYN COMMUNITY DEVELOPMENT TRUST

England & Wales · Charity number 1095324

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2003-01-09

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Town Hall  
Lee Road  
Lynton  
EX35 6HT

**Phone** 01598752296

**Email** [lcdtrustees@gmail.com](mailto:lcdtrustees@gmail.com)

**Website** [www.lyncommunitytrust.co.uk](http://www.lyncommunitytrust.co.uk)

## Activities

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**Objects:** A TO PRESERVE, PROTECT, IMPROVE AND ENHANCE IN ANY WAY FOR THE BENEFIT OF THE PUBLIC, THE AMENITIES INCLUDING BUILDINGS OR FEATURES OF HISTORIC, ARCHITECTURAL OR NATURAL INTEREST IN THE AREA OF BENEFIT B TO ADVANCE EDUCATION AND RELIEVE POVERTY AMONG THOSE LIVING OR WORKING IN THE AREA OF BENEFIT C TO PROVIDE, IN THE INTERESTS OF SOCIAL WELFARE, FACILITIES FOR RECREATION OR OTHER LEISURE TYPE OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THOSE LIVING OR WORKING IN THE AREA OF BENEFIT D THE PROVISION OF HOUSING FOR THOSE WHO ARE IN CONDITIONS OF NEED AND THE IMPROVEMENT OF HOUSING IN THE PUBLIC SECTOR OR IN CHARITABLE OWNERSHIP PROVIDED THAT SUCH POWER SHALL NOT EXTEND TO RELIEVING ANY LOCAL AUTHORITIES OR OTHER BODIES OF A STATUTORY DUTY TO PROVIDE OR IMPROVE HOUSING E TO FURTHER ANY OTHER CHARITABLE PURPOSE OR PURPOSES FOR THE BENEFIT OF THE WORKERS OR INHABITANTS OF THE AREA OF BENEFIT

**Activities:** We provide support to local groups and projects within the Lyn Community and manage Community Buildings that are under our remit.

## Classification

- **How:** Makes Grants To Organisations, Provides Human Resources, Provides Buildings/facilities/open Space, Acts As An Umbrella Or Resource Body, Other Charitable Activities
- **What:** General Charitable Purposes, Education/training, Amateur Sport, Environment/conservation/heritage, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

## Geography

- **Area of benefit:** PRIMARY AREA OF BENEFIT - CIVIL PARISHES OF LYNTON AND LYNMOUTH, BRENDON, COUNTISBURY, PARRACOMBE, MARTINHOE, AND TRENTISHOE. SECONDARY AREA OF BENEFIT-SEE GOVERNING DOCUMENT
- Devon

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-30	£22,824	£11,408	-	-
2024-04-30	£19,024	£36,030	-	-
2023-04-30	£13,604	£9,557	-	-
2022-04-30	£20,169	£8,805	-	-
2021-04-30	£26,236	£28,070	-	-

## Trustees

Name	Role	Appointed
<b>Kate Holland</b>	Chair	2022-11-03
David York		2025-03-03
Jo Backhouse		2026-03-17
John Anthony Andrews		2025-06-26
Nicholas Lovell		2026-04-23

**LYN COMMUNITY DEVELOPMENT TRUST**

England & Wales - Charity number 1095324

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# Accounts

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**Chairman's report for AGM held 20 March 2025**

**General**

The Trust has undergone some change this year. We were very sad to receive the resignation of our Chair, David Wilde. David has worked tirelessly over the years for the benefit of our community and to say he will be missed is an understatement. In his absence I have taken on the role of acting Chair whilst we try to fill the large hole left by David. Thank you, David, for everything you have done over the years, your community is lucky to have you. We are delighted to recently welcome David York as a trustee, he will be a great addition to the trustees.

Highlights of the year are as follows:

**Market Hall**

The Market Hall continues to have three tenants, Libraries Unlimited, Jonny Bowden Fitness and Horizon Coffee Company. Bob has continued to look after the Market Hall with myself and David working with Bob recently to help consolidate the past work and plan for the future.

**Middleham Gardens**

Inspired by Laura's hard work at Middleham we organised a working party in the summer to tackle some of the bigger jobs. It was a great day and we were able to start the big task of reducing the height of the laurel hedge allowing more light into the garden. Many thanks to Tony, who continued this work on a weekly basis, the hedge pruning has now been completed. Amongst many other jobs Laura has also planted a lot of spring bulbs that we will all be enjoying soon. Sadly the large Alder tree at the end of the garden came down in storm Darragh and we are working to remove this and ultimately replant something in the space that this will leave.

**Lyn in Bloom**

Once again Laura has agreed to lead on Lyn in Bloom, we are very grateful for her support and for giving up her valuable time. Hopefully she will be able to recruit plenty of volunteers to spread the workload. Fund raising will need to be considered to pay towards the cost of displays.

**Affordable Housing**

John Atherton has continued to drive this project this year and a new housing needs survey has been completed, identifying the need for 15 homes. The trust continues to work to identify a suitable site for any potential development.

**Lyn Climate Action Group**

The Group has been very active over the year and with the support of the trust have been successful in receiving funding to support the creation of Lyn Community Orchard adjacent to the cemetery in Valley of Rocks. This project will be a great asset for the community in the years to come.

**Other activities**

We were delighted to be able to assist the community in raising funds for the provision of a Riser Chair for Paramedics in the Lyn Valley, using our Charity status to enable Gift Aid to be claimed on donations from individuals. We were also able to help the Lyn Defibrillator fund in their efforts to raise money to replace the various Defibrillators in the Lyn Valley area, and via Gift Aid reclaimed, we were able to add significantly to the fund raising campaign.

We have supported Lynton and Exmoor Museum post its successful application for major refurbishment. We have also provided funding towards the disabled access facility that have been installed at Hannington Hall, Martinhoe

I would like to thank all Trustees for their continued enthusiasm and hard work in undertaking their various activities, all of which are for the benefit of the Lyn Valley in general.

Kate Holland, Acting Chair

19<sup>th</sup> March 2025



**Receipts and payments accounts**

CC16a

<b>For the period from</b>	<b>Period start date</b> 01/05/2024	<b>To</b>	<b>Period end date</b> 30/04/2025
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**Section A Receipts and payments**

	<b>Unrestricted funds</b> to the nearest £	<b>Restricted funds</b> to the nearest £	<b>Endowment funds</b> to the nearest £	<b>Total funds</b> to the nearest £	<b>Last year</b> to the nearest £
<b>A1 Receipts</b>					
Donations	-	990	-	990	3,759
Gift Aid Received	-	-	-	-	686
Rent	11,636	-	-	11,636	12,579
Holding Deposit	-	-	-	-	-
Grants	-	9,275	-	9,275	2,000
Sundry Transfer	923	-	-	923	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>12,559</b>	<b>10,265</b>	<b>-</b>	<b>22,824</b>	<b>19,024</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>12,559</b>	<b>10,265</b>	<b>-</b>	<b>22,824</b>	<b>19,024</b>
<b>A3 Payments</b>					
Maintenance & Repairs	524	6,353	-	6,877	23,350
Insurance	389	-	-	389	377
Utilities	1,467	-	-	1,467	1,496
Holding Deposit Refund	-	-	-	-	400
Accounting Costs	180	-	-	180	220
Donations	1,000	-	-	1,000	9,453
Website Prep	134	-	-	134	268
Administration	351	-	-	351	213
Membership Fees	-	-	-	-	-
Printing	-	-	-	-	-
Rent	87	-	-	87	252
Sundry Transfer	-	923	-	923	1
Salaries	-	-	-	-	-
<b>#</b>	<b>4,132</b>	<b>7,276</b>	<b>-</b>	<b>11,408</b>	<b>36,030</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>4,132</b>	<b>7,276</b>	<b>-</b>	<b>11,408</b>	<b>36,030</b>
<b>Net of receipts/(payments)</b>	<b>8,426</b>	<b>2,989</b>	<b>-</b>	<b>11,415</b>	<b>17,006</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>34,749</b>	<b>17,350</b>	<b>-</b>	<b>52,099</b>	<b>69,105</b>
<b>Cash funds this year end</b>	<b>43,175</b>	<b>20,339</b>	<b>-</b>	<b>63,514</b>	<b>52,099</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £	
<b>B1 Cash funds</b>	General Account	18,246	700	-	
	Market Hall	24,706	1,000	-	
	Woodside Bridge	-	-	-	
	Walkers Are Welcome	223	-	-	
	Middleham Gardens	-	4,132	-	
	Affordable Housing	-	910	-	
	Air Ambulance	-	2,794	-	
	Lyn in Bloom	-	5,335	-	
	Lyn Climate Action	-	5,469	-	
	<b>Total cash funds</b>		<b>43,175</b>	<b>20,339</b>	<b>-</b>
(agree balances with receipts and payments account(s))					
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £	
<b>B2 Other monetary assets</b>	Details	-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		Fund to which asset belongs	Cost (optional)	Current value (optional)	
<b>B3 Investment assets</b>	Details		-	-	
			-	-	
			-	-	
			-	-	
			-	-	
<b>B4 Assets retained for the charity's own use</b>	Details		Fund to which asset belongs	Cost (optional)	Current value (optional)
	Short Leashold Property	General	-	-	115,681
	Fixtures & Fittings	General	-	-	32
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
<b>B5 Liabilities</b>	Details		Fund to which liability relates	Amount due (optional)	When due (optional)
				-	
				-	
				-	
				-	

**LYN COMMUNITY DEVELOPMENT TRUST**

England & Wales - Charity number 1095324

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# Accounts

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## ***To manage projects for the benefit of the community***

### **Chairman's report for AGM held 21 March 2024**

#### **General**

As usual, the past year had been a busy one for the trust. After many years' service, we are saddened to receive the resignation of long-standing trustee, Phil Taylor. Phil has been pivotal in moving the trust forward over a considerable period and his knowledge, experience and enthusiasm for the trust's work will be sorely missed. We wish him well in the future.

Sadly, this past year has seen the loss of another highly experienced and valuable trustee with the passing of Suzette Hibbert. Suzette had a special interest in Middleham Gardens, and her hard work and general wisdom will also be sorely missed, in common with many other local organisations of which she was a part. RIP and thank you, Suzette.

Highlights of the year are as follows:

#### **Market Hall**

Under the effective stewardship of Phil and Bob, the Hall has had full take-up with currently Libraries Unlimited, Jonny Bowden Fitness and latterly the Lyn Valley Doghouse being replaced by Jonny's Coffee business, as tenants. We have undertaken a major repair project on the Market Hall under Bob's watchful eye, and further work will be undertaken as we move forward.

#### **Middleham Gardens**

Following a review, trustees decided to undertake changes to the way the Gardens are managed. We are delighted to have appointed Laura McDouall as our gardener and Laura has already introduced wonderful new ideas on how to develop and brighten up the gardens for all to enjoy. We also thank Anja Fischbach for many years' service as our gardener.

#### **Walkers are Welcome**

Following a review, the trustees determined that the value to the community as part of WAW did not justify the continuation of membership, as the community in general could undertake quite comfortably the activities for which the trust paid. As a result, we resigned from WAW with effect from 31 December 2023.

#### **Lyn in Bloom**

We were delighted to have Laura McDouall volunteer to lead on this project and, gradually, ideas have come forward leading to what we are sure will be an exciting period for Lyn in Bloom. A special theme for 2024 has been agreed linking displays to the 125<sup>th</sup> anniversary of the RNLI. The launch of a new, revitalised social media presence will hopefully lead to more volunteers becoming involved. Fund raising will need to be considered to pay towards the cost of displays.

#### **Affordable Housing**

This project has been revitalised with Chris Sleep and John Atherton taking a lead role, with close links with the Town Council and their drive to have Affordable Housing built in the Lyn Valley. A meeting has been arranged with the Chief Planner of ENPA which we hope will clarify a way forward.

#### **Lyn Climate Action Group**

The Group has been very active over the year and with Kate and Bob as trustees, we are keen as a trust to assist the Group going forward. The assistance with providing trees in the Valley of Rocks is one example where we have been able to help.



## ***To manage projects for the benefit of the community***

### **Air Ambulance**

Other than to report that we have been in touch with Devon Air Ambulance to clarify who should undertake regular checks of the lighting at Holman Park – possibly ourselves or LLTC - there is nothing more to add about this Project.

### **Other activities**

We were delighted to be able to assist the community in raising funds for the provision of a Riser Chair for Paramedics in the Lyn Valley, using our Charity status to enable Gift Aid to be claimed on donations from individuals. We were also able to help the Lyn Defibrillator fund in their efforts to raise money to replace the various Defibrillators in the Lyn Valley area, and via Gift Aid reclaimed, we were able to add over £600 to the fund raising campaign.

I would like to thank all Trustees for their continued enthusiasm and hard work in undertaking their various activities, all of which are for the benefit of the Lyn Valley in general.

David Wilde

19 March 2024.



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Lyn Community Development Trust

No (if any)  
1095324

## Receipts and payments accounts

CC16a

For the period from	Period start date 1-May-23	To	Period end date 30-Apr-24
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Donations	2,964	795	-	3,759	400
Gift Aid received	686		-	686	
Rent	12,579	-	-	12,579	13,204
Holding Deposit		-	-	-	
Grants	2,000		-	2,000	
Sundries		-	-	-	
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>18,229</b>	<b>795</b>	<b>-</b>	<b>19,024</b>	<b>13,604</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>18,229</b>	<b>795</b>	<b>-</b>	<b>19,024</b>	<b>13,604</b>
<b>A3 Payments</b>					
Maintenance and repairs	19,576	3,774	-	23,350	4,719
Insurance	377	-	-	377	374
Utilities	1,496	-	-	1,496	1,582
Holding Deposit refunded	400		-	400	
Accounting costs	220	-	-	220	
Donations	9,453		-	9,453	1,960
Website prep	134	134		268	
Administration	213			213	255
Membership Fees	-			-	50
Printing		-	-	-	30
Rent	252			252	199
Sundries	1		-	1	388
<b>Sub total</b>	<b>32,122</b>	<b>3,908</b>	<b>-</b>	<b>36,030</b>	<b>9,557</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>32,122</b>	<b>3,908</b>	<b>-</b>	<b>36,030</b>	<b>9,557</b>
<b>Net of receipts/(payments)</b>	<b>- 13,893</b>	<b>- 3,113</b>	<b>-</b>	<b>- 17,006</b>	<b>4,047</b>
<b>A5 Transfers between funds</b>	<b>- 69</b>	<b>69</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>48,311</b> #	<b>20,794</b>	<b>-</b>	<b>69,105</b>	<b>69,105</b>
<b>Cash funds this year end</b>	<b>34,749</b>	<b>17,350</b>	<b>-</b>	<b>52,099</b>	<b>73,152</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	General a/c	19,221	1,599	-
	Market Hall	15,528	600	
	Woodside Bridge	-	-	
	Walkers are Welcome		223	
	Middleham Gardens		5,618	
	Affordable Housing		910	
	Air Ambulance	-	2,794	-
	Lyn in Bloom		5,606	
	Lyn Climate Action	-	-	-
		<b>Total cash funds</b>	<b>34,749</b>	<b>17,350</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
	<b>Details</b>	<b>Unrestricted funds to nearest £</b>	<b>Restricted funds to nearest £</b>	<b>Endowment funds to nearest £</b>
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	<b>Details</b>	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
	<b>Details</b>	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
<b>B4 Assets retained for the charity's own use</b>	Short Leasehold properties	General	-	119,531
	Fixtures and Fittings	General	-	34
			-	-
			-	-
			-	-
			-	-
	<b>Details</b>	<b>Fund to which liability relates</b>	<b>Amount due (optional)</b>	<b>When due (optional)</b>
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	

**LYN COMMUNITY DEVELOPMENT TRUST**

England & Wales - Charity number 1095324

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# Accounts

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## ***To manage projects for the benefit of the community***

### **Chairman's report for AGM held 16 February 2023**

#### **General**

Once again, the past year has been busy and we are delighted to have welcomed two new Trustees in Kate Holland and John Atherton. They have been a boost for our committee. We were saddened to receive the resignation as a Trustee of Jason Broughton and we thank Jason for the hard work he has undertaken.

Highlights of the year are as follows:

#### **Market Hall**

Under the effective stewardship of Phil and Bob, the Hall has had full take-up with currently Libraries Unlimited, Jonny Bowden Fitness and the Lyn Valley Doghouse as tenants. We are conscious of the maintenance needs of this building, and this is something we are developing with quotes obtained and work being taken forward.

#### **Middleham Gardens**

Under the care of Suzette, the Gardens have been well maintained and a working party prepared the gardens for a special Lynmouth Flood event in August.

#### **Walkers are Welcome**

Jason's resignation has created a void for a trustee to undertake the return and report for WAW. A volunteer needs to be appointed.

#### **Lyn in Bloom**

Jason's resignation has again left a vacancy for someone to lead on this. Enquiries of individuals are ongoing.

#### **Affordable Housing**

This project has stalled somewhat due to both Covid and the lack of identifying suitable property to take forward. However, with the Town Council taking more interest and John Atherton's responsibilities in leading the Council on this, we hope to take this further forward in the coming year.

#### **Lyn Climate Action Group**

The Group has been very active over the year and with Kate joining Bob as a trustee we are keen as a trust to assist the Group going forward.

#### **Air Ambulance**

Other than to report that the Air Ambulance undertake regular checks of the lighting at Holman Park, there is nothing more to add to the Project.

I would like to thank all Trustees for their continued enthusiasm and hard work in undertaking their various activities, all of which are for the benefit of the Lyn Valley in general.

David Wilde

6 February 2023.



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Lyn Community Development Trust

No (if any)  
1095324

## Receipts and payments accounts

CC16a

For the period from	Period start date 1-May-22	To	Period end date 30-Apr-23
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Donations	-	400	-	400	9,842
Gift Aid received	-	-	-	-	111
Rent	13,204	-	-	13,204	10,216
Holding Deposit	-	-	-	-	
Grants	-	-	-	-	
Sundries	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>13,204</b>	<b>400</b>	<b>-</b>	<b>13,604</b>	<b>20,169</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>13,204</b>	<b>400</b>	<b>-</b>	<b>13,604</b>	<b>20,169</b>
<b>A3 Payments</b>					
Maintenance and repairs	1,939	2,780	-	4,719	1,814
Insurance	374	-	-	374	372
Utilities	1,582	-	-	1,582	1,259
Legal Fees	-	-	-	-	
Accounting costs	-	-	-	-	200
Donations	1,960	-	-	1,960	4,762
Website prep	-	-	-	-	122
Administration	255	-	-	255	149
Membership Fees	-	50	-	50	
Printing	30	-	-	30	
Surveys	-	-	-	-	
Rent	199	-	-	199	77
Sundries	388	-	-	388	50
<b>Sub total</b>	<b>6,727</b>	<b>2,830</b>	<b>-</b>	<b>9,557</b>	<b>8,805</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>6,727</b>	<b>2,830</b>	<b>-</b>	<b>9,557</b>	<b>8,805</b>
<b>Net of receipts/(payments)</b>	<b>6,477</b>	<b>- 2,430</b>	<b>-</b>	<b>4,047</b>	<b>11,364</b>
<b>A5 Transfers between funds</b>					
<b>A6 Cash funds last year end</b>	<b>41,834</b> #	<b>23,224</b>		<b>65,058</b>	<b>53,694</b>
<b>Cash funds this year end</b>	<b>48,311</b>	<b>20,794</b>		<b>69,105</b>	<b>65,058</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	General a/c	26,256	1,599	-
	Market Hall	22,055	1,000	
	Woodside Bridge	-	-	
	Walkers are Welcome		356	
	Middleham Gardens		8,641	
	Affordable Housing		910	
	Air Ambulance	-	2,794	-
	Lyn in Bloom		5,494	
	Lyn Climate Action	-	-	-
		<b>Total cash funds</b>	<b>48,311</b>	<b>20,794</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
	<b>Details</b>	<b>Unrestricted funds to nearest £</b>	<b>Restricted funds to nearest £</b>	<b>Endowment funds to nearest £</b>
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	<b>Details</b>	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	<b>Details</b>	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
	Short Leasehold properties	General	-	123,381
	Fixtures and Fittings	General	-	36
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	<b>Details</b>	<b>Fund to which liability relates</b>	<b>Amount due (optional)</b>	<b>When due (optional)</b>
			-	
			-	
			-	
			-	

**LYN COMMUNITY DEVELOPMENT TRUST**

England & Wales - Charity number 1095324

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# Accounts

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## **Lyn Community Development Trust**

### **Trustees' Report to accounts**

**Year ended 30 April 2022**

#### **Charitable Objects**

There have been no changes to either the structure or objects in the past year. Full details of the objectives are held on the Charity Commission's website.

#### **Organisational Structure**

Membership is open to anyone irrespective of political party, race, nationality, religious opinion, sex, race or colour provided that the individual member lives or works, or intends to live or work, in the primary area of benefit, being the Civil Parishes of Lynton, Lynmouth, Brendon, Countisbury, Parracombe, Martinhoe and Trentishoe. Members must be aged 18 or over and must volunteer, or be asked to join, and be approved as members by the Management Committee.

The Management Committee, consisting of all the Trustees, conducts the normal business of the Trust and is governed by charity law and by regulations approved by the Trustees.

Trustees are inducted and trained by other Trustees and their own experience. Meetings are held approximately monthly, but with the Covid-19 pandemic and subsequent lockdown, meetings have been held via Social Media and will continue to be held this way until such time as Government Guidance permits full meetings again.

Trustees in post at the end of the Financial year are:

David Wilde – Chair

Suzette Elizabeth Hibbert

Philip Taylor

Dr Roger Ferrar

Richard Christopher Sleep

Robert King

Jason Broughton

#### **Financial Review**

The accounts of the Trust have been prepared on a Receipts and Payments basis following Charity Commission regulations. The accounts form part of this report. Individual bank accounts are held and administered as either Unrestricted Funds or Restricted Funds according to the purpose of funds allocated or donated. Details are shown in the accounts, which will have been examined by a suitably qualified individual as required in Charity Commission regulations. The Trust acts prudently in all matters financial and reports are provided at all meetings.

## **Review of Activities and Achievements**

### **Devon Air Ambulance Landing Site**

This is an ongoing project, and the Trust holds contingency funds in a designated account to maintain and service the lights at Holman Park as and when required. There is regular annual contact between LCDT and the Air Ambulance Trust to ensure lights are working and the landing ground is usable.

### **The Market Hall**

As we have come out of the pandemic, the system of running the Market Hall between the trustees and the three tenants - Libraries Unlimited, Bowden Fitness and Lyn Valley Dog House is working well.

There is likely to be a considerable cost for repairs as we move forward, and the Trust will be exploring options for funding etc.

### **Middleham Gardens**

The Trust has been able to maintain Middleham satisfactorily in this financial year. Repairs have been undertaken, dangerous trees felled, and repairs/renewal of the various interpretation boards are under way. Donations to the Garden's upkeep are always welcome.

### **Lyn Economic and Tourism Alliance (a Town Council promotional committee)**

Active members comprise LLTC; ENPA; L & B Railway; L & L Cliff Railway; Lynton Museum; TIC, LCDT and representatives of retailers, accommodation providers and caterers.

Membership of this committee enables the Trust to be aware of, and contribute to, the plans of ENPA, LLTC and the main attractions in the area.

### **Walkers are Welcome, The Coleridge Way and the Walker.**

The area is a key focal point of a number of long-distance trails, and the "Walker" stainless steel figure on the Esplanade (provided and funded by the Trust), has proved to be a huge hit with locals and visitors alike with many photographs being taken of individuals shaking his hand - often at the end of a long walk.

The Trust is keen to improve our Walkers are Welcome website and have paid for a review and update of the site. This work is ongoing.

### **Affordable Housing**

LCDT is the local Land Trust working in conjunction with Wessex Community Land Trust and North Devon District Council to identify suitable site(s) to enable affordable housing to be provided specifically for locals with a strong link to the community.

Work has paused significantly recently, and with the pandemic restricting opportunities to review with NDDC, working links have yet to be fully re-

established. Contact is being maintained and the Trust hopes to move this project forward in the coming year. Lynton and Lynmouth Town Council are looking at Affordable Housing opportunities and the Trust will work closely with them.

### **Lyn in Bloom**

The Trust agreed to incorporate Lyn in Bloom under its umbrella of projects for the area to continue to be enhanced by flowers and shrubs for the benefit of locals and tourists alike. A separate fund has been opened specifically for this project, which is ongoing.

### **Raiser chair project**

The Trust agreed to be the financial accounting body for this important local initiative. A chair has been provided to aid Paramedics locally and training funded. A small amount is still held in a restrictive fund for further training/repairs if required.

### **Notes on account preparation**

The year's accounts have been prepared on a Receipts and Payments basis as per Charity Commission guidance.

Debtors and creditors are only nominal figures and of no consequence to the overall financial situation of the Trust.

The Trust leases the Market Hall from North Devon District Council and sub-lets to tenants. In this way, the Trust generates income in its Market Hall account. The value of leasehold premises is reduced by £3850 pa which is by straight line depreciation over the remaining term of the lease.

The Receipts and Payments account includes income and expenditure relevant to the financial year and Trustees do not feel that the value of Fixtures and Fittings and Short Leasehold property requires anything other than a note to the accounts.



## Receipts and payments accounts

<b>For the period from</b>	Period start date 1-May-21	<b>To</b>	Period end date 30-Apr-22
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £
<b>A1 Receipts</b>				
Donations	-	9,842	-	9,842
Gift Aid received	-	111	-	111
Rent	10,216	-	-	10,216
Holding Deposit	-	-	-	-
Grants	-	-	-	-
Sundries	-	-	-	-
	-	-	-	-
<b>Sub total (Gross income for AR)</b>	10,216	9,953	-	20,169
<b>A2 Asset and investment sales, (see table).</b>				
	-	-	-	-
	-	-	-	-
<b>Sub total</b>	-	-	-	-
<b>Total receipts</b>	10,216	9,953	-	20,169
<b>A3 Payments</b>				
Maintenance and repairs	480	1,334	-	1,814
Insurance	372	-	-	372
Utilities	1,259	-	-	1,259
Legal Fees	-	-	-	-
Accounting costs	200	-	-	200
Donations	20	4,742	-	4,762
Website prep	122	-	-	122
Administration	149	-	-	149
Membership Fees	-	-	-	-
Printing	-	-	-	-
Surveys	-	-	-	-
Rent	77	-	-	77
Sundries	-	50	-	50
<b>Sub total</b>	2,679	6,126	-	8,805
<b>A4 Asset and investment purchases, (see table)</b>				
	-	-	-	-
	-	-	-	-
<b>Sub total</b>	-	-	-	-
<b>Total payments</b>	2,679	6,126	-	8,805
<b>Net of receipts/(payments)</b>	7,537	3,827	-	11,364
<b>A5 Transfers between funds</b>	- 500	500	-	-
<b>A6 Cash funds last year end</b>	34,797 #	18,897	-	53,694
<b>Cash funds this year end</b>	41,834	23,224	-	65,058

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £
<b>B1 Cash funds</b>	General a/c	29,262	1,000
	Market Hall	12,572	1,000
	Woodside Bridge	-	-
	Walkers are Welcome		406
	Middleham Gardens		10,320
	Affordable Housing		910
	Air Ambulance	-	2,902
	Lyn in Bloom		6,087
	Riser Chair	-	599
		<b>Total cash funds</b> (agree balances with receipts and payments account(s))	<b>41,834</b>
		OK	OK
	<b>Details</b>	<b>Unrestricted funds to nearest £</b>	<b>Restricted funds to nearest £</b>
<b>B2 Other monetary assets</b>		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
<b>B3 Investment assets</b>	<b>Details</b>	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>
			-
			-
			-
<b>B4 Assets retained for the charity's own use</b>	<b>Details</b>	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>
	Short Leasehold properties	General	-
	Fixtures and Fittings	General	-
			-
			-
			-
			-
<b>B5 Liabilities</b>	<b>Details</b>	<b>Fund to which liability relates</b>	<b>Amount due (optional)</b>
			-
			-
			-
			-

**CC16a**



**Last year**

**to the nearest £**

<b>3,797</b>
<b>11,704</b>
<b>400</b>
<b>10,000</b>
<b>335</b>
-
-
<b>26,236</b>

-
-

<b>26,236</b>
---------------

<b>3,182</b>
<b>361</b>
<b>634</b>
<b>140</b>
<b>22,155</b>
<b>75</b>
<b>170</b>
<b>1,125</b>
<b>228</b>
<b>28,070</b>

-

<b>28,070</b>
---------------

- <b>1,834</b>
-
<b>55,528</b>
<b>53,694</b>



**Endowment funds**  
to nearest £

-
-
-
-

OK

**Endowment funds**  
to nearest £

-
-
-
-
-
-

**Current value (optional)**

-
-
-

**Current value (optional)**

<b>127,231</b>
<b>38</b>
-
-
-
-
-

**When due (optional)**


**LYN COMMUNITY DEVELOPMENT TRUST**

England & Wales - Charity number 1095324

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# Accounts

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## **Lyn Community Development Trust**

### **Trustees' Report to accounts**

**Year ended 30 April 2021**

#### **Charitable Objects**

There have been no changes to either the structure or objects in the past year. Full details of the objectives are held on the Charity Commission's website.

#### **Organisational Structure**

Membership is open to anyone irrespective of political party, race, nationality, religious opinion, sex, race or colour provided that the individual member lives or works, or intends to live or work, in the primary area of benefit, being the Civil Parishes of Lynton, Lynmouth, Brendon, Countisbury, Parracombe, Martinhoe and Trentishoe. Members must be aged 18 or over and must volunteer, or be asked to join, and be approved as members by the Management Committee.

The Management Committee, consisting of all the Trustees, conducts the normal business of the Trust and is governed by charity law and by regulations approved by the Trustees.

Trustees are inducted and trained by other Trustees and their own experience. Meetings are held approximately monthly, but with the Covid-19 pandemic and subsequent lockdown, meetings have been held via Social Media and will continue to be held this way until such time as Government Guidance permits full meetings again.

Trustees in post at the end of the Financial year are:

David Wilde – Chair

Suzette Elizabeth Hibbert

Philip Taylor

Dr Roger Ferrar

Richard Christopher Sleep

Robert King

Jason Broughton

#### **Financial Review**

The accounts of the Trust have been prepared on a Receipts and Payments basis following Charity Commission regulations. The accounts form part of this report. Individual bank accounts are held and administered as either Unrestricted Funds or Restricted Funds according to the purpose of funds allocated or donated. Details are shown in the accounts, which will have been examined by a suitably qualified individual as required in Charity Commission regulations. The Trust acts prudently in all matters financial and reports are provided at all meetings.

## **Review of Activities and Achievements**

### **Devon Air Ambulance Landing Site**

This is an ongoing project, and the Trust holds contingency funds in a designated account to maintain and service the lights at Holman Park as and when required. There is regular annual contact between LCDT and the Air Ambulance Trust to ensure lights are working and the landing ground is usable.

### **The Market Hall**

Following a review and a change in management of Libraries Unlimited, responsibilities have been reassigned between LCDT and the three tenants - Libraries Unlimited, Bowden Fitness and now Lyn Valley Dog House. As in previous the financial year, the Covid-19 pandemic lockdown required us to review how we operated the tenancies and assistance was given to ease the burden of rental. This is under constant review.

The running of the Market Hall has been operated by the tenants and Phil Taylor/Bob King on behalf of LCDT, with Phil and/or Bob reporting to the main committee.

### **Middleham Gardens**

The Trust has been able to maintain Middleham to its usual high standard thanks mainly to a grant from the Lyn Art and Crafts Society and a substantial Covid Recovery Grant from North Devon District Council. Repairs have been undertaken, dangerous trees felled, and repairs/renewal of the various interpretation boards are under way. Donations to the Garden's upkeep are always welcome.

The Trust is seeking to put a stone collecting cairn in the gardens to collect donations from visitors.

### **Lyn Economic and Tourism Alliance (a Town Council promotional committee)**

Active members comprise LLTC; ENPA; L & B Railway; L & L Cliff Railway; Lynton Museum; TIC, LCDT and representatives of retailers, accommodation providers and caterers.

Membership of this committee enables the Trust to be aware of, and contribute to, the plans of ENPA, LLTC and the main attractions in the area.

### **Walkers are Welcome, The Coleridge Way and the Walker.**

The area is a key focal point of a number of long-distance trails, and the "Walker" stainless steel figure on the Esplanade (provided and funded by the Trust), has proved to be a huge hit with locals and visitors alike with many photographs being taken of individuals shaking his hand - often at the end of a long walk.

The Trust is keen to improve our Walkers are Welcome website and have paid for a review and update of the site. This work is ongoing.

### **Woodside Bridge**

This has been the Trust's major project for the last two years, and it is delighted to report that, in conjunction with the Exmoor National Park's Caremoor for Exmoor scheme, it has more than achieved the £65,000 required to replace Woodside Bridge in the Watersmeet Valley. The bridge has been constructed, with path repairs undertaken nearby so this project has come to a very successful conclusion.

### **Affordable Housing**

LCDT is the local Land Trust working in conjunction with Wessex Community Land Trust and North Devon District Council to identify suitable site(s) to enable affordable housing to be provided specifically for locals with a strong link to the community.

Work has paused significantly recently, and with the pandemic restricting opportunities to review with NDDC, working links have yet to be fully re-established. Contact is being maintained and the Trust hopes to move this project forward in the coming year. Lynton and Lynmouth Town Council are looking at Affordable Housing opportunities and the Trust will work closely with them.

### **Lyn in Bloom**

The Trust agreed to incorporate Lyn in Bloom under its umbrella of projects for the area to continue to be enhanced by flowers and shrubs for the benefit of locals and tourists alike. A separate fund has been opened specifically for this project, which is ongoing.

### **Notes on account preparation**

The year's accounts have been prepared on a Receipts and Payments basis as per Charity Commission guidance.

During the year, the Trust dealt with and cleared the small balance held on behalf of "Mutts on the Manor" and this has been cleared from the accounts. Debtors and creditors are only nominal figures and of no consequence to the overall financial situation of the Trust.

The Trust leases the Market Hall from North Devon District Council and sub-lets to tenants. In this way, the Trust generates income in its Market Hall account. The value of leasehold premises is reduced by £3850 pa which is by straight line depreciation over the remaining term of the lease.

The Receipts and Payments account includes income and expenditure relevant to the financial year and Trustees do not feel that the value of Fixtures and Fittings and Short Leasehold property requires anything other than a note to the accounts.





## Receipts and payments accounts

<b>For the period from</b>	Period start date 1-May-20	<b>To</b>	Period end date 30-Apr-21
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £
<b>A1 Receipts</b>				
Donations	-	3,797	-	3,797
Gift Aid received	-	-	-	-
Rent	11,704	-	-	11,704
Holding Deposit	400	-	-	400
Grants	-	10,000	-	10,000
Sundries	335	-	-	335
	-	-	-	-
	-	-	-	-
<b>Sub total</b> (Gross income for AR)	12,439	13,797	-	26,236
<b>A2 Asset and investment sales, (see table).</b>				
	-	-	-	-
	-	-	-	-
<b>Sub total</b>	-	-	-	-
<b>Total receipts</b>	12,439	13,797	-	26,236
<b>A3 Payments</b>				
Maintenance and repairs	1,270	1,912	-	3,182
Insurance	361	-	-	361
Utilities	634	-	-	634
Legal Fees	-	-	-	-
Accounting costs	140	-	-	140
Donations	80	22,075	-	22,155
Website prep	75	-	-	75
Administration	170	-	-	170
Membership Fees	-	-	-	-
Printing	-	-	-	-
Surveys	-	-	-	-
Rent	1,125	-	-	1,125
Sundries	185	43	-	228
<b>Sub total</b>	4,040	24,030	-	28,070
<b>A4 Asset and investment purchases, (see table)</b>				
	-	-	-	-
	-	-	-	-
<b>Sub total</b>	-	-	-	-
<b>Total payments</b>	4,040	24,030	-	28,070
<b>Net of receipts/(payments)</b>	8,399	- 10,233	-	- 1,834
<b>A5 Transfers between funds</b>	- 398	398	-	-
<b>A6 Cash funds last year end</b>	26,796	# 28,732	-	55,528
<b>Cash funds this year end</b>	34,797	18,897	-	53,694

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £
<b>B1 Cash funds</b>	General a/c	10,635	1,000
	Market Hall	24,162	1,000
	Woodside Bridge	-	-
	Walkers are Welcome		456
	Middleham Gardens		10,629
	Affordable Housing		910
	Air Ambulance	-	2,902
	Lyn in Bloom		2,000
	Cash Holding	-	-
		<b>Total cash funds</b> <small>(agree balances with receipts and payments account(s))</small>	<b>34,797</b>
		OK	OK
	<b>Details</b>	<b>Unrestricted funds to nearest £</b>	<b>Restricted funds to nearest £</b>
<b>B2 Other monetary assets</b>		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
<b>B3 Investment assets</b>	<b>Details</b>	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>
			-
			-
			-
<b>B4 Assets retained for the charity's own use</b>	<b>Details</b>	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>
	Short Leasehold properties	General	-
	Fixtures and Fittings	General	-
			-
			-
			-
			-
<b>B5 Liabilities</b>	<b>Details</b>	<b>Fund to which liability relates</b>	<b>Amount due (optional)</b>
			-
			-
			-
			-

**CC16a**



**Last year**

**to the nearest £**

<b>10,261</b>
<b>2,053</b>
<b>8,083</b>
<b>400</b>
-
-
-
-
<b>20,797</b>

-
-

<b>20,797</b>
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<b>2,622</b>
<b>813</b>
<b>1,326</b>
<b>4,994</b>
<b>798</b>
<b>600</b>
<b>815</b>
<b>511</b>
<b>129</b>
<b>250</b>
<b>295</b>
<b>133</b>
<b>88</b>
<b>13,374</b>

-
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<b>13,374</b>
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<b>7,423</b>
-
<b>48,105</b>
<b>55,528</b>



**Endowment funds**  
to nearest £

-
-
-
-
-

OK

**Endowment funds**  
to nearest £

-
-
-
-
-
-

**Current value (optional)**

-
-
-

**Current value (optional)**

<b>131,081</b>
<b>40</b>
-
-
-
-
-
-

**When due (optional)**


**Lyn Community Development Trust**

**Independent Examiner's Report to accounts for year ending 30  
April 2021.**

**Charity Number 1095324.**

**Declaration**

Having undertaken an independent examination of the Trust's accounts, from the records produced to me, I confirm them to be a true account of the Trust's activities.

(Signed) D J Eastman

17 January 2022