

## **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.



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Lyn Community Development Trust

No (if any)  
1095324

## Receipts and payments accounts

For the period from	Period start date 1-May-21	To	Period end date 30-Apr-22
------------------------	-------------------------------	----	------------------------------

### 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</b> (Gross income for AR)	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>	<b>41,834</b>
	(agree balances with receipts and payments account(s))	OK	OK
<b>B2 Other monetary assets</b>	<b>Details</b>	<b>Unrestricted funds to nearest £</b>	<b>Restricted funds to nearest £</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)**

127,231
38
-
-
-
-
-

**When due  
(optional)**
