

GREAT TORRINGTON BUILDINGS PRESERVATION TRUST

England & Wales · Charity number 1100255

Details

Status Registered

Legal form Charitable company

Company number [04934863](#)

Registered 2003-10-22

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

Contact

Address The Town Hall Office
High Street
Torrington
EX38 8HN

Phone 01805623298

Email admin@greattorrington-townhall.org

Website www.greattorrington-townhall.org

Activities

Objects: To preserve for the benefit of the people of Great Torrington in the County of Devon and of the Nation the historical, architectural and constructional heritage that exist in and around Great Torrington in buildings (including any building defined in Section 336 of The Town and Country Planning Act 1990) of particular beauty or historical architectural or constructional interest. To preserve and maintain the restored town hall in the interests of social welfare, for recreation or other leisure time occupation of individuals and organisations who have need of such facilities, by reason of their youth, age, infirmity or disability, financial hardship or social circumstances with the object of improving their conditions of life.

Activities: Preservation and restoration of Great Torrington Town Hall building to provide a financially self-supporting community run asset for the town and northern Devon.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Environment/conservation/heritage
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** IN AND AROUND GREAT TORRINGTON
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2024-09-30	£48,791	£46,402	-	-
2023-09-30	£48,873	£58,650	-	-
2022-09-30	£84,818	£63,875	-	-
2021-09-30	£79,549	£57,734	-	-
2020-09-30	£69,249	£73,687	-	-

Trustees

Name	Role	Appointed
SANDRA CRAWLEY	Chair	2023-03-15
David John Parish		2023-03-15
HELEN GRACE RUMBOLD		2020-12-17
Nigel Lewis-Carpenter		2020-12-17
Paula Langer		2020-12-17
Rosemary Lilian Purcell		2020-12-17
Sue Mills		2018-11-20

GREAT TORRINGTON BUILDINGS PRESERVATION TRUST

England & Wales - Charity number 1100255

Accounts

GREAT TORRINGTON BUILDINGS PRESERVATION TRUST					
				BALANCE SHEET	FOR THE YEAR
Reserves and Funds				2023/2024	2022/2023
TRADING ACCOUNT					
Opening Balance				40342.66	54538.84
INCOME				43122.89	41804.14
EXPENDITURE				39731.55	56000.32
Closing Balance				43734.00	40342.66
Surplus for year				3391.34	-14196.18
RESTRICTED FUNDS ACCOUNT					
Opening Balance				14033.87	22.87
INCOME				2325.25	18.00
GRANTS TRANSFERRED FROM RESERVES ACCOUNT				0.00	16643.00
EXPENDITURE				6670.95	2650.00
Closing Balance				9688.17	14033.87
Deficit for year				-4345.70	14011.00
RESERVED FUNDS ACCOUNT					
Opening Balance				39601.46	49193.62
INCOME				3343.34	7050.84
GRANTS TRANSFERRED TO RESTRICTED FUNDS A/C				0.00	16643.00
Closing Balance				42944.80	39601.46
Surplus for year				3343.34	-9592.16
Deficit for year					-9592.16
TOTAL ACCOUNTS BALANCE					
SURPLUS FOR THE YEAR				2388.98	
DEFICIT FOR THE YEAR					-9777.34
Represented By :					
BALANCES AT LLOYDS BANK					
TRADING ACCOUNT		Account No.	1105868	43734.00	40342.66
RESTRICTED FUNDS ACCOUNT		Account No.	34018368	9688.17	14033.87
RESERVED FUNDS ACCOUNT		Account No.	1218883	42944.80	39601.46
TOTAL				£96,366.97	£93,977.99
TREASURERS STATEMENT					
I have recorded the accounts, books & statements of the Great Torrington Buildings Preservation Trust for the					
Period 1st October 2023 to 30th September 2024			These accounts are being presented to the		
AGM of Great Torrington Buildings Preservation Trust for examination of the said accounts by the Trustees					
prior to submission to the Trusts Independent Examiner					
I believe these accounts give a true & fair view of the said accounts as at				30th September 2024	
Signed : <i>N. Lewis Carpenter</i>		Treasurer		16/12/24	Nigel Lewis Carpenter
Accounts approved by the members at the Annual General Meeting					
Signed: <i>Sandra Crawley</i>		Chair		Sandra	Crawley
Dated : 16/12/24					

Great Torrington Buildings Preservation Trust
Independent Examiner's Report to the Trustees of Great Torrington Buildings Preservation Trust (GTBPT).
For the year ended 30 September 2024
Company limited by Guarantee
I report to the trustees on my examination of the financial statements of Great Torrington Buildings Preservation Trust ("the Charity") for the year ended 30 September 2024. As provided from the "Business Finance Assistant" accounting system.

Responsibilities and the basis of the report.

As the trustees of the company (and also as directors for the purposes of company law) you are responsible for the preparation of the financial statements as presented in accordance with the Companies Act 2006.
I report in respect of my examination of the GTBPT charity's accounts as 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(5b) of the 2011 Act.

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

Tim Sanders BA (Hons), BSc (Hons), MAAT
Independent Examiner 08 January 2025

**Great Torrington Buildings Preservation Trust Treasurers Report
1st October 2023 to 30th September 2024**

As you will see from the Accounts - we were showing a loss last year of £9,777.34.
We are now showing a profit this year of £2388.98.

To put this into perspective we had a trading surplus of £6734.68 and spent £4345.70 from the restricted grant fund.

The long-term effects of the financial crisis, inflation and covid have produced a change in people's lifestyles and spending habits which has had quite an impact on our business. To counteract this, we had a big push on renting out the rooms within the building and increased the turnover of the bar this has had a big change to our profit margin.

An example of this was the Mayfair Celebration where we had a turnover of £7558.58 with a profit of £2211.08 in 4 days.

Having re-purposed the 3 bank accounts this has given us a clearer overview and better control of our finances.

The Trading Account covers our everyday income and expenditure.
The Reserved Funds Account is essentially our "rainy day fund."
The Restricted Funds Account is now exclusively for grants secured for specific projects and equipment.

We have also developed an event reporting sheet, which will work out income and expenditure on each event.

The Digital Tax programme provided through our Lloyds Bank Account is working well and has really eased the quarterly VAT submission process. This year we were able to submit our accounts to our independent examiner 2 weeks after the end of the financial year.

Costs for Insurance, telecoms, broadband utility and maintenance service contracts are reviewed annually to ensure we get best value possible. And this is starting to bring in some substantial savings.

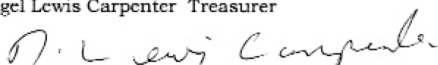
Our Accounts are subject to verification by our Independent Examiner Tim Sanders

I would like to extend my thanks to our dedicated team of Trustees, Advisers and Volunteers who work tirelessly to keep the Town Hall operating in these challenging times.

Nigel Lewis Carpenter Treasurer

16 December 2024

16/12/2024



GREAT TORRINGTON BUILDINGS PRESERVATION TRUST LTD
CHAIRS ANNUAL REPORT - 1st October 2023 to 30th September 2024

It is almost six years since we reopened the Town Hall, and despite constant challenges and reduced availability of grants, we are still managing to keep the business ticking over.

Whilst we secured £1.4m funding to get the building reopened - it did not cover a complete refurbishment - so essential repairs to the roof and all the upstairs windows are now necessary. The quotes are eye watering ! So we are going to need some serious grant funding to get the works underway.

We are a "not for profit charity" but we still have to secure enough income to maintain the building and also sustain and expand our events programme

The wedding market initially formed a big part of our income generation vision ...but COVID and the increased cost of living has changed all that - so we have had to take a fresh look at what works best in these current times.

Our Great Hall is now much more geared to a music, dance and entertainment venue with a fully licensed bar. We have had some great live music nights including our brilliant Boogie in the Bunker which really captured the 1940's era. Grant funding has enabled us to improve our sound and lighting systems, so we can add that special touch to our events.

The dance classes and swing party nights arranged by Kerry & Neil Littleales have been a real breath of fresh air and a great success. They have opened up the joy of dance to a new audience and it's wonderful to see so many people enjoying the whole experience. Enormous thanks to you both.

Many of the music events we host are now free entry. We have a well stocked and very reasonably priced bar and sales from this together with donations in our fund raising buckets plus regular raffles seem to be working well.

It has also been very rewarding to receive so much positive feedback from those who have booked a whole range of private events from Anniversary celebrations, birthday parties and Celebration of Life get togethers to wedding receptions, Psychic suppers and rather unique events ..like Dig the Castle.

We are grateful too for the continued support of the Town Council and Town Lands both with grant funding and their various bookings including Mayfair, Mayor Making and Townlands Voucher Distribution Day. These events do really showcase the Great Hall in all its glory.

The Oak room is available for weddings, meetings, seminars and small celebrations. Our TV is being used for presentations and training and we have hosted Farmers Seminars, Devon County Council training groups and workshops plus health related and business meetings

The Undercroft is essentially our Village Hall and continues to host a wide range of community based activities - from the enormously successful knit & natter group (thank you Rose!), baby showers, community advice services to fund raising events, the Xmas Fair & Lights switch onand of course our very successful Mayfair Bar.

Our success would not be possible without the dedication, drive and commitment of our Trustees - there are just 8 of us who own and run the Trust - we are all unpaid volunteers. We have to find ways to generate funds to keep the Town Hall a vibrant venue. It is a big responsibility - but we work closely together pooling our skills to use them to best advantage. What a dynamic team - massive thanks to you all.

The Trustees would like to extend special thanks to all our advisers and willing volunteers for all their support to make each event the best it can be.

As we close our financial year for 2023/24 I think we can feel very proud of all we have achieved and be even more inspired to drive the Trust forward to even greater success in 2025



Sandra Crawley
Chair
16th December 2024

Trustees' annual report (including Directors' report) for the period

From: Period start date 01/10/23

To: Period end date 30/09/24

Charity name: Great Torrington Buildings Preservation Trust

Charity registration number: 1100255

Company number: 04934863

Objectives and activities

	SORP refer- ence	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>The objects of the Charity</p> <p>a) to preserve for the benefit of the people of Great Torrington and of the Nation the historical, architectural and constructional heritage that exist in and around Great Torrington in buildings (including any building defined in Section 336 of The Town and Country Planning Act 1990) of particular beauty or historical architectural or constructional interest</p> <p>b) To preserve and maintain the restored Town Hall in the interests of social welfare with recreational or other leisure activities for individuals or organisations who need such facilities by reason of their youth, age, infirmity or disability</p>

Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>The Trustees continue to offer a wide range of events and activities at the Town & Community Hall including:</p> <p>a) Community groups and charities booking space to raise funds/support their organisations</p> <p>b) Health & wellbeing events - including our Knit & Natter group</p> <p>c) Family occasions - weddings, wakes, celebratory parties</p> <p>d) Civic events for the Town Council including Mayfair and Mayor making</p> <p>e) Music based events for the town - with local musicians - running dance classes & choir practice sessions</p> <p>f) Craft, food and seasonal fairs</p> <p>g) Fostering, farming & wildlife seminars & monthly police surgery</p> <p>h) IT training courses with Learn Devon</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>The Trustees have had full regard to the guidance issued by the Charity Commission concerning public benefit.</p>

Achievements and performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>The main role of the Trust is to provide a welcoming and vibrant venue for the Community offering a wide range of events and activities</p> <p>We encourage community interaction and sharing of experiences to enhance wellbeing</p> <p>Our weekly Knit & Natter group is going strong with 25 + ladies attending every week. They are not only very creative - but also offer valuable social interaction. Their wonderful themed displays are a constantly changing feature in our front window raising many smiles! - and they also provided bunting for the DD commemorations</p> <p>We were delighted to host our annual Mayfair celebrations - It is a long standing traditional event over a 4 day period - supported and enjoyed by the whole community - with music by our Town silver band, Maypole dancing and crowning of the May Queen.</p> <p>We continue to receive support from Torrington Town Council and the Townlands Trust - which we much appreciate</p>
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Financial review

<p>Review of the charity's financial position at the end of the period</p>	<p>Para 1.21</p>	<p>We had a small increase at the end of the financial year - and did receive some small grant funding - but we are always seeking ways to secure larger grants. This is essential to maintain our Grade II listed building which is now in need of further remedial work in addition to general ongoing maintenance</p>
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Statement explaining the policy for holding reserves stating why they are held	Para 1.22	This is part of our financial management control programme which is carefully monitored and annually reviewed. We have 3 bank accounts - with one now being exclusively retained as a Reserves Account
Amount of reserves held	Para 1.22	37,000
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Structure, governance and management

Description of charity's trusts:		
Type of governing document: for example, trust deed , memorandum and articles of association etc	Para 1.25	Memorandum and Articles of Association.
How is the charity constituted? for example limited company , unincorporated association , CIO	Para 1.25	Limited Company by Guarantee
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Posts elected at the AGM Trustees appointed for 3-year term and elected at AGM

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP refer- ence	
Policy on grant making	Para 1.38	The trustees do not issue grants
Policy on social investment including program related investment	Para 1.38	The Trust retains a Reserves Account
Contribution made by volunteers	Para 1.38	They are at the heart of all we do - from meeting and greeting at fundraisers helping with organisation of weddings, celebrations, meetings, and general events plus support for a range of essential housekeeping
Other		

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The Trust continually reviews its wide range of events to encourage social interaction & looks for opportunities to enhance and expand its offering.
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Performance of fundraising activities against objectives set	Para 1.41	The Trustees actively pursue & secure Grant opportunities - which is often challenging but essential to help cover ongoing costs of maintaining a Grade II listed building and replenish necessary equipment
Investment performance against objectives	Para 1.41	Whilst COVID had an enormous impact on the Charity - we feel that we have recovered well and are moving forward
Other		

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<p>Hiring out the venue for a wide range of events and activities including family celebrations, weddings, health & well-being fairs, choir practice, dance tuition & crafting sessions</p> <p>The Trustees also run their own events with music & entertainment evenings - and provide a catering and bar service for event bookings.</p> <p>All monies raised are used for the upkeep of the Building</p>
Investment policy and objectives including any social investment policy adopted	Para 1.46	The Trust has a designated Reserves Account. We are not in a position to explore Financial Investment policies.

A description of the principal risks facing the charity	Para 1.46	<p>The whole social & community structure has changed since COVID including - spending habits - and we have noticed this particularly with the drop in our wedding income.</p> <p>We were offering full wedding packages - everything from the ceremony to the reception and then large evening parties But everything now is on a reduced scale with smaller wedding ceremonies, celebratory parties & receptions - which has diluted our income potential.</p> <p>The Trustees are placing more emphasis on "in house events" to contain costs and overheads as much as possible</p>
Other		

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<p>Potential Trustees are invited initially to bring their skills on board as Advisers - they can then get a feel for the Trust and learn its background by working with our existing Trustees. They normally attend committee meetings for at least 6 months before being invited to become a Trustee</p>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<p>There are regular sub group & full committee meetings to cover all aspects of running the Trust including finance, marketing, building maintenance, health and safety etc.</p>

Relationship with any related parties	Para 1.51	Some of our Trustees sit on other local Committees e.g. Town Council, League of Friends, Torrington Together, Torrington 100 - which enhances our understanding of community needs and aspirations.
Other		

Reference and administrative details

Charity name	Great Torrington Buildings Preservation Trust
Other name the charity uses	Great Torrington Town and Community Hall
Registered charity number	1100255
Charity's principal address	The Town Hall Office, High Street, Torrington EX38 8HN

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Sandra Crawley	Chair		
2	Helen Rumbold	Secretary		
3	Nigel Lewis-Carpenter	Treasurer		
4	Sue Mills	Trustee		
5	Rose Purcell	Trustee		
6	Paula Langer	Trustee		
7	Grant Langer	Trustee		
8	David Parish	Trustee		

Corporate trustees – names of the directors at the date the report was approved

Director name	
Sandra Crawley	
Helen Rumbold	
Nigel Lewis-Carpenter	

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year
N/A	N/A

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	The freehold of the Town and Community Hall Fixtures and fittings Equipment – full inventory kept Large number of paintings of the Rolle Family. These are on loan to us as they are owned by Town and Lands Charity
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Great Torrington Buildings Preservation Trust
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	We insure the Building and its Contents (except the paintings which are the responsibility of Town and Lands Charity) The building has fire and intruder alarms. CCTV is also installed internally and externally on the Building .

Additional information (optional)

Names and addresses of advisers (optional information)

Type of adviser	Name	Address
Marketing & Event promotion	Neil Littleales	
Marketing	Kerry Littleales	

Event promotion	Katie Gillanders	
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Name of chief executive or names of senior staff members (optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

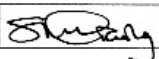
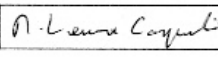
Other optional information

Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s)  

Full name(s) Sandra Margaret Crawley Nigel Lewis-Carpenter

Position (for example Secretary, Chair, etc) Chair Treasurer

Date 23/6/25

GREAT TORRINGTON BUILDINGS PRESERVATION TRUST

England & Wales - Charity number 1100255

Accounts

GREAT TORRINGTON BUILDINGS PRESERVATION TRUST LTD
CHAIRS ANNUAL REPORT - 1st October 2022 - 30th September 2023

Like most charities, we have our work cut out for us generating income in the current economic climate to keep this wonderful Grade II listed building operating as a viable business.

It is evident that event income alone will not generate sufficient funds to meet our substantial overheads. Whilst we are constantly looking at ways of cutting everyday costs, there are some areas where this is more difficultsuch as meeting compliance regulations and covering essential maintenance costs. My thanks to our Treasurer Nigel for his sterling work in improving our financial controls.

Sosecuring Grants is essential for us but these are becoming much harder to obtain and are generally for lesser amounts than we would like. Special thanks to Helen for the hours of work she puts in every month sourcing potential grants and then navigating the minefield of application forms - on top of her demanding role of Secretary.

Our Town Council, Town Lands, Torridge & Devon Councils have supported us with grants for which we are very grateful. Every penny we earn from our various events or we secure with grants is ploughed straight back into the Trust for the upkeep & maintenance of the building. We have been able to give the exterior of the building a face -lift and hope to replace the windows when funding permits. Re-decoration of the interior of the building, secondary glazing, more energy efficient heating options and refurbishment of the bar are ongoing projects.

We continue to provide a wide range of community activities & special events. Over the 2022/2023 trading year, we have hosted

Mayfair & Mayor making - Coronation celebrations - History Alive - Town Lands Voucher Distribution Day - Cavaliers Christmas Give away

A lot of family occasions - Weddings, Wakes, Anniversary & birthday parties

A good range of Fairs - Health & wellbeing - Food & Drink - Christmas gifts & crafts

Plus - Learn Devon IT & Art classes - Psychic suppers - Seminars - antiques valuations - Halloween Fun night - Christmas lunches and parties

Also we are delighted with our regular bookings -

Torringtons Choir - The Great Hall provides excellent acoustics for them
Police Surgery - giving a useful focal point for the community
And **Knit & Natter** - which has become a wonderful friendship group, who have produced some brilliant knitted displays. Thank you Rose for all you to do to inspire and nurture this amazing group.

It is almost 5 years since we re-opened the Hall - we had just one year of trading before COVID hit - followed by a very difficult 2 year recovery period. Our success to date is due to the combined efforts of a truly amazing team of just 8 trustees - who have invested so much time & energy plus a great deal of dedication.

Whilst between us, we have a wealth of business experience - managing a Charity was new to us all - so it has been a massive learning curve. I think we can feel very proud of all we have achieved in that time. My sincere thanks to each and every one of you.

My grateful thanks also go to our advisers and willing volunteers who pitch in to help whenever they can to ensure the success of our eventsand last but not least my special thanks to our multi talented Housekeeper Nicky Taylor who has a flair for everything from cleaning & decorating to helping with bar duties & catering plus using her creative skills with wedding decor.

Sometimes the pressure on the Trust to deliver is quite overwhelmingbut we are determined to do our very best to secure the future of the Town Hall and ensure it remains a vibrant venue for the whole Great Torrington community.

Thank you

Sandra Crawley
Chair



19th March 2024

Great Torrington Buildings Preservation Trust

Treasurers Report

1st October 2022 to 30th September 2023

The long term effects of COVID have produced a change in people's lifestyles and spending habits which has had quite an impact on our business giving us yet another challenging year. It is clear our Event income will not be sufficient to sustain us so we are relying on Grant Applications more than ever.

As you will see from the Accounts - we were showing a profit last year of £8,906.57 - We are now showing a loss this year of £9,777.34. To put this into perspective.... Last years profit was essentially due to Grants received but not spent in that Trading year. This year we have spent some of those Grants eg £7250 on a scaffolding tower & external painting/decorating.

We have re-purposed our 3 bank accounts to give us a clearer overview and better control of our finances. The Trading account covers our everyday income and expenditure. The Restricted Funds Account is now exclusively for grants secured for specific projects and equipment. The Reserved Funds account is essentially our "rainy day fund" and includes donations and Government COVID grants.

The Digital Tax programme provided through our Lloyds Bank Account is working well and has really eased the quarterly VAT submission process. We continue to review all aspects of our operation to improve our Financial standing.

Energy costs were an enormous expense last year at just over £10,000 - I am glad to report that we have now transferred to a much more competitive provider offering preferential rates for charities - so this bill will reduce substantially for the current trading year.

Our salary costs have also reduced as we now only employ one staff member on a part time basis. Costs for Insurance, telecoms, broadband & service contracts are reviewed annually to ensure we get best value possible.

The Accounts are subject to verification by our Independent Examiner Tim Sanders and we do have a Retired Accountant volunteer to assist us as required.

I would like to extend my thanks to our dedicated team of Trustees, advisers and volunteers who work tirelessly to keep the Town Hall operating in these challenging times.

Nigel Lewis Carpenter

19th March 2024

N. Lewis Carpenter

GREAT TORRINGTON BUILDINGS PRESERVATION TRUST

		BALANCE SHEET		FOR THE YEAR
Reserves and Funds		2022/2023		2021/2022
TRADING ACCOUNT				
Opening Balance		54538.84		28691.03
INCOME		41804.14		
EXPENDITURE		56000.32		
Closing Balance		40342.66		54538.84
Deficit for year		-14196.18		
RESTRICTED FUNDS ACCOUNT				
Opening Balance		22.87		12188.87
INCOME		18		
GRANTS TRANSFERRED FROM RESERVES ACCOUNT		16643.00		
EXPENDITURE		2650.00		
Closing Balance		14033.87		22.87
Surplus for year		14011.00		
RESERVED FUNDS ACCOUNT				
Opening Balance		49193.62		52968.86
INCOME		7050.84		
GRANTS TRANSFERRED TO RESTRICTED FUNDS A/C		16843.00		
Closing Balance		39601.46		49193.62
Surplus for year				
Deficit for year		-9592.18		
TOTAL ACCOUNTS BALANCE				£103,755.33
SURPLUS FOR THE YEAR				8906.57
DEFICIT FOR THE YEAR		9777.34		
Represented By :				
BALANCES AT LLOYDS BANK				
TRADING ACCOUNT	Account No.	1105888	40342.66	54538.84
RESTRICTED FUNDS ACCOUNT	Account No.	34018368	14033.87	22.87
RESERVED FUNDS ACCOUNT	Account No.	1218883	39601.46	49193.62
TOTAL			£93,977.99	£103,755.33
TREASURERS STATEMENT				
I have recorded the accounts, books, vouchers and statements of the Great Torrington Buildings Preservation for the year 1st October 2022 to 30th September 2023				
These accounts are being presented to the Annual General Meeting of Great Torrington Buildings Preservation for examination of the said accounts by the Trustees, prior to submission to the Trusts Independent Examiner				
I believe that these accounts give a true and fair view of the state of the said accounts as at 30th September 2023				
Signed:	<i>A. Lewis Carpenter</i>	Treasurer	Nigel	Lewis Carpenter
Accounts approved by the members at the Annual General Meeting				
Signed:	<i>Sandra Crawley</i>	Chair	Sandra	Crawley
Dated:	19/3/2024			

Great Torrington Buildings Preservation Trust

Independent Examiner's Report to the Trustees of Great Torrington

Buildings Preservation Trust (GTBPT).

For the year ended 30 September 2023

Company Limited by Guarantee

I report to the trustees on my examination of the financial statements of Great Torrington Buildings Preservation Trust ("the Charity") for the year ended 30 September 2023. As provided from the "Business Finance Assistant" accounting system.

Responsibilities and the basis of the report.

As the trustees of the company (and also as directors for the purposes of company law) you are responsible for the preparation of the financial statements as presented in accordance with the Companies Act 2006. I report in respect of my examination of the GTBPT charity's accounts as 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(5b) of the 2011 Act.

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

Tim Sanders BA (Hons), BSc (Hons), MAAT
Independent Examiner 21 June 2024



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

!

**Trustees' annual report (including Directors' report)
for the period**

From: Period start date 01/10/22 To: Period end date 30/09/23
Charity name: Great Torrington Buildings Preservation Trust
Charity registration number: 1100255
Company number: 04934863

Objectives and activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The objects of the Charity a) to preserve for the benefit of the people of Great Torrington and of the Nation the historical, architectural and constructional heritage that exist in and around Great Torrington in buildings (including any building defined in Section 336 of The Town and Country Planning Act 1990) of particular beauty or historical architectural or constructional interest b) To preserve and maintain the restored Town Hall in the interests of social welfare with recreational or other leisure activities for individuals or organisations who need such facilities by reason of their youth, age, infirmity or disability

<p>Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.</p>	<p>Para 1.17 and 1.19</p>	<p>The Trustees continue to offer a wide range of events and activities at the Town & Community Hall including:</p> <ul style="list-style-type: none"> • a) Health & wellbeing events, lunches and afternoon teas, Knit & Natter group • b) Family occasions - weddings, wakes, anniversary & birthday parties • c) Music based events, party nights, children’s discos, dance and choir practice • d) Craft & food fairs, IT & Art classes • e) Civic events for the Town Council including Mayfair and Mayor making <p>We also continue to welcome community groups and charities to hire space to raise funds for the support their own organisations.</p>
<p>Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit</p>	<p>Para 1.18</p>	<p>The Trustees have had full regard to the guidance issued by the Charity Commission concerning public benefit.</p>

Achievements and performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>The main role of the Trust is to provide a welcoming and vibrant venue for the Community offering a wide range of events and activities</p> <p>We encourage community interaction and sharing of experiences to enhance wellbeing - including a monthly Police surgery</p> <p>An afternoon tea was held for over 100 senior guests to celebrate the Coronation complete with a lovely sing a long which clearly was much enjoyed.</p> <p>Our wonderful Knit & Natter ladies once again knitted endless garlands of Royal Bunting to decorate all the shop fronts and streets throughout the town.</p> <p>We hosted another very enjoyable Mayfair - The whole community comes together to celebrate this historic annual tradition covering a 4 day period - with music from our Town silver band, Maypole dancing and crowning of the May Queen.</p> <p>We are grateful for the continuing support we receive from Torrington Town Council, Torridge District Council , Devon County Council and the Townlands Trust.</p>
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Financial review

Review of the charity's financial position at the end of the period	Para 1.21	<p>We had a small deficit at the end of the financial year. Last years small surplus was essentially due to Grants received but not spent in that Trading year.</p> <p>This year we have spent some of our designated grants which has produced a small deficit. The Trustees continue to explore all avenues to obtain grants and generate income to maintain the Charity</p>
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Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<p>This is part of our financial management control programme which is carefully monitored and annually reviewed.</p> <p>We have re-purposed our 3 bank accounts - with one now being exclusively retained as a Reserves Account</p>
Amount of reserves held	Para 1.22	£35,000
Reasons for holding zero re- serves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertain- ties about the charity continu- ing as a going concern	Para 1.23	N/A

Structure, governance and management

Description of charity's trusts:		
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Type of governing document: for example, trust deed, memorandum and articles of association etc	Para 1.25	Memorandum and Articles of Association.
How is the charity constituted? for example limited company, unincorporated association, CIO	Para 1.25	Limited Company by Guarantee
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Posts elected at the AGM Trustees appointed for 3-year term and elected at AGM

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The trustees do not issue grants
Policy on social investment including program related investment	Para 1.38	The Trust retains a Reserves Account
Contribution made by volunteers	Para 1.38	They are at the heart of all we do - from meeting and greeting at fundraisers helping with organisation of weddings, celebrations, meetings, and general events plus support for a range of essential housekeeping
Other		

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The Trust continually reviews its wide range of events to encourage social interaction and provides workshops to bring people together.
Performance of fundraising activities against objectives set	Para 1.41	The Trustees actively pursue & secure Grant opportunities - Such funding is essential to help cover ongoing costs of maintaining a Grade II listed building and necessary equipment purchases
Investment performance against objectives	Para 1.41	Just 1 year after re-opening our building - following a major restoration project - COVID hit - this was followed by a very difficult 3 year recovery period - but we are gradually moving forward again
Other		

Additional information (optional)

You may choose to include further statements where relevant about:

<p>The charity's principal sources of funds (including any fundraising)</p>	<p>Para 1.47</p>	<p>Hiring out the venue for a wide range of events and activities including family celebrations, weddings, health /wellbeing fairs, IT, Art, Craft & dance classes</p> <p>The Trustees also run “in house” fundraising events such as Music and entertainment evenings - and also provide catering services plus running our own bar for events.</p> <p>All monies raised are used for the upkeep of the Building</p>
<p>Investment policy and objectives including any social investment policy adopted</p>	<p>Para 1.46</p>	<p>The Trust has a designated Reserves Account. We are not in a position to explore Financial Investment policies.</p>

<p>A description of the principal risks facing the charity</p>	<p>Para 1.46</p>	<p>COVID has had a massive knock on effect - it has changed the whole social & community structure which in turn has impacted heavily on our ability to generate income - particularly with such as weddings.</p> <p>In the current economic climate, more couples are opting to use our facilities for the wedding Ceremony only & making their own arrangements for celebratory parties.</p> <p>This dilutes our earning potential - as previously we were providing the full Wedding Package including wedding breakfasts and evening celebrations</p> <p>We have gone through a tough 3 year recovery period - but the Trustees are continuing to work hard to rebuild the business.</p> <p>The Trustees are placing more emphasis on “in house events “to contain costs and overheads as much as possible</p>
<p>Other</p>		

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Potential Trustees are invited initially to bring their skills on board as Advisers - they can then get a feel for the Trust and learn its background by working with our existing Trustees. They normally attend committee meetings for at least 6 months before being invited to become a Trustee
The charity's organisational structure and any wider network with which the charity works	Para 1.51	There are regular sub group & full committee meetings to cover all aspects of running the Trust including finance, marketing, building maintenance, health and safety etc.
Relationship with any related parties	Para 1.51	Some of our Trustees sit on other local Committees e.g. Town Council, League of Friends, Torrington Together, Torrington 100 which enhances our understanding of community needs and aspirations.
Other		

Reference and administrative details

Charity name	Great Torrington Buildings Preservation Trust
Other name the charity uses	Great Torrington Town and Community Hall
Registered charity number	1100255
Charity's principal address	The Town Hall Office, High Street, Torrington EX38 8HN

Names of the charity trustees who manage the charity



Trustee name

Sandra Crawley

Office (if any)

Chair

Dates acted if not for whole year

Name of person (or body) entitled to appoint trustee (if any)

2

Helen Rumbold

Nigel Lewis- Carpenter

Secretary

Treasurer

4

Sue Mills

Rose Purcell

Paula Langer

Grant Langer

David Parish

Trustee

Trustee

6

Trustee

Trustee

Trustee

1

3

5

7 8

Corporate trustees – names of the directors at the date the report was approved

Director name	
Sandra Crawley	
Helen Rumbold	
Nigel Lewis-Carpenter	

Name of trustees holding title to property belonging to the charity

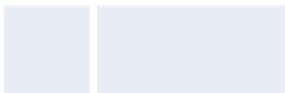
Trustee name	Dates acted if not for whole year
N/A	N/A

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	The freehold of the Town and Community Hall Fixtures and fittings Equipment – full inventory kept Large number of paintings of the Rolle Family. These are on loan to us as they are owned by Town and Lands Charity
Name and objects of the charity on whose behalf the assets are held and how this falls within the custody- an charity's objects	Great Torrington Buildings Preservation Trust
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	We insure the Building and its Contents (except the paintings which are the responsibility of Town and Lands Charity) The building has fire and intruder alarms. CCTV is also installed internally and externally on the Building .

Additional information (optional)

Names and addresses of advisers (optional information)



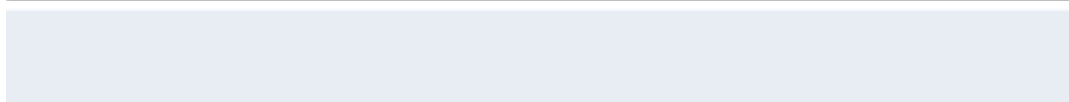
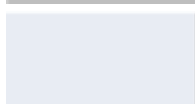
Type of ad- Name Address viser



Marketing

Adrian Hardwick





Name of chief executive or names of senior staff members (optional in-formation)



Exemptions from disclosure

Reason for non-disclosure of key personnel details



N/A

Other optional information

Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors



	Signature(s)				
	Full name(s)	Sandra Margaret Crawley	Nigel Lewis-Carpenter		

Position (for example Secretary, Chair, etc)	Chair	Treasurer
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Date		
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N/A

Other optional information

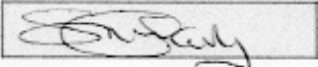
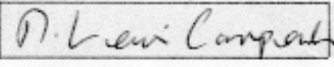
Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s)

Full name(s)

Sandra Margaret Crawley

Nigel Lewis-Carpenter

Position (for example
Secretary, Chair, etc)

Chair

Treasurer

Date

28/5/24

GREAT TORRINGTON BUILDINGS PRESERVATION TRUST

England & Wales - Charity number 1100255

Accounts

GREAT TORRINGTON BUILDINGS PRESERVATION TRUST LTD

CHAIRS ANNUAL REPORT - 1st October 2021 - 30th September 2022

The year up to 30th September 2022 was another very challenging financial year. COVID continued to impact on many peoples lives which not only affected their lifestyle choices but their spending patterns - which has had a knock on effect in the reduction of our events income.

The Trust is a small independent not for profit charity - managed by a small band of volunteer trustees and trying to generate income in the toughest of trading times has been very stressful and demanding. Many charities are in a similar position and we can only hope better times lay ahead.

We continue to rely heavily on Grants to keep us operational and to finance specific events and projects.

Many of the Grant applications are long and complex procedures and I would like to extend my thanks to Helen Rumbold - for all her time and efforts which have successfully secured much needed funding.

We are very grateful for the financial support we have received from our Town Council, Town & Lands Charity, The Cavaliers, Devon County Council- lor Andrew Saywell and our Torridge Councillors Margaret Brown, Cheryl Cottle Hunkin & Chris Bright - and extend our sincere thanks to you all.

Following the resignation of our Treasurer last March , Nigel Lewis Carpenter took on the role of Acting Treasurer. Many thanks Nigel for stepping into the breach and doing such a sterling job. Nigel's main focus had to be on VAT - which went digital from 1st April 2022. We signed up to the Lloyds Bank Business Finance support system which has not only enabled us to meet the new VAT submission requirements but has provided us with a good analysis

Our Business Development Manager Anne Tattersall also left us last year for pastures new. We are enormously grateful for all she did to put the Town Hall on the map and for her tireless energy in promoting and staging an impressive range of events. Celia Lancaster is now carrying out a new role as our media/marketing/office administrator and has been working on revitalising our website and also extending our social media coverage to broaden publicity of events.

We continue to provide a wide range of activities & events

Family Celebrations - Weddings, parties and wakes

Health & wellbeing events - including COVID vaccination clinics

Workshops for Digital Skills and Art projects

Community events, meetings, lunch clubs, children discos and the amazing Knit & Natter group whose projects bring so much joy to the town

Entertainment from drag shows & Big Bands to the debut performance of the GTS students band - Reclamation

And **Hosting** the amazing indoor Jubilee street party and Mayfair celebrations

All the proceeds from our various events are ploughed straight back into the Trust for the upkeep & maintenance of the building - a constant and costly challenge - more so now with the massive hike in energy bills.

I would like to extend special thanks to our amazing Housekeeper Nicky Taylor - quite a "jill" off all trades - who not only cleans the Building, sets up for events, serves on the bar and more..... but also now assists the wedding planning team.

Whilst I am very proud to be chair of this amazing Trust.....the credit for its continued success is down to the combined efforts of a truly incredible team of trustees, advisors, staff and volunteers, who give so much of their time and energy, to keep this wonderful building alive. My sincere thanks to you all.

We know we still have a tough road ahead - but we are determined to to ensure the Town Hall thrives and remains a vibrant venue at the heart of Great Torrington.....Thank you

Sandra Crawley



CHAIR

15th March 2023



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' annual report (including Directors' report) for the period

From: Period start date 01/10/21

To: Period end date 30/09/22

Charity name: Great Torrington Buildings Preservation Trust

Charity registration number: 1100255

Company number: 04934863

Objectives and activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The objects of the Charity a) to preserve for the benefit of the people of Great Torrington and of the Nation the historical, architectural and constructional heritage that exist in and around Great Torrington in buildings (including any building defined in Section 336 of The Town and Country Planning Act 1990) of particular beauty or historical architectural or constructional interest b) To preserve and maintain the restored Town Hall in the interests of social welfare with recreational or other leisure activities for individuals or organisations who need such facilities by reason of their youth, age, infirmity or disability

<p>Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.</p>	<p>Para 1.17 and 1.19</p>	<p>The Trustees continue to offer a wide range of events and activities at the Town & Community Hall including:</p> <ul style="list-style-type: none"> a) Health & wellbeing events, Dementia awareness meetings, dental hygiene, yoga, Devon Insight & COVID vaccination clinics b) Music evenings, party nights, children’s discos, theatrical productions c) Craft & Artisan fairs, Knit & Natter & Digital Skills training d) Weddings, family celebrations, funeral teas, seniors lunches & Civic events for the Town Council <p>We also continue to welcome community groups and charities to hire space to raise funds to support their own organisations.</p>
<p>Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit</p>	<p>Para 1.18</p>	<p>The Trustees have had full regard to the guidance issued by the Charity Commission concerning public benefit.</p>

Achievements and performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>The main role of the Trust is to provide a vibrant venue to invigorate the town centre and improve the economy of the town.</p> <p>We encourage community interaction and sharing experiences to enhance wellbeing. We are grateful for the continuing support of Torrington Town Council, Torridge District Council, Devon County Council and the Townlands Trust.</p> <p>After 2 years absence due to CoVID - we were able to host a very successful Mayfair, which is an historic annual tradition bringing much enjoyment to the whole community</p> <p>We also welcomed our Seniors to a very special Platinum Jubilee tea which spread a lot of joy & happiness. Our wonderful Knit & Natter ladies knitted miles of Royal Bunting which was festooned around shop fronts and streets throughout the town.</p> <p>A Street party had been planned by the Town Council to celebrate the Jubilee - but the weather turned - and we were able to accommodate everyone in the Town and Community Hall - including the Town Silver band. It was a wonderful fun filled event which made everyone smile!</p>
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Financial review

<p>Review of the charity's financial position at the end of the period</p>	<p>Para 1.21</p>	<p>The charity had a small surplus at the end of the financial year assisted by Grants The Trustees will continue to review what more can be done to maintain the Charity</p>
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Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees are actively looking at a formal reserves policy which was put on hold during COVID
Amount of reserves held	Para 1.22	£25,000
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Structure, governance and management

Description of charity's trusts:		
Type of governing document: for example, trust deed , memorandum and articles of association etc	Para 1.25	Memorandum and Articles of Association.
How is the charity constituted? for example limited company , unincorporated association , CIO	Para 1.25	Limited Company by Guarantee
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Posts elected at the AGM Trustees appointed for 3-year term elected at AGM

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The trustees do not issue grants
Policy on social investment including program related investment	Para 1.38	The trustees are developing a Reserves policy to ensure the fabric of the building is well maintained.
Contribution made by volunteers	Para 1.38	They are at the heart of all we do - from meeting and greeting at fundraisers helping with organisation of weddings, celebrations, meetings, and general events plus support for a range of essential housekeeping
Other		

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The Trust offers a wide range of events social interactions and workshops to bring people together.
Performance of fundraising activities against objectives set	Para 1.41	The Trustees have successfully applied for various grants and will continue to do so to help cover costs together within ongoing renovations, maintenance and necessary equipment purchases

Investment performance against objectives	Para 1.41	COVID had an enormous negative impact on the Charity - but we are gradually moving forward again
Other		

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Hiring the venue for a variety of activities including weddings, family celebrations & well being events .The Trustees do their own fundraising events such as Music evenings, catering & running an in house bar
Investment policy and objectives including any social investment policy adopted	Para 1.46	The Trustees are in the process of adopting a reserves policy, but the COVID situation has delayed matters
A description of the principal risks facing the charity	Para 1.46	COVID had a massive impact on our ability to generate income - particularly with such as weddings We are working on building the business back up but it will take time. The Trustees are placing more emphasis on “in house events “to contain costs and overheads as much as possible
Other		

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Potential Trustees start as Advisors and serve on sub groups so they can learn the background of the Trust by working alongside existing Trustees. They normally attend committee meetings for at least 6 months before being invited to become a Trustee
The charity's organisational structure and any wider network with which the charity works	Para 1.51	There are regular committee meetings and 3 sub-groups which deal with topics such as finance, HR, marketing, building maintenance health and safety etc. and they report to the main committee meeting
Relationship with any related parties	Para 1.51	Many of the Trustees sit on other Committees e.g. Town Council, League of Friends, Torrington Together, Care Forum, Torrington 100 which enables them to keep in touch with the needs of other groups in the Town
Other		

Reference and administrative details

Charity name	Great Torrington Buildings Preservation Trust
Other name the charity uses	Great Torrington Town and Community Hall
Registered charity number	1100255
Charity's principal address	The Town Hall Office, High Street, Torrington EX38 8HN

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Sandra Crawley	Chair		
2	Helen Rumbold	Secretary		
3	Nigel Lewis-Carpenter	Vice Chair		
4	Sue Mills	Trustee		
5	Rose Purcell	Trustee		
6	Paula Langer	Trustee		
7	Grant Langer	Trustee		

Corporate trustees – names of the directors at the date the report was approved

Director name	
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Sandra Crawley	
Helen Rumbold	
Nigel Lewis-Carpenter	

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year
N/A	N/A

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	The freehold of the Town and Community Hall Fixtures and fittings Equipment – full inventory kept Large number of paintings of the Rolle Family owned by Town and Lands Charity
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Great Torrington Buildings Preservation Trust
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	The building, equipment and paintings are fully insured. The building has fire and burglar alarms. CCTV is also installed internally and externally on the Building .

Additional information (optional)

Names and addresses of advisers (optional information)

Type of adviser	Name	Address
Health & Safety	David Parish	
Name of chief executive or names of senior staff members (optional information)		

Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

Other optional information

Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s)		
Full name(s)	Sandra Margaret Crawley	Nigel Lewis-Carpenter
Position (for example Secretary, Chair, etc)	Chair	Vice Chair
Date	10/7/23	

Other optional information

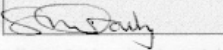
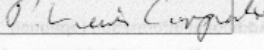
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Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s)  

Full name(s)	Sandra Margaret Crawley	Nigel Lewis-Carpenter
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Position (for example Secretary, Chair, etc)	Chair	Vice Chair
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Date 10.7.23

Name of chief executive or name of senior staff member (optional)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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BALANCE SHEET		GREAT TORRINGTON BUILDINGS PRESERVATION TRUST			
Reserves and Funds		2021/2022		2020/2021	
Treasurers A/C 1105868					
Opening Balance			29691.03		41403.21
Closing Balance			54538.84		29691.03
Deficit for year					11712.18
Surplus for year			24847.81		
Deposit A/C - ring fenced Grants 1218883					
Opening Balance			52968.86		23698.19
Closing Balance			49193.62		52968.86
Deficit for the year			3775.24		
Surplus for year					29270.67
Events A/C 34018368					
Opening Balance			12188.87		7932.05
Closing Balance			22.87		12188.87
Deficit for the year			12166.00		
Surplus for year					4256.82
TOTAL ACCOUNTS BALANCE			103755.33		£94,848.76
SURPLUS FOR THE YEAR			8906.57		21815.31
DEFECIT FOR THE YEAR					
COMBINED INCOME			84817.58		
COMBINED EXPENDITURE			63875.03		
SUB TOTAL			20942.55		
Represented By :					
Balances at Bank.					
Lloyds Treasurers A/c	Account No.	1105868	54538.84		29691.03
Lloyds Business Deposit A/C	Account No.	1218883	49193.62		52968.86
Lloyds Treasurers Events A/C	Account No.	34018368	22.87		12188.87
		Total	£103,755.33		£94,848.76
I have recorded the accounts, books, vouchers and statements of the Great Torrington Buildings Preservation					
for the year 1st October 2021 to 30th September 2022					
These accounts are being presented to the Annual General Meeting of The Great Torrington Buildings Preservation					
for examination of the said accounts by the Trustees, prior to submission to the Trusts Independent Examiner					
I believe that these accounts give a true and fair view of the state of the said accounts as at 30th September 2022					
Signed:	<i>P. Lewis Carpenter</i>	Acting Treasurer	Nigel		Lewis Carpenter
Accounts approved by the members at the Annual General Meeting					
Signed:	<i>Sandra</i>	Chair			Mrs S Crawley
Dated:	15/3/23				

Great Torrington Buildings Preservation Trust

Independent Examiner's Report to the Trustees of Great Torrington Buildings Preservation Trust (GTBPT)

For the Year ended 30 September 2022

Company Limited by Guarantee

I report to the trustees on my examination of the financial statements of Great Torrington Buildings Preservation Trust ("the charity") for the year ended 30 September 2022.

Responsibilities and basis of the report.

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

I report in respect of my examination of the GTBPT charity's accounts as 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 2011 Act.

In completing my examination, the following matter(s) have come to my attention.

1. The trustees have provided no certification that the accounts have been prepared in compliance with FRS102.

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

Tim Sanders BA (Hons), BSc (Hons), MAAT

Independent Examiner 18/June/2023

GREAT TORRINGTON BUILDINGS PRESERVATION TRUST

England & Wales - Charity number 1100255

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' annual report (including Directors' report) for the period

From: Period start date 01/10/19

To: Period end date 30/09/20

Charity name: Great Torrington Buildings Preservation Trust

Charity registration number: 1100255

Company number: 04934863

Objectives and activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The objects of the Charity are to preserve for the benefit of the people of Great Torrington in the County of Devon and of the Nation the historical, architectural and constructional heritage that exist in and around Great Torrington in buildings (including any building defined in Section 336 of The Town and Country Planning Act 1990) of particular beauty or historical architectural or constructional interest To preserve and maintain the restored Town Hall in the interests of social welfare for recreation or other leisure activities for individuals or organisations who need such facilities by reason of their youth, age, infirmity or disability

Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>Since the reopening of the Town and Community Hall the Trustees have been able to provide a venue for the community for many types of activities such as weddings, parties, funeral teas, music events and theatrical productions while other community groups and charities have hired space to raise funds to help their own organisations. We continue to operate our now established Knit and Natter Club which offers great wellbeing benefits.</p> <p>The weekly Job Club has assisted local Residents find jobs despite the challenges of high unemployment in North Devon and we wish to expand on this project in the future</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees have had full regard to the guidance issued by the Charity Commission concerning public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The trustees do not issue grants
Policy on social investment including program related investment	Para 1.38	The trustees wish to adopt a reserves policy in order to ensure the fabric of the building is well maintained. In view of COVID this has been delayed but will be considered again for 2021
Contribution made by volunteers	Para 1.38	There is a group of 15 volunteers called the Town Hall Titans who help with meet and greet at fundraising events, running the knit and natter group and helping with weddings and pop up shops for example.. There are also 4 advisors who help with various tasks and also serve a time before being asked to join the Trustees
Other		

Achievements and performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>The role of the Trust now the building is fully opened is to provide a vibrant venue to invigorate the town centre and improve the economy of the town. The Community Hall will be promoted as a place to integrate our community through meeting other people, communicating and sharing experiences to enhance their wellbeing. Thanks to the support of the Town Council, Torrington District Council, Devon County Council and the Townlands Trust we have been able to continue with various activities when permissible including The Job Club, Pop up Shops & workshop activities. A Festival of Female voices highlighting Domestic Violence was held in March and the Trustees are hoping that this will be repeated in 2022. The local authorities have used the venue for public meetings too. Despite the challenges of COVID, our Knit & Natter Club maintained contact with each other by phone, socially distanced personal visit, Facebook and email to ensure their wellbeing was supported.</p>
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Additional information (optional)

You may choose to include further statements where relevant about:

<p>Achievements against objectives set</p>	<p>Para 1.41</p>	<p>The main objective was achieved to renovate the historic town and community hall and bring it back to use for the Community. A business plan is in place to allow the Trustees to move forward and offer a range of events and workshops to bring people together. With a range of practical rooms for hire at affordable rates we are fortunate that we have facilities which allow COVID distancing and access via a lift to all floors of the building which has meant the building has been used successfully during the restrictions.</p>
<p>Performance of fundraising activities against objectives set</p>	<p>Para 1.41</p>	<p>The Trustees have successfully applied for various grants and will continue to look for ways to cover core costs and purchase of additional equipment as identified by the Trustees and users of the Building.</p>

Investment performance against objectives	Para 1.41	The Trustees were able to complete the refurbishment with a small surplus on completion
Other		

Financial review

Review of the charity's financial position at the end of the period	Para 1.21	The charity had a surplus at the end of the financial assisted by Covid Grants The Trustees will continue to review what further work is to be done to ensure the building and contents meet the standards required
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees are actively looking at a formal reserves policy which was put on hold during COVID
Amount of reserves held	Para 1.22	£23,695
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Hiring the 4 rooms for a variety of activities including weddings. The Trustees do their own fundraising such as pop up shops, bingo, dances, concerts and workshops
Investment policy and objectives including any social investment policy adopted	Para 1.46	The Trustees are in the process of adopting a reserves policy, but the COVID situation has delayed matters

A description of the principal risks facing the charity	Para 1.46	The COVID virus has meant lettings have been much lower than anticipated and It may take time to build back the use of the building, so the Trustees are being proactive in running their own events with the help of our Volunteers
Other		

Structure, governance and management

Description of charity's trusts:		
Type of governing document: for example, trust deed , memorandum and articles of association etc	Para 1.25	Memorandum and Articles of Association.
How is the charity constituted? for example limited company , unincorporated association , CIO	Para 1.25	Limited Company
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Posts elected at the AGM Trustees appointed for 3-year term elected at AGM

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	None at present as trustees normally attend committee meetings for at least 6 months before being appointed. New applicants also serve on sub-groups Potential Trustees start as Advisors so they can learn the background of the Trust before being invited to become a Trustee
The charity's organisational structure and any wider network with which the charity works	Para 1.51	There are regular committee meetings and 3 sub-groups which deal with topics such as finance, HR, marketing, building maintenance health and safety etc. and they report to the main committee meeting

Relationship with any related parties	Para 1.51	Many of the Trustees sit on other Committees e.g. Town Council, League of Friends, Torrington Together, Care Forum, Torrington 100 which enables them to keep in touch with the needs of other groups in the Town
Other		

Reference and administrative details

Charity name	Great Torrington Buildings Preservation Trust
Other name the charity uses	Great Torrington Town and Community Hall
Registered charity number	1100255
Charity's principal address	The Town Hall Office, High Street, Torrington EX38 8HN

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Ms Sue Mills	Chairman		
2	Mrs Cathrine Simmons	Secretary		
3	Sandra Crawley	Vice Chair		
4	Helen Rumbold	Trustee		
5	Matt Whittaker	Trustee		
6	Nigel Lewis Carpenter	Trustee	Appointed 13/8/20	

Corporate trustees – names of the directors at the date the report was approved

Director name	
Sue Mills	
Cathrine Simmons	
Sandra Crawley	

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year
N/A	N/A

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	The freehold of the Town and Community Hall Fixtures and fittings Equipment – full inventory kept Large number of paintings of the Rolle Family owned by Town and Lands Charity
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Great Torrington Buildings Preservation Trust
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	The building, equipment and paintings are fully insured. The building has fire and burglar alarms CCTV is also installed internally and externally on the Building .

Additional information (optional)

Names and addresses of advisers (optional information)

Type of adviser	Name	Address
Treasurer	Tony Mclouglin	
Weddings	Carolyn Walker	
General	Paula Langer	
General	Henry Harraway	
General	Ian Lovell	

Name of chief executive or names of senior staff members (optional information)

Anne Tattersall – Business Development Manager

Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

Other optional information

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Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Full name(s) Sue Mills Chair

Sandra Crawley Vice Chair

Position (for example Secretary, Chair, etc)

Chair

S Mills

Vice Chair

Sandra Crawley

Date

17/12/20

- 4 The charity's objects ('objects') are specifically restricted to the following:

To preserve for the benefit of the people of Great Torrington in the County of Devon and of the Nation, the historical, architectural and constructional heritage that exist in and around Great Torrington in buildings (including any building defined in Section 336 of The Town and Country Planning Act 1990) of particular beauty or historical architectural or constructional interest. To preserve and maintain the restored town hall in the interests of social welfare, for recreation or other leisure time occupation of individuals and organisations who have need of such facilities, by reason of their youth, age, infirmity or disability, financial hardship or social circumstances with the object of improving their conditions of life.

Text

Great Torrington Buildings Preservation Trust

Independent Examiner's Report to the Trustees of Great Torrington Buildings Preservation Trust (GTBPT)

For the Year ended 30 September 2020

Company Limited by Guarantee

I report to the trustees on my examination of the financial statements of Great Torrington Buildings Preservation Trust ("the charity") for the year ended 30 September 2020.

Responsibilities and basis of the report.

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

I report in respect of my examination of the GTBPT charity's accounts as 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 2011 Act.

In completing my examination, the following matters have come to my attention.

1. Accounting records were kept and balanced in accord with banking records, although there were a number of instances of missing primary documentation.
2. The presentation of the financial statements has been changed from the those presented for the year ended September 30 2019. The trustees have provided no certification that the accounts have been prepared in compliance with FRS102.

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

Tim Sanders BA (Hons), BSc (Hons), MAAT

Independent Examiner 1/November/2021