

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 - for 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 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	<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>

<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

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.	Para 1.20	<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

Review of the charity's financial position at the end of the period	Para 1.21	<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	<p>COVID had a massive impact on our ability to generate income - particularly with such as weddings</p> <p>We are working on building the business back up but it will take time.</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	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)		
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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
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Other optional information

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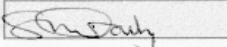
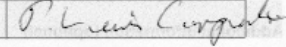
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Signed on behalf of the charity's trustees/directors

Signature(s)

Full name(s)

Sandra Margaret Crawley

Nigel Lewis-Carpenter

Position (for example Secretary, Chair, etc)

Chair

Vice Chair

Date

10.7.23

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

Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

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>S. S. Crawley</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