

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.

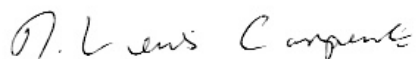
Our salary costs have also reduced as we now only employ one staff member on a part time basis. Costs for Insurance, telecoms, broadband & service contracts are reviewed annually to ensure we get best value possible.

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

A handwritten signature in cursive script that reads "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	26691.03
INCOME			41804.14	
EXPENDITURE			56000.32	
Closing Balance			40342.66	54538.84
Deficit for year			-14196.18	
RESTRICTED FUNDS ACCOUNT				
Opening Balance			22.87	12168.87
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			16643.00	
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.	1105868	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 1 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 :	Nigel Lewis Carpenter		Treasurer	Nigel Lewis Carpenter
Accounts approved by the members at the Annual General Meeting				
Signed:	Sandra Crawley		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

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**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	<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, 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 consti- tuted? 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 trust- ees	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 volun- teers	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>

A description of the principal risks facing the charity	Para 1.46	<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>
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 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

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 (includ- ing 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

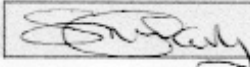
Declarations

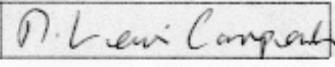
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The trustees declare that they have approved the trustees' report (including directors' report) above.

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

