

# HOLY TRINITY PROPERTIES TRUST

England & Wales - Charity number 1123197

## Details

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**Status** Registered

**Legal form** Other

**Registered** 2008-03-14

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

## Contact

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**Address** 16 Ure Bank Terrace  
Ripon  
North Yorkshire  
HG4 1JG

**Phone** 01765604228

## Activities

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**Objects:** FOR THE AUGMENTATION OF THE MAINTENANCE OR SALARY OF THE SAID MINISTER AND INCUMBENT FOR THE TIME BEING.

**Activities:** Furthering the religious and other charitable work of Holy Trinity Church, Ripon.

## Classification

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- **How:** Provides Other Finance
- **What:** Religious Activities, Other Charitable Purposes
- **Who:** The General Public/mankind

## Geography

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- **Area of benefit:** UNDEFINED. IN PRACTICE RIPON
- North Yorkshire

## Finances

| Period end | Income  | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2024-12-31 | £41,183 | £67,947     | -      | -         |
| 2023-12-31 | £51,217 | £45,301     | -      | -         |
| 2022-12-31 | £23,601 | £129,916    | -      | -         |
| 2021-12-31 | £28,083 | £19,916     | -      | -         |
| 2020-12-31 | £32,584 | £10,711     | -      | -         |

## Trustees

| Name                     | Role  | Appointed  |
|--------------------------|-------|------------|
| <b>ROBERT THEW</b>       | Chair | 2013-12-01 |
| Marjorie Anne Warner     |       | 2020-07-30 |
| Susan Elizabeth Crompton |       | 2020-07-30 |

**HOLY TRINITY PROPERTIES TRUST**

England & Wales - Charity number 1123197

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# Accounts

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**HOLY TRINITY PROPERTIES TRUST**  
**ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

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# Report of the Trustees of Holy Trinity Properties for the year ending 31 December 2024

## **Property**

The trustees continue to administer four flats known as 6, 6a, 8 & 8a Kirkby Road, Ripon. Title to the property is registered in the trustees' names at the Land Registry.

## **Business during the year**

The trustees met on 5 occasions during 2024. Occupancy levels continue as full.

The major expenditure for the year was the window replacement to the front elevations of Flats 6 and 8A and the refurbishment to the bathroom of Flat 8. In addition, there have been major repairs to the drains with the lining of pipes and new gulleys.

The maintenance and improvement to the properties to secure their long-term future has been the main priority.

## **Legal matters**

The trust's registered number is: 1123197.

## **Solicitors**

Eccles Heddon, 5 Westgate, Ripon, HG4 2AT

## **Accountants**

D & J Randles, 4 The Crescent, Adel, Leeds. LS16 6AA

## **Letting Agents**

Linley & Simpson Residential Lettings, 30 North Street, Ripon, HG4 1HJ

## **Bankers**

Nat West, 3 Cambridge Crescent, Harrogate, North Yorkshire, HG1 1PE

## **Trustees**

R. Thew (chair), D. David, S. Crompton, M. Warner

**HOLY TRINITY PROPERTIES TRUST**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

|   | Unrestricted funds<br>2024 |                 | Unrestricted funds<br>2023 |               |
|---|----------------------------|-----------------|----------------------------|---------------|
|   | £                          | £               | £                          | £             |
| <b>RECEIPTS:</b>                              |                            |                 |                            |               |
| Rents   |                            | 40,221          |                            | 35,307        |
| NYC Support                                   |                            | 0               |                            | 14,644        |
| Dividends & interest from CCLA Investment     |                            | 962             |                            | 1,266         |
| <b>TOTAL RECEIPTS</b>                         |                            | <b>41,183</b>   |                            | <b>51,218</b> |
| <b>LESS:</b>                                  |                            |                 |                            |               |
| <b>PAYMENTS:</b>                              |                            |                 |                            |               |
| Council tax refund                            |                            | 0               |                            | (182)         |
| Insurance                                     |                            | 1,969           |                            | 1,594         |
| Gas & electric testing                        |                            | 1,458           |                            | 4,202         |
| Gardening                                     |                            | 3,582           |                            | 4,630         |
| Refurbishment of Flat 6                       |                            | 13,787          |                            | 8,129         |
| Refurbishment of Flat 8A                      |                            | 11,355          |                            | 12,772        |
| Refurbishment of Flat 8                       |                            | 5,315           |                            | 0             |
| Repairs & maintenance                         |                            | 8,592           |                            | 7,473         |
| Maintenance drainage and cowl                 |                            | 17,282          |                            | 0             |
| Legal & professional                          |                            | 240             |                            | 444           |
| Agent fees                                    |                            | 4,367           |                            | 4,531         |
| Refugee Support                               |                            | 0               |                            | 1,708         |
| <b>TOTAL PAYMENTS</b>                         |                            | <b>67,947</b>   |                            | <b>45,301</b> |
| <b>NET (DEFICIT)/SURPLUS FOR THE YEAR</b>     |                            | <b>(26,765)</b> |                            | <b>5,916</b>  |
| <b>ADD:</b>                                   |                            |                 |                            |               |
| <b>OPENING BANK AND BUILDING SOC BALANCES</b> |                            | 42,394          |                            | 36,478        |
| <b>CLOSING BANK AND BUILDING SOC BALANCES</b> |                            | <b>15,630</b>   |                            | <b>42,394</b> |

**HOLY TRINITY PROPERTIES TRUST**

**BALANCE SHEET**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

|   | Unrestricted funds<br>2024 |          | Unrestricted funds<br>2023 |         |
|---|----------------------------|----------|----------------------------|---------|
|   | £                          | £        | £                          | £       |
| <b>TANGIBLE FIXED ASSETS</b>  |                            |          |                            |         |
| Freehold property   |                            | 700,000  |                            | 700,000 |
| <b>CURRENT ASSETS</b>   |                            |          |                            |         |
| C B F Deposit Account   |                            | 5,869    |                            | 17,906  |
| CCLA Ethical Investment funds<br>2,415.14 (2023 - 7,222.84) Income units<br>(Market value as at 31.12.24 - £7,469 (2023 - £21,741)) |                            | 2,000    |                            | 17,000  |
| Natwest Bank  |                            | 6,415    |                            | 6,738   |
| Funds Held by Letting Agents  |                            | 1,346    |                            | 750     |
| <b>NET CURRENT ASSETS</b>   |                            | 15,630   |                            | 42,394  |
| <b>TOTAL ASSETS</b>   |                            | 715,630  |                            | 742,394 |
| <b>FINANCED BY:</b>   |                            |          |                            |         |
| <b>RESERVES:</b>  |                            |          |                            |         |
| OPENING BALANCE   |                            | 542,394  |                            | 536,478 |
| NET (DEFICIT)/SURPLUS FOR THE YEAR  |                            | (26,765) |                            | 5,916   |
| CLOSING BALANCE   |                            | 515,630  |                            | 542,394 |
| <b>REVALUATION RESERVE:</b>   |                            |          |                            |         |
| OPENING AND CLOSING BALANCE   |                            | 200,000  |                            | 200,000 |
| <b>TOTAL RESERVES</b>   |                            | 715,630  |                            | 742,394 |

Approved by the Trustees on: August 20<sup>th</sup> 2025

Signed R. Thew  
R THEW  
CHAIR

M. Warner  
M A WARNER  
TREASURER

# HOLY TRINITY PROPERTIES TRUST

## NOTES TO THE ACCOUNTS

### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 1. CHARITY REGISTRATION

The Trust was registered as a Charity on 14 March 2008 with registration number 1123197.

The Trustees during the year and to the date of this Report are as follows:

R Thew  
S E Crompton  
M A Warner  
D David

#### 2. BASIS OF PREPARATION OF THE ACCOUNTS

The accounts have been prepared in compliance with the Charities Act 1993 and the requirements of the Statement of Recommended Practice: Accounting for Charities.

#### 3. ACCOUNTING POLICIES

The accounts have been prepared on a receipts and payments basis.

The Trust's freehold investment property was revalued by the Trustees as at 31 December 2013 to more accurately reflect its open market value.

## HOLY TRINITY PROPERTY TRUSTEES

### INDEPENDENT EXAMINER'S REPORT

#### FOR THE YEAR ENDED 31 DECEMBER 2024

I report on the accounts of the Trust for the year ended 31 December 2024, which are set out on pages 2 to 4.

#### **Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts and consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 ("the 1993 Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 43(3)(a) of the 1993 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 43(7)(b) of the 1993 Act); and
- to state whether particular matters have come to my attention

#### **Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Trust and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently, I do not express an audit opinion on the view given by the accounts.

#### **Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- which causes me reasonable cause to believe that in any material aspect the requirements to:
  - (a) keep accounting records in accordance with Section 41 of the 1993 act; and
  - (b) prepare accounts which accord with the accounting records and comply with the accounting requirements of the 1993 Act; have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

D F Randles FCA  
D & J Randles  
Chartered Accountants  
4 The Crescent  
Adel  
Leeds  
LS16 6AA



Date:

20/8/25

**HOLY TRINITY PROPERTIES TRUST**

England & Wales - Charity number 1123197

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# Accounts

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# **Report of the Trustees of Holy Trinity Properties for the year ending 31 December 2023**

## **Property**

The trustees continue to administer four flats known as 6, 6a, 8 & 8a Kirkby Road, Ripon. Title to the property is registered in the trustees' names at the Land Registry.

## **Business during the year**

The trustees met on 5 occasions during 2023.

Occupancy levels are now full following the refurbishment of Flats 6 and 8A.

The major expenditure for the year was the completion of the refurbishment of Flat 6 and the refurbishment of Flats 8A following a change in tenancy.

There has been a change in membership of the trust with the resignation of Mrs S Graham in April 2023. The trustees wish to thank Mrs Graham for her advice and contributions to the trust during her time as a trustee particularly on social housing matters.

Holy Trinity Infant School no longer wishes to use the paddock area behind the properties due to concerns that this is not a secure area.

## **Legal matters**

The trust's registered number is: 1123197.

## **Solicitors**

Eccles Heddon, 5 Westgate, Ripon, HG4 2AT

## **Accountants**

D & J Randles, 203 Askern Road, Bentley, Doncaster DN5 0JR

## **Letting Agents**

Linley & Simpson Residential Lettings, 30 North Street, Ripon, HG4 1HJ

## **Bankers**

Nat West, 3 Cambridge Crescent, Harrogate, North Yorkshire, HG1 1PE

## **Trustees**

R. Thew (chair), D. David, S. Crompton, M. Warner

**HOLY TRINITY PROPERTIES TRUST**  
**ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

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# **Report of the Trustees of Holy Trinity Properties for the year ending 31 December 2023**

## **Property**

The trustees continue to administer four flats known as 6, 6a, 8 & 8a Kirkby Road, Ripon. Title to the property is registered in the trustees' names at the Land Registry.

## **Business during the year**

The trustees met on 5 occasions during 2023.

Occupancy levels are now full following the refurbishment of Flats 6 and 8A.

The major expenditure for the year was the completion of the refurbishment of Hat 6 and the refurbishment of Flats 8A following a change in tenancy.

There has been a change in membership of the trustees with the resignation of Mrs S Graham in April 2023. The trustees wish to thank Mrs Graham for her advice and contributions to the trust during her time as a trustee, particularly on social housing matters,

Holy Trinity Infant School no longer wishes to use the paddock area behind the properties due to concerns that this is not a secure area.

## **Legal matters**

The trust's registered number is: 1123197.

## **Solicitors**

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## **Accountants**

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## **Trustees**

R. Thew (chair), D. David, S. Crompton, M. Warner

**HOLY TRINITY PROPERTIES TRUST**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

|   | Unrestricted funds<br>2023 |        | Unrestricted funds<br>2022 |           |
|---|----------------------------|--------|----------------------------|-----------|
|   | £                          | £      | £                          | £         |
| <b>RECEIPTS:</b>                              |                            |        |                            |           |
| Rents   |                            | 35,307 |                            | 21,950    |
| NYC Support                                   |                            | 14,644 |                            | 0         |
| Dividends & interest from CCLA Investment     |                            | 1,266  |                            | 1,651     |
| <b>TOTAL RECEIPTS</b>                         |                            | 51,218 |                            | 23,601    |
| <b>LESS:</b>                                  |                            |        |                            |           |
| <b>PAYMENTS:</b>                              |                            |        |                            |           |
| Council tax refund                            | (182)                      |        | (213)                      |           |
| Insurance                                     | 1,594                      |        | 6,015                      |           |
| Gas & electric testing                        | 4,202                      |        | 1,910                      |           |
| Gardening                                     | 4,630                      |        | 2,675                      |           |
| Re-roofing 6 - 8 Kirkby Road                  | 0                          |        | 76,962                     |           |
| Refurbishment of Flat 6                       | 8,129                      |        | 29,768                     |           |
| Refurbishment of Flat 8A                      | 12,772                     |        | 0                          |           |
| Repairs & maintenance                         | 7,473                      |        | 10,076                     |           |
| Legal & professional                          | 444                        |        | 0                          |           |
| Agent fees                                    | 4,531                      |        | 2,723                      |           |
| Refugee Support                               | 1,708                      |        | 0                          |           |
| <b>TOTAL PAYMENTS</b>                         |                            | 45,301 |                            | 129,916   |
| <b>NET SURPLUS/(DEFICIT) FOR THE YEAR</b>     |                            | 5,916  |                            | (106,315) |
| <b>ADD:</b>                                   |                            |        |                            |           |
| <b>OPENING BANK AND BUILDING SOC BALANCES</b> |                            | 36,478 |                            | 142,793   |
| <b>CLOSING BANK AND BUILDING SOC BALANCES</b> |                            | 42,394 |                            | 36,478    |

# HOLY TRINITY PROPERTIES TRUST


## BALANCE SHEET


**FOR THE YEAR ENDED 31 DECEMBER 2023**

|   | Unrestricted funds<br>2023 |         | Unrestricted funds<br>2022 |           |
|---|----------------------------|---------|----------------------------|-----------|
|   | £                          | £       | £                          | £         |
| <b>TANGIBLE FIXED ASSETS</b>  |                            |         |                            |           |
| Freehold property   |                            | 700,000 |                            | 700,000   |
| <b>CURRENT ASSETS</b>   |                            |         |                            |           |
| C B F Deposit Account   |                            | 17,906  |                            | 1,640     |
| CCLA Ethical Investment funds<br>7,222.84 (2022 - 12,228.83) Income units<br>(Market value as at 31.12.23 - £21,741 (2022 - £33,517)) |                            | 17,000  |                            | 31,000    |
| Natwest Bank  |                            | 6,738   |                            | 3,772     |
| Funds Held by Letting Agents  |                            | 750     |                            | 66        |
| <b>NET CURRENT ASSETS</b>   |                            | 42,394  |                            | 36,478    |
| <b>TOTAL ASSETS</b>   |                            | 742,394 |                            | 736,478   |
| <b>FINANCED BY:</b>   |                            |         |                            |           |
| <b>RESERVES:</b>  |                            |         |                            |           |
| OPENING BALANCE   |                            | 536,478 |                            | 642,793   |
| NET SURPLUS/(DEFICIT) FOR THE YEAR  |                            | 5,916   |                            | (106,315) |
| CLOSING BALANCE   |                            | 542,394 |                            | 536,478   |
| REVALUATION RESERVE:  |                            |         |                            |           |
| OPENING AND CLOSING BALANCE   |                            | 200,000 |                            | 200,000   |
| <b>TOTAL RESERVES</b>   |                            | 742,394 |                            | 736,478   |

Approved by the Trustees on: June 19<sup>th</sup> 2024

Signed

  
R THEW  
 CHAIR

  
M A WARNER  
 TREASURER

**HOLY TRINITY PROPERTIES TRUST**

**NOTES TO THE ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

1. CHARITY REGISTRATION

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**HOLY TRINITY PROPERTY TRUSTEES**  
**INDEPENDENT EXAMINER'S REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

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D F Randles FCA  
D & J Randles  
Chartered Accountants  
4 The Crescent  
Adel  
Leeds  
LS16 6AA



Date:

21/10/2024

**HOLY TRINITY PROPERTIES TRUST**  
**ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

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# **Report of the Trustees of Holy Trinity Properties for the year ending 31 December 2023**

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The major expenditure for the year was the completion of the refurbishment of Hat 6 and the refurbishment of Flats 8A following a change in tenancy.

There has been a change in membership of the trustees with the resignation of Mrs S Graham in April 2023. The trustees wish to thank Mrs Graham for her advice and contributions to the trust during her time as a trustee, particularly on social housing matters,

Holy Trinity Infant School no longer wishes to use the paddock area behind the properties due to concerns that this is not a secure area.

## **Legal matters**

The trust's registered number is: 1123197.

## **Solicitors**

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## **Accountants**

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## **Letting Agents**

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## **Bankers**

Nat West, 3 Cambridge Crescent, Harrogate, North Yorkshire, HG1 PE

## **Trustees**

R. Thew (chair), D. David, S. Crompton, M. Warner

**HOLY TRINITY PROPERTIES TRUST**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

|   | Unrestricted funds<br>2023 |        | Unrestricted funds<br>2022 |           |
|---|----------------------------|--------|----------------------------|-----------|
|   | £                          | £      | £                          | £         |
| <b>RECEIPTS:</b>                              |                            |        |                            |           |
| Rents   |                            | 35,307 |                            | 21,950    |
| NYC Support                                   |                            | 14,644 |                            | 0         |
| Dividends & interest from CCLA Investment     |                            | 1,266  |                            | 1,651     |
| <b>TOTAL RECEIPTS</b>                         |                            | 51,218 |                            | 23,601    |
| <b>LESS:</b>                                  |                            |        |                            |           |
| <b>PAYMENTS:</b>                              |                            |        |                            |           |
| Council tax refund                            | (182)                      |        | (213)                      |           |
| Insurance                                     | 1,594                      |        | 6,015                      |           |
| Gas & electric testing                        | 4,202                      |        | 1,910                      |           |
| Gardening                                     | 4,630                      |        | 2,675                      |           |
| Re-roofing 6 - 8 Kirkby Road                  | 0                          |        | 76,962                     |           |
| Refurbishment of Flat 6                       | 8,129                      |        | 29,768                     |           |
| Refurbishment of Flat 8A                      | 12,772                     |        | 0                          |           |
| Repairs & maintenance                         | 7,473                      |        | 10,076                     |           |
| Legal & professional                          | 444                        |        | 0                          |           |
| Agent fees                                    | 4,531                      |        | 2,723                      |           |
| Refugee Support                               | 1,708                      |        | 0                          |           |
| <b>TOTAL PAYMENTS</b>                         |                            | 45,301 |                            | 129,916   |
| <b>NET SURPLUS/(DEFICIT) FOR THE YEAR</b>     |                            | 5,916  |                            | (106,315) |
| <b>ADD:</b>                                   |                            |        |                            |           |
| <b>OPENING BANK AND BUILDING SOC BALANCES</b> |                            | 36,478 |                            | 142,793   |
| <b>CLOSING BANK AND BUILDING SOC BALANCES</b> |                            | 42,394 |                            | 36,478    |

# HOLY TRINITY PROPERTIES TRUST


## BALANCE SHEET


**FOR THE YEAR ENDED 31 DECEMBER 2023**

|   | Unrestricted funds<br>2023 |         | Unrestricted funds<br>2022 |           |
|---|----------------------------|---------|----------------------------|-----------|
|   | £                          | £       | £                          | £         |
| <b>TANGIBLE FIXED ASSETS</b>  |                            |         |                            |           |
| Freehold property   |                            | 700,000 |                            | 700,000   |
| <b>CURRENT ASSETS</b>   |                            |         |                            |           |
| C B F Deposit Account   |                            | 17,906  |                            | 1,640     |
| CCLA Ethical Investment funds<br>7,222.84 (2022 - 12,228.83) Income units<br>(Market value as at 31.12.23 - £21,741 (2022 - £33,517)) |                            | 17,000  |                            | 31,000    |
| Natwest Bank  |                            | 6,738   |                            | 3,772     |
| Funds Held by Letting Agents  |                            | 750     |                            | 66        |
| <b>NET CURRENT ASSETS</b>   |                            | 42,394  |                            | 36,478    |
| <b>TOTAL ASSETS</b>   |                            | 742,394 |                            | 736,478   |
| <b>FINANCED BY:</b>   |                            |         |                            |           |
| <b>RESERVES:</b>  |                            |         |                            |           |
| OPENING BALANCE   |                            | 536,478 |                            | 642,793   |
| NET SURPLUS/(DEFICIT) FOR THE YEAR  |                            | 5,916   |                            | (106,315) |
| CLOSING BALANCE   |                            | 542,394 |                            | 536,478   |
| REVALUATION RESERVE:  |                            |         |                            |           |
| OPENING AND CLOSING BALANCE   |                            | 200,000 |                            | 200,000   |
| <b>TOTAL RESERVES</b>   |                            | 742,394 |                            | 736,478   |

Approved by the Trustees on: June 19<sup>th</sup> 2024

Signed

  
R THEW  
 CHAIR

  
M A WARNER  
 TREASURER

**HOLY TRINITY PROPERTIES TRUST**

**NOTES TO THE ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

1. CHARITY REGISTRATION

The Trust was registered as a Charity on 14 March 2008 with registration number 1123197.

The Trustees during the year and to the date of this Report are as follows:

R Thew  
S E Crompton  
M A Warner  
D David

2. BASIS OF PREPARATION OF THE ACCOUNTS

The accounts have been prepared in compliance with the Charities Act 1993 and the requirements of the Statement of Recommended Practice: Accounting for Charities.

3. ACCOUNTING POLICIES

The accounts have been prepared on a receipts and payments basis.

The Trust's freehold investment property was revalued by the Trustees as at 31 December 2013 to more accurately reflect its open market value.

**HOLY TRINITY PROPERTY TRUSTEES**  
**INDEPENDENT EXAMINER'S REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

I report on the accounts of the Trust for the year ended 31 December 2023, which are set out on pages 2 to 4.

**Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts and consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 ("the 1993 Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 43(3)(a) of the 1993 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 43(7)(b) of the 1993 Act); and
- to state whether particular matters have come to my attention

**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Trust and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently, I do not express an audit opinion on the view given by the accounts.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- which causes me reasonable cause to believe that in any material aspect the requirements to:
  - (a) keep accounting records in accordance with Section 41 of the 1993 act; and
  - (b) prepare accounts which accord with the accounting records and comply with the accounting requirements of the 1993 Act; have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

D F Randles FCA  
D & J Randles  
Chartered Accountants  
4 The Crescent  
Adel  
Leeds  
LS16 6AA



Date:

21/10/2024

**HOLY TRINITY PROPERTIES TRUST**

England & Wales - Charity number 1123197

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# Accounts

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**HOLY TRINITY PROPERTIES TRUST**

**ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

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# **Report of the Trustees of Holy Trinity Properties for the year ending 31 December 2021**

## **Property**

The trustees continue to administer four flats known as 6, 6a, 8 & 8a Kirkby Road, Ripon. Title to the property is registered in the trustees' names at the Land Registry.

## **Business during the year**

The trustees met on 6 occasions during 2021.

The properties remained at a settled level of occupancy for most of the year, with rental income not being adversely affected by the impact of covid on people's working patterns.

Towards the end of the year two flats were vacated and the trustees took the opportunity to consider and plan a programme of refurbishment and improvement works. This extended to replacing the roof across the two properties, which constitutes a significant investment and has the potential to improve the energy efficiency of the properties.

The trustees provided financial support for a Summer Extravaganza organised by Holy Trinity Church, Ripon. The event was planned by the church as an encouragement for its community and to create opportunities to reconnect with people living in the parish after the periods of covid lockdown.

D. David stood down as chair of the trust at the end of year to be replaced by R. Langley with effect from 1<sup>st</sup> January 2022.

## **Legal matters**

The Trust's registered number is: *1123197*

## **Solicitors**

Eccles Heddon, 5 Westgate, Ripon, HG4 2AT

## **Accountants**

D & J Randles, 203 Askern Road, Bentley, Doncaster DN5 0JR

## **Letting Agents**

Linley & Simpson Residential Lettings, 30 North Street, Ripon, HG4 1HJ

## **Bankers**

Nat West, 39 Market Place, Ripon, North Yorkshire, HG4 1DB

## **Trustees**

D. David (chair), S. Crompton, S. Graham, R. Langley, R. Thew, M. Warner

**HOLY TRINITY PROPERTIES TRUST**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

|   | Unrestricted funds<br>2021 |                | Unrestricted funds<br>2020 |                |
|---|----------------------------|----------------|----------------------------|----------------|
|   | £                          | £              | £                          | £              |
| <b>RECEIPTS:</b>                              |                            |                |                            |                |
| Rents   |                            | 26,350         |                            | 30,840         |
| Dilapidations Recouped                        |                            | 537            |                            | 0              |
| Dividends from CCLA Investment                |                            | 1,196          |                            | 1,444          |
| Bank Compensation                             |                            | 0              |                            | 300            |
| <b>TOTAL RECEIPTS</b>                         |                            | <b>28,083</b>  |                            | <b>32,584</b>  |
| <b>LESS:</b>                                  |                            |                |                            |                |
| <b>PAYMENTS:</b>                              |                            |                |                            |                |
| Donation to Holy Trinity PCC                  | 1,765                      |                | 825                        |                |
| Donation to Ripon YMCA                        | 0                          |                | 2,000                      |                |
| Insurance                                     | 717                        |                | 669                        |                |
| Gas & electric testing                        | 1,108                      |                | 1,290                      |                |
| Gardening                                     | 1,810                      |                | 1,500                      |                |
| Repairs & maintenance                         | 11,856                     |                | 617                        |                |
| Legal & professional                          | 198                        |                | 944                        |                |
| Agent fees                                    | 2,462                      |                | 2,866                      |                |
| <b>TOTAL PAYMENTS</b>                         |                            | <b>19,916</b>  |                            | <b>10,711</b>  |
| <b>NET SURPLUS</b>                            |                            | <b>8,167</b>   |                            | <b>21,873</b>  |
| <b>ADD:</b>                                   |                            |                |                            |                |
| <b>OPENING BANK AND BUILDING SOC BALANCES</b> |                            | 134,626        |                            | 112,953        |
| <b>CLOSING BANK AND BUILDING SOC BALANCES</b> |                            | <b>142,793</b> |                            | <b>134,626</b> |

**HOLY TRINITY PROPERTIES TRUST**

**BALANCE SHEET**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

|  | Unrestricted funds<br>2021 |                | Unrestricted funds<br>2020 |                |
|--|----------------------------|----------------|----------------------------|----------------|
|  | £                          | £              | £                          | £              |
| <b>TANGIBLE FIXED ASSETS</b>   |                            |                |                            |                |
| Freehold property  |                            | 700,000        |                            | 700,000        |
| <b>CURRENT ASSETS</b>  |                            |                |                            |                |
| C B F Deposit Account  | 90,990                     |                | 89,794                     |                |
| CCLA Ethical Investment funds<br>13645.86 Income units<br>(Market value as at 31.12.21 - £42,706 (2020 - £37,638)) | 35,000                     |                | 35,000                     |                |
| Natwest Bank   | 16,384                     |                | 8,623                      |                |
| Funds Held by Letting Agents   | 419                        |                | 1,209                      |                |
| <b>NET CURRENT ASSETS</b>  |                            | 142,793        |                            | 134,626        |
| <b>TOTAL ASSETS</b>  |                            | <u>842,793</u> |                            | <u>834,626</u> |
| <b>FINANCED BY:</b>  |                            |                |                            |                |
| <b>RESERVES:</b>   |                            |                |                            |                |
| OPENING BALANCE  |                            | 634,626        |                            | 612,753        |
| NET SURPLUS  |                            | 8,167          |                            | 21,873         |
| CLOSING BALANCE  |                            | <u>642,793</u> |                            | <u>634,626</u> |
| REVALUATION RESERVE:   |                            |                |                            |                |
| OPENING AND CLOSING BALANCE  |                            | 200,000        |                            | 200,000        |
| <b>TOTAL RESERVES</b>  |                            | <u>842,793</u> |                            | <u>834,626</u> |

Approved by the Trustees on: March 1<sup>st</sup> 2022

Signed

  
D DAVID  
CHAIR

  
M A WARNER  
TREASURER

# HOLY TRINITY PROPERTIES TRUST

## NOTES TO THE ACCOUNTS

### FOR THE YEAR ENDED 31 DECEMBER 2021

#### 1. CHARITY REGISTRATION

The Trust was registered as a Charity on 14 March 2008 with registration number 1123197.

The Trustees during the year and to the date of this Report are as follows:

D David  
R Thew  
S E Crompton  
S L Graham  
R J Langley  
M A Warner

#### 2. BASIS OF PREPARATION OF THE ACCOUNTS

The accounts have been prepared in compliance with the Charities Act 1993 and the requirements of the Statement of Recommended Practice: Accounting for Charities.

#### 3. ACCOUNTING POLICIES

The accounts have been prepared on a receipts and payments basis.

The Trust's freehold investment property was revalued by the Trustees as at 31 December 2013 to more accurately reflect its open market value.

**HOLY TRINITY PROPERTY TRUSTEES**

**INDEPENDENT EXAMINER'S REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

I report on the accounts of the Trust for the year ended 31 December 2021, which are set out on pages 2 to 4.

**Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts and consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 ("the 1993 Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 43(3)(a) of the 1993 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 43(7)(b) of the 1993 Act); and
- to state whether particular matters have come to my attention

**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Trust and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently, I do not express an audit opinion on the view given by the accounts.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- which causes me reasonable cause to believe that in any material aspect the requirements to:
  - (a) keep accounting records in accordance with Section 41 of the 1993 act; and
  - (b) prepare accounts which accord with the accounting records and comply with the accounting requirements of the 1993 Act; have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

D F Randles FCA  
D & J Randles  
Chartered Accountants  
203 Askern Road, Bentley  
Doncaster  
DN5 0JR



Date:

**HOLY TRINITY PROPERTIES TRUST**

England & Wales - Charity number 1123197

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# Accounts

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**HOLY TRINITY PROPERTIES TRUST**  
**ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**REPORT OF THE TRUSTEES OF  
HOLY TRINITY PROPERTIES TRUST  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**Property**

The trustees continue to administer four flats known as 6, 6a, 8 & 8a Kirkby Road, Ripon. Title to the property is registered in the trustees' names at the Land Registry.

**Business during the year**

The trustees met on 6 occasions during 2020, holding virtual meetings during covid lockdown periods.

Despite the covid pandemic and its related uncertainties, the properties enjoyed a settled level of occupancy during the year.

The most significant event of the year was the change in membership of the trust board. Two trustees, W. Robinson and S. Ankcorn, resigned during the year. In marking their departure with a note of thanks for their dedicated service, the continuing trustees wanted to make special mention of Mr. Robinson's unstinting contribution to the work of the trust over several decades, and his role in helping to steer the trust through some challenging transitions.

Completing the changes, four trustees were appointed to the board, which also filled the vacancy left by T. Boddy, who resigned in 2019.

The trustees continued to provide Holy Trinity Infant School with access to the paddock area behind the properties. Ripon YMCA drew down a grant previously agreed by the trustees as a contribution to its local housing project.

**Legal matters**

The Trust's registered number is: *1123197*

**Solicitors**

Eccles Heddon, 5 Westgate, Ripon, HG4 2AT

**Accountants**

D & J Randles, 203 Askern Road, Bentley, Doncaster DN5 0JR

**Letting Agents**

Linley & Simpson Residential Lettings, 30 North Street, Ripon, HG4 1HJ

**Bankers**

Nat West, 3 Cambridge Crescent, Harrogate, North Yorkshire, HG1 1PE

**Trustees**

D. David (chair), R. Thew, S. Crompton, S. Graham, R. Langley, M. Warner

**HOLY TRINITY PROPERTIES TRUST**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

|   | Unrestricted funds<br>2020 |         | Unrestricted funds<br>2019 |         |
|---|----------------------------|---------|----------------------------|---------|
|   | £                          | £       | £                          | £       |
| <b>RECEIPTS:</b>                              |                            |         |                            |         |
| Rents   |                            | 30,840  |                            | 31,191  |
| Building Society interest                     |                            | 0       |                            | 616     |
| Dividends from CCLA Investment                |                            | 1,444   |                            | 317     |
| Bank Compensation                             |                            | 300     |                            | 0       |
|   |                            | 32,584  |                            | 32,124  |
| <b>TOTAL RECEIPTS</b>                         |                            |         |                            |         |
| <br><b>LESS:</b>                              |                            |         |                            |         |
| <b>PAYMENTS:</b>                              |                            |         |                            |         |
| Donation to Holy Trinity PCC                  | 825                        |         | 2,556                      |         |
| Donation to Ripon YMCA                        | 2,000                      |         | 0                          |         |
| Insurance                                     | 669                        |         | 759                        |         |
| Gas & electric testing                        | 1,290                      |         | 612                        |         |
| Gardening                                     | 1,500                      |         | 2,245                      |         |
| Repairs & maintenance                         | 617                        |         | 4,755                      |         |
| Legal & professional                          | 944                        |         | 3,172                      |         |
| Agent fees                                    | 2,866                      |         | 2,712                      |         |
| Empty property expenses                       |                            |         | 0                          |         |
|   |                            | 10,711  |                            | 16,811  |
| <b>TOTAL PAYMENTS</b>                         |                            |         |                            |         |
|   |                            | 21,873  |                            | 15,314  |
| <b>NET SURPLUS</b>                            |                            |         |                            |         |
| <br><b>ADD:</b>                               |                            |         |                            |         |
| <b>OPENING BANK AND BUILDING SOC BALANCES</b> |                            | 112,753 |                            | 97,439  |
| <b>CLOSING BANK AND BUILDING SOC BALANCES</b> |                            | 134,626 |                            | 112,753 |

# HOLY TRINITY PROPERTIES TRUST

## BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2020

|  | Unrestricted funds<br>2020 |                       | Unrestricted funds<br>2019 |                       |
|--|----------------------------|-----------------------|----------------------------|-----------------------|
|  | £                          | £                     | £                          | £                     |
| <b>TANGIBLE FIXED ASSETS</b>   |                            |                       |                            |                       |
| Freehold property  |                            | 700,000               |                            | 700,000               |
| <b>CURRENT ASSETS</b>  |                            |                       |                            |                       |
| Leeds & Holbeck Building Society balance<br>(Closed and Moved to Natwest)        |                            | 0                     |                            | 112                   |
| C B F Deposit Account 001D   |                            | 89,794                |                            | 68,349                |
| CCLA Ethical Investment funds 001AA<br>(Market value as at 31.12.20 - £28519.85) |                            | 35,000                |                            | 35,000                |
| Natwest Bank   |                            | 8,623                 |                            | 9,192                 |
| Funds Held by Letting Agents   |                            | <u>1,209</u>          |                            | <u>100</u>            |
| <b>NET CURRENT ASSETS</b>  |                            | 134,626               |                            | 112,753               |
| <b>TOTAL ASSETS</b>  |                            | <u><u>834,626</u></u> |                            | <u><u>812,753</u></u> |
| <b>FINANCED BY:</b>  |                            |                       |                            |                       |
| <b>RESERVES:</b>   |                            |                       |                            |                       |
| OPENING BALANCE  |                            | 612,753               |                            | 597,439               |
| NET SURPLUS  |                            | 21,873                |                            | 15,314                |
| CLOSING BALANCE  |                            | <u>634,626</u>        |                            | <u>612,753</u>        |
| REVALUATION RESERVE:   |                            |                       |                            |                       |
| OPENING AND CLOSING BALANCE  |                            | 200,000               |                            | 200,000               |
| <b>TOTAL RESERVES</b>  |                            | <u><u>834,626</u></u> |                            | <u><u>812,753</u></u> |

Approved by the Trustees on: September 15<sup>th</sup> 2021

Signed

  
CHAIR

  
TREASURER

**HOLY TRINITY PROPERTIES TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

1. CHARITY REGISTRATION

The Trust was registered as a Charity on 14 March 2008 with registration number 1123197.

The Trustees during the year and to the date of this Report are as follows:

D David  
W Robinson (Resigned 27 January 2020)  
Mrs S E Ankcorn (Resigned 27 January 2020)  
R Thew  
E J Langley (Appointed 27 January 2020)  
M A Warner (Appointed 27 January 2020)  
S E Crompton (Appointed 27 January 2020)  
S L Graham (Appointed 27 January 2020)

2. BASIS OF PREPARATION OF THE ACCOUNTS

The accounts have been prepared in compliance with the Charities Act 1993 and the requirements of the Statement of Recommended Practice: Accounting for Charities.

3. ACCOUNTING POLICIES

The accounts have been prepared on a receipts and payments basis.

The Trust's freehold investment property was revalued by the Trustees as at 31 December 2013 to more accurately reflect its open market value.

4. RENT ARREARS

The Trust was owed £1,390 from 2016 in respect of rent arrears. These related to Flat 6a and were pursued in small claims court, and were won, but no cash recovered. Further legal action was taken during the year, but it does not look likely that any cash will be recovered.

## HOLY TRINITY PROPERTY TRUSTEES

### INDEPENDENT EXAMINER'S REPORT

#### FOR THE YEAR ENDED 31 DECEMBER 2020

I report on the accounts of the Trust for the year ended 31 December 2020, which are set out on pages 2 to 4.

#### **Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts and consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 ("the 1993 Act") and that an independent examination is needed.

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- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 43(7)(b) of the 1993 Act); and
- to state whether particular matters have come to my attention

#### **Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Trust and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently, I do not express an audit opinion on the view given by the accounts.

#### **Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- which causes me reasonable cause to believe that in any material aspect the requirements to:
  - (a) keep accounting records in accordance with Section 41 of the 1993 act; and
  - (b) prepare accounts which accord with the accounting records and comply with the accounting requirements of the 1993 Act; have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

D F Randles FCA  
D & J Randles  
Chartered Accountants  
203 Askern Road, Bentley  
Doncaster  
DN5 0JR



Date:

13/9/2021