

**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 2020		Unrestricted funds 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
		<hr/>		<hr/>
TOTAL RECEIPTS		32,584		32,124
<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		<hr/>	0	<hr/>
		<hr/>		<hr/>
TOTAL PAYMENTS		10,711		16,811
		<hr/>		<hr/>
<b>NET SURPLUS</b>		21,873		15,314
<b>ADD:</b>				
<b>OPENING BANK AND BUILDING SOC BALANCES</b>		112,753		97,439
		<hr/>		<hr/>
<b>CLOSING BANK AND BUILDING SOC BALANCES</b>		<u>134,626</u>		<u>112,753</u>

# HOLY TRINITY PROPERTIES TRUST

## BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted funds 2020		Unrestricted funds 2019	
	£	£	£	£
<b>TANGIBLE FIXED ASSETS</b>				
Freehold property		700,000		700,000
<b>CURRENT ASSETS</b>				
Leeds & Holbeck Building Society balance (Closed and Moved to Natwest)	0		112	
C B F Deposit Account 001D	89,794		68,349	
CCLA Ethical Investment funds 001AA (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>834,626</u>		<u>812,753</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>834,626</u>		<u>812,753</u>

Approved by the Trustees on: September 13<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.

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:

13/9/2021