

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 1st 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 2021		Unrestricted funds 2020	
	£	£	£	£
RECEIPTS:				
Rents		26,350		30,840
Dilapidations Recouped		537		0
Dividends from CCLA Investment		1,196		1,444
Bank Compensation		0		300
TOTAL RECEIPTS		<u>28,083</u>		<u>32,584</u>
LESS:				
PAYMENTS:				
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		<u>2,462</u>		<u>2,866</u>
TOTAL PAYMENTS		19,916		10,711
NET SURPLUS		<u>8,167</u>		<u>21,873</u>
ADD:				
OPENING BANK AND BUILDING SOC BALANCES		134,626		112,953
CLOSING BANK AND BUILDING SOC BALANCES		<u><u>142,793</u></u>		<u><u>134,626</u></u>

HOLY TRINITY PROPERTIES TRUST

BALANCE SHEET

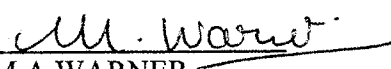
FOR THE YEAR ENDED 31 DECEMBER 2021

	Unrestricted funds 2021		Unrestricted funds 2020	
	£	£	£	£
TANGIBLE FIXED ASSETS				
Freehold property		700,000		700,000
CURRENT ASSETS				
C B F Deposit Account	90,990		89,794	
CCLA Ethical Investment funds 13645.86 Income units (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	<u>419</u>		<u>1,209</u>	
NET CURRENT ASSETS		142,793		134,626
TOTAL ASSETS		<u>842,793</u>		<u>834,626</u>
FINANCED BY:				
RESERVES:				
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
TOTAL RESERVES		<u>842,793</u>		<u>834,626</u>

Approved by the Trustees on: March 1st 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: