

# **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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**HOLY TRINITY PROPERTIES TRUST**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

	Unrestricted funds 2023		Unrestricted funds 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>		<u>51,218</u>		<u>23,601</u>
<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	<u>1,708</u>		<u>0</u>	
<b>TOTAL PAYMENTS</b>		45,301		129,916
<b>NET SURPLUS/(DEFICIT) FOR THE YEAR</b>		<u>5,916</u>		<u>(106,315)</u>
<b>ADD:</b>				
<b>OPENING BANK AND BUILDING SOC BALANCES</b>		36,478		142,793
<b>CLOSING BANK AND BUILDING SOC BALANCES</b>		<u><u>42,394</u></u>		<u><u>36,478</u></u>

# HOLY TRINITY PROPERTIES TRUST

## BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2023

	Unrestricted funds 2023		Unrestricted funds 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		17,000		31,000
7,222.84 (2022 - 12,228.83) Income units				
(Market value as at 31.12.23 - £21,741 (2022 - £33,517))				
Natwest Bank		6,738		3,772
Funds Held by Letting Agents		<u>750</u>		<u>66</u>
<b>NET CURRENT ASSETS</b>		42,394		36,478
<b>TOTAL ASSETS</b>		<u><u>742,394</u></u>		<u><u>736,478</u></u>
<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		<u>542,394</u>		<u>536,478</u>
REVALUATION RESERVE:				
OPENING AND CLOSING BALANCE		200,000		200,000
<b>TOTAL RESERVES</b>		<u><u>742,394</u></u>		<u><u>736,478</u></u>

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

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 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**  
**ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

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