

HOLY TRINITY TRUST (COMBE DOWN)

England & Wales · Charity number 1137070

Details

Other names HOLY TRINITY COMBE DOWN CHURCH ROOMS TRUST

Status Registered

Legal form Charitable company

Company number [06984703](#)

Registered 2010-07-26

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

Contact

Address Church Office
The Avenue
Combe Down
Bath
BA2 5EE

Phone 01225835835

Email finance@htcd.org

Activities

Objects: 3 OBJECTS 3.1 THE OBJECTS OF THE CHARITY ARE FOR THE BENEFIT OF THE CONGREGATION OF HOLY TRINITY COMBE DOWN CHURCH, THE AVENUE, COMBE DOWN, BATH AND/OR OR SUCH OTHER PERSONS IN THE UNITED KINGDOM AS THE DIRECTORS OF THE COMPANY MAY SEE FIT FROM TIME TO TIME -ÇÔ3.1.1 TO PROMOTE AND ADVANCE ALL ASPECTS OF THE CHRISTIAN FAITH INCLUDING BUT NOT LIMITED TO THE PROMOTION OF CHRISTIAN BELIEFS THROUGH THE HOLDING OF PRAYER MEETINGS, LECTURES, PUBLIC CELEBRATION OF RELIGIOUS FESTIVALS AND PRODUCING OR DISTRIBUTING LITERATURE RELATING TO CHRISTIAN FAITH TO ENLIGHTEN OTHERS ABOUT THE CHRISTIAN FAITH;3.1.2 TO PROVIDE AND MAINTAIN COMMUNITY FACILITIES FOR RECREATIONAL OR ANY OTHER PURPOSES INCLUDING LEISURE TIME ACTIVITIES IN THE INTERESTS OF SOCIAL WELFARE AS THE TRUSTEES MAY THINK FIT FROM TIME TO TIME, WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE AND BENEFITING THOSE PERSONS WHO HAVE NEED BY REASON OF (TO INCLUDE BUT NOT BE LIMITED TO) THEIR YOUTH, POVERTY OR SOCIAL OR ECONOMIC CIRCUMSTANCES; AND3.1.3 TO RELIEVE HARDSHIP, INCLUDING FINANCIAL HARDSHIP AND TO PROMOTE AND PRESERVE GOOD HEALTH BY THE PROVISION OF FOOD, FUNDS AND SUPPORT (TO INCLUDE ADVICE AND COUNSELLING) AND SUCH OTHER ASSISTANCE THAT THE COMPANY MAY THINK FIT TO OFFER FROM TIME TO TIME, TO BENEFIT THE HOMELESS, AGED, DISABLED, SINGLE PARENT FAMILIES AND OTHER PERSONS IN NEED:(THE -Ç£OBJECTS-ÇØ).3.2 THIS PROVISION MAY BE AMENDED BY SPECIAL RESOLUTION BUT ONLY WITH THE PRIOR WRITTEN CONSENT OF THE COMMISSION.

Activities: To promote and advance all aspects of the Christian faith; to provide and maintain community facilities; to relieve hardship

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Religious Activities, Amateur Sport
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** BATH
- Bath And North East Somerset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£37,269	£34,676	-	-
2024-08-31	£70,185	£31,795	-	-
2023-08-31	£60,588	£48,970	-	-
2022-08-31	£55,509	£44,769	-	-
2021-08-31	£42,362	£37,995	-	-
2020-08-31	£43,272	£34,295	-	-

Trustees

Name	Role	Appointed
IAIN NIALL OGILVIE ROBERTSON		2017-10-12
NICOLAS JOHN DOMINIC ALEXANDER		2020-11-09

HOLY TRINITY TRUST (COMBE DOWN)

England & Wales - Charity number 1137070

Accounts

HOLY TRINITY TRUST

(A company limited by guarantee)

ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 AUGUST 2025

Company registration number 6984703

Charity registration number 1137070 (England & Wales)

Contents	Page
Reference and administrative details	3
Objectives and activities	4
Achievements and performance	5
Financial review	5
Independent Examiner's Report	7
Statement of Financial Activities	8
Balance Sheet	9
Notes to the Financial Statements	10

Reference and administration details

Charity name: Holy Trinity Trust

Charity number: 1137070

Company number: 6984703

Registered office and operational address:

Church Office
Church Rooms
The Avenue
Combe Down
Bath
BA2 5EE

Directors (Trustees):

N J D Alexander
A M Hannan (until 4 September 2024)
J L Rew BSc FCA
I N Robertson

Company Secretary:

J L Rew BSc FCA

Bankers:

National Westminster Bank plc
24-25 Stall Street
Bath
BA1 1QF

Independent examiner:

Richard HW Beath BSc FCCA
Ashlar House
58a Combe Road
Combe Down
Bath
BA2 5HZ

Directors' Report

For the year ended 31 August 2025

Objectives and activities

Objectives

The Directors (who are also the Trustees) have pleasure in presenting their report of the Company for the year ended 31 August 2025. The Company is limited by Guarantee and is also a registered Charity. The accounts have been prepared in accordance with the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2019), applicable to charities preparing their accounts in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011 and UK Generally Accepted Practice.

The objects of the Charity are for the benefit of the congregations of Holy Trinity Church and St Andrew's Community Church, Combe Down, Bath, and/or such other persons in the United Kingdom as the Directors of the Company may see fit from time to time:

- To promote and advance all aspects of the Christian faith including but not limited to the promotion of Christian beliefs through the holding of prayer meetings, lectures, public celebration of religious festivals and producing or distributing literature relating to the Christian faith to enlighten others about the Christian faith;
- To provide and maintain community facilities for recreational or any other purposes including leisure time activities in the interests of social welfare as the Directors may think fit from time to time, with the object of improving the conditions of life and benefiting those persons who have need by reason of (to include but not be limited to) their youth, poverty or social or economic circumstances; and
- To relieve hardship, including financial hardship and to promote and preserve good health by the provision of food, funds and support (to include advice and counselling) and such other assistance that the Company may think fit to offer from time to time, to benefit the homeless, aged, disabled, single parent families and other persons in need.

The Directors are committed to enabling as many people as possible to have access to its facilities and maintaining a policy of being open and inclusive for all sections of the community. The Directors have considered the Charity Commissioners guidance on public benefit.

Activities

During the year ended 31 August 2025, the charity continued to exercise the sole trusteeship of the following properties:

- The Church Rooms, The Avenue, Combe Down
- St Andrew's Community Church, Hawthorn Grove, Combe Down
- Trinity Cottage, The Avenue, Combe Down

The Ecclesiastical Charity

The Charity for Ecclesiastical Purposes in Connection with The Church of England in the Ecclesiastical Parish of Holy Trinity, Combe Down, Bath ("The Ecclesiastical Charity") was established in 1920. The charity owns an area of land located at Firs Field and a community centre, both in Combe Down.

Up until 2011 the managing trustee of The Ecclesiastical Charity was the PCC of Holy Trinity, Combe Down. Under a Charities Act Scheme dated 11 November 2011, the trusteeship of The Ecclesiastical Charity was transferred to the Holy Trinity Trust.

Achievements and performance

In the year, the charity has fulfilled its objectives by providing and maintaining properties for the use of the church congregations. It has also raised funds through renting out those properties to third parties, while also benefiting the wider community by providing these facilities.

The year to 31 August 2025 was a transitional year for two reasons. Firstly, HTT agreed with the PCC new fully repairing and insuring leases for the Church Rooms and St Andrews Community Church. On 1 January 2025, new leases were signed between HTT and the PCC for the lease of the Church Rooms and St Andrews Community Church, moving operational management of the activities at those sites from HTT to the PCC. Secondly, the tenant of Trinity Cottage moved out and the trustees took the opportunity to upgrade the property ahead of it being rented out again.

Financial Review

Total income for the year ended 31 August 2025 was £37,269 (2024: £70,185). Most of this income was in the form of rents and lease income with a small amount of interest earned on bank deposits. The reduction from the previous year is due to the change in leases between HTT and the PCC for the lease of the Church Rooms and St Andrew's Church buildings. From the inception of the new leases on 1 January 2025, the PCC now accounts for income from room bookings and general operational expenditure on the buildings.

Total expenditure was £34,676 (2024: £31,795). The running costs of the Church Rooms and St Andrew's Community Church reduced in the year following the changes of leases but there were additional costs for advice received in relation to the new leases and also in upgrading Trinity Cottage following the tenant moving out. Repairs came to £11,373 (2024: £7,930) and legal, accounting and other professional fees amounted to £9,099 (2024: £1,268). Cleaning costs reduced to £4,753 (2024: £6,441).

The combined operating surplus for the year was £2,593 (2024: £38,390). This was for unrestricted funds only. There was no restricted income or expenditure in the year and there are no restricted fund balances.

The Company is registered for VAT and reclaims VAT on qualifying expenditure.

Political and charitable donations

During the year, the Charity did not make a donation to the Holy Trinity Combe Down Parochial Parish Council (2024: £3,500). There were no political donations made during the year.

Plans for Future Years

The Company plans to continue to maintain its properties throughout the next year and to ensure that the charity is sustainable, given its charitable aims.

Statement of Directors' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and regulations. Company law requires the trustees to prepare financial statements for each financial year in accordance with applicable law and FRS 102, the Financial Reporting Standards applicable in the UK and the Republic of Ireland.

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming resources for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements
- prepare the financial statements on the going-concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the charity's assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Examiner

These financial statements have been examined by Richard Beath FCCA. A resolution proposing that Richard Beath FCCA be reappointed was passed at the Annual General Meeting of the Company held on 15 April 2026. This report was approved by the trustees on 22 May 2026.

By order of the trustees



John Rew BSc FCA
Company Secretary

Independent Examiner's Report to the trustees of Holy Trinity Trust

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 August 2025.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Richard HW Beath BSc FCCA
Ashlar House, 58a Combe Road, Combe Down, Bath BA2 5HZ
18 May 2026

Statement of Financial Activities

(incorporating an income and expenditure account) for the year ended 31 August 2025

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
Income from:					
Charitable activities	2	24,201	0	24,201	52,118
Investments	3	13,068	0	13,068	18,067
Total		37,269	0	37,269	70,185
Expenditure on:					
Raising funds - investments		9,339	0	9,339	942
Charitable activities		25,337	0	25,337	30,853
Total		34,676	0	34,676	31,795
Net income before gains on investments		2,593	0	2,593	38,390
Net gains on investments	4	1,552	0	1,552	0
Net income and net movement in funds		4,145	0	4,145	38,390
Reconciliation of funds					
Total funds brought forward at 1 st September		1,958,743	0	1,958,743	1,920,353
Total funds to carry forward at 31st August		1,962,888	0	1,962,888	1,958,743

All activities relate to continuing operations.

Total Recognised Gains and Losses

There are no recognised gains or losses in the above financial year other than those passing through the Statement of Financial Activities.

The notes on pages 10 to 14 form an integral part of these financial statements.

Balance Sheet

At 31 August 2025

		31-Aug-25		31-Aug-24	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	5	1,400,822		1,400,822	
Investments	6	425,000		399,068	
			1,825,822		1,799,890
Current assets					
Debtors	7	15,887		34,508	
Cash at bank and in hand		132,478		146,474	
		148,365		180,982	
Liabilities					
Creditors: amounts falling due within one year	8	11,299		22,129	
Net current assets			137,066		158,853
Total assets less current liabilities			1,962,888		1,958,743
Funds					
Unrestricted funds:	9				
General funds			137,066		158,853
Designated funds			1,528,428		1,502,496
Revaluation reserve			297,394		297,394
Total funds			1,962,888		1,958,743

For the year ended 31 August 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006. The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the board of directors on 22 May 2026 and signed on behalf of the board by



Niall Robertson



John Rew

Notes to the Financial Statements Year to 31st August 2025

1. Accounting Policies

The principal accounting policies are set out below. These accounting policies have been applied consistently throughout the year.

Basis of Accounting

These financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards. The accounts have been prepared in accordance with the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2019), applicable to charities preparing their accounts in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, the Charities Act 2011 and UK Generally Accepted Accounting Practice.

Income

Income is recognised in the statement of financial activities (SOFA) when there is entitlement, probability of receipt and the income can be measured with sufficient accuracy.

Expenditure

Expenditure is recognised when there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that settlement will be required, and the amount of the obligation can be measured reliably. Irrecoverable VAT is included within the expense items to which it relates. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings.

Taxation

The Company is a registered charity and as such is potentially exempt from taxation of its income and gains to the extent that they fall within the charity exemptions in the Corporation Taxes Act 2010 or Section 256 Taxation of Chargeable Gains Act 1992. Accordingly, there is no taxation charge in these financial statements.

Capitalisation and Depreciation of Fixed Assets

All assets costing more than £1,000 are capitalised. Buildings and land assets including integral fixtures and fittings have been valued at the estimated market value.

Fund Accounting

Funds held by the Charity are either:

- Unrestricted funds – these are funds which can be used in accordance with the charitable objects at the discretion of the Directors, or
- Restricted funds – these are funds which can only be used for the particular restricted purposes within the objects of the Charity. Restrictions arise when specified by the donor or when funds are raised for a particular purpose.

These are the different categories of funds:

General Fund: this is funds required for the operation of the charity over and above those invested in fixed assets or investment property.

Designated Fund – Fixed Assets: this fund represents the fixed assets that are required for the operation of the charity and are required for it to achieve its charitable objectives.

Designated Fund – Investment Property: this fund represents the property assets held as investments which produce a financial return for the charity in order that it meets its charitable objectives.

Revaluation Reserve: where fixed assets have been revalued this fund shows the revaluation amount.

Restricted Funds: income was received in previous years where the donor had placed restrictions on the use of the funds. The restrictions related to the purchase and development of St Andrew's Community Church and the Church Rooms. Since these properties have been purchased and developed the restriction can be released. Therefore, these funds have been transferred to unrestricted funds.

2. Income from Charitable Activities

During the year the Company received letting income in respect of room hire at the Church Rooms and rental income for the use of St Andrew's Church. Income for the year was £24,201 as compared to £52,118 in 2024, a reduction due to the new lease arrangements.

3. Investment Income

This relates to residential rental income from Trinity Cottage, which amounted to £9,407 in the year (2024: £15,000) and interest earned on bank deposits of £3,661 (2024: £3,067). Funds are placed on 35-day and 95-day deposits to earn higher rates of interest.

4. Net Gains on Investments

Trinity Cottage is held as an investment property to provide income to fund the Charity's activities. It was revalued to £425,000 as the request of the trustees and in line with applicable accounting standards. This produced a net gain on investment of £1,552 in the year.

5. Tangible Fixed Assets

	Freehold buildings & Land £	Fixtures & Fittings £	Total £
Cost			
Brought forward balances 1 September 2024	1,366,841	33,981	1,400,822
Balances at 31 August 2025	1,366,841	33,981	1,400,822
Depreciation			
Brought forward balances 1 September 2024	0	0	0
Balances at 31 August 2025	0	0	0
Net book values			
At 31 August 2025	1,366,841	33,981	1,400,822
At 31 August 2024	1,366,841	33,981	1,400,822

Fixed assets are held at their current market value. The Church Rooms and St Andrews buildings are revalued when there is reason to believe that the value may have significantly changed. They were not revalued in the year.

6. Investments

	2025 £	2024 £
Investment property – Trinity Cottage	425,000	399,068
Total investments	425,000	399,068

The investment property, Trinity Cottage, was revalued to £425,000 as at 31 August 2025 which is the trustees' best estimate of its current market value.

7. Debtors

	2025 £	2024 £
Other debtors	15,489	25,037
Prepayments	398	1,187
Accrued income	-	3,083
Trade debtors	-	5,201
	15,887	34,508

8. Creditors: amounts falling due within one year

	2025	2024
	£	£
Other creditors	10,100	15,568
Trade creditors	34	2,619
VAT net creditor	98	941
Accruals	150	1,840
Deferred income	917	1,250
	11,299	22,218

9. Funds

	Fund balances brought forward	Income	Expenditure	Transfers	Gains and losses	Fund balances carried forward
	£	£	£	£	£	£
Unrestricted Funds:						
General Funds	158,853	37,269	(34,676)	(24,380)	0	137,066
Designated Fund – Fixed Assets	1,103,428	0	0	0	0	1,103,428
Designated Fund – Investment Property	399,068	0	0	24,380	1,552	425,000
Revaluation Reserve	297,394	0	0	0	0	297,394
Total Unrestricted Funds	1,958,743	37,269	(34,676)	0	1,552	1,962,888
Restricted Funds	0	0	0	0	0	0
Total Funds	1,958,743	37,269	(34,676)	0	1,552	1,962,888

Within unrestricted funds, the net book value of the properties held as fixed assets are placed in a designated fund and the cost of the investment property in another designated fund. This is to highlight the reserves that relate to these properties and the different nature of those funds.

10. Creditors: amounts falling due after more than one year

During the year, there were no creditors falling due after more than one year.

11. Capital Commitments

There were no capital commitments at 31st August 2025 (2024: Nil).

12. Contingent Liabilities

There were no contingent liabilities at the end of the year.

13. Company Status

The members of the Company are the Directors named in the Directors' Report. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

14. Related party disclosures

None of the directors received any remuneration in the year.

The PCC is the principal tenant of both the Church Rooms and St Andrew's Church and pays a market rent. During the year the Company made a donation to the PCC of £Nil (2024: £3,500). HTT owed the PCC £7,328 at the end of the year (2024: £14,131).

HTT is the sole trustee of The Ecclesiastical Charity. HTT was owed £15,489 by The Ecclesiastical Charity at the end of the year (2024: £25,037).

HOLY TRINITY TRUST (COMBE DOWN)

England & Wales - Charity number 1137070

Accounts

HOLY TRINITY TRUST

(A company limited by guarantee)

ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 AUGUST 2024

Company registration number 6984703

Charity registration number 1137070 (England & Wales)

Contents	Page
Reference and administrative details	3
Objectives and activities	4
Achievements and performance	5
Financial review	5
Independent Examiner's Report	7
Statement of Financial Activities	8
Balance Sheet	9
Notes to the Financial Statements	10

Reference and administration details

Charity name: Holy Trinity Trust

Charity number: 1137070

Company number: 6984703

Registered office and operational address:

Church Office
Church Rooms
The Avenue
Combe Down
Bath
BA2 5EE

Directors (Trustees):

N J D Alexander
A M Hannan (until 4 September 2024)
J L Rew BSc FCA
I N Robertson

Company Secretary:

J L Rew BSc FCA

Bankers:

National Westminster Bank plc
24-25 Stall Street
Bath
BA1 1QF

Independent examiner:

Richard HW Beath BSc FCCA
Ashlar House
58a Combe Road
Combe Down
Bath
BA2 5HZ

Directors' Report

For the year ended 31 August 2024

Objectives and activities

Objectives

The Directors (who are also the Trustees) have pleasure in presenting their report of the Company for the year ended 31 August 2024. The Company is limited by Guarantee and is also a registered Charity. The accounts have been prepared in accordance with the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2019), applicable to charities preparing their accounts in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011 and UK Generally Accepted Practice.

The objects of the Charity are for the benefit of the congregations of Holy Trinity Church and St Andrew's Community Church, Combe Down, Bath, and/or such other persons in the United Kingdom as the Directors of the Company may see fit from time to time:

- To promote and advance all aspects of the Christian faith including but not limited to the promotion of Christian beliefs through the holding of prayer meetings, lectures, public celebration of religious festivals and producing or distributing literature relating to the Christian faith to enlighten others about the Christian faith;
- To provide and maintain community facilities for recreational or any other purposes including leisure time activities in the interests of social welfare as the Directors may think fit from time to time, with the object of improving the conditions of life and benefiting those persons who have need by reason of (to include but not be limited to) their youth, poverty or social or economic circumstances; and
- To relieve hardship, including financial hardship and to promote and preserve good health by the provision of food, funds and support (to include advice and counselling) and such other assistance that the Company may think fit to offer from time to time, to benefit the homeless, aged, disabled, single parent families and other persons in need.

The Directors are committed to enabling as many people as possible to have access to its facilities and maintaining a policy of being open and inclusive for all sections of the community. The Directors have considered the Charity Commissioners guidance on public benefit.

Activities

During the year ended 31 August 2024, the charity continued to exercise the sole trusteeship of the following properties:

- The Church Rooms, The Avenue, Combe Down
- St Andrew's Community Church, Hawthorn Grove, Combe Down
- Trinity Cottage, The Avenue, Combe Down

The Ecclesiastical Charity

The Charity for Ecclesiastical Purposes in Connection with The Church of England in the Ecclesiastical Parish of Holy Trinity, Combe Down, Bath ("The Ecclesiastical Charity") was established in 1920. The charity owns an area of land located at Firs Field, Combe Down.

Up until 2011 the managing trustee of The Ecclesiastical Charity was the PCC of Holy Trinity, Combe Down. Under a Charities Act Scheme dated 11 November 2011, the trusteeship of The Ecclesiastical Charity was transferred to the Holy Trinity Trust.

Achievements and performance

In the year, the charity has fulfilled its objectives by providing and maintaining properties for the use of the church congregations. It has also raised funds through renting out those properties to third parties, while also benefiting the wider community by providing these facilities. Funds were also raised through Trinity Cottage rental income.

Financial Review

Total income for the year ended 31 August 2024 was £70,185 (2023: £60,588). Most of this income was in the form of rent with a small amount of interest earned on bank deposits.

Total expenditure was £31,795 (2023: £48,970). The major area of expense during the year related to the running costs of the three main buildings. Repairs came to £7,930 (2023: £7,785) and cleaning £6,441 (2023: £12,487).

The combined operating surplus for the year was £38,390 (2023: £11,618). This was for unrestricted funds only. There was no restricted income or expenditure in the year and there are no restricted fund balances.

The Company is registered for VAT and reclaims VAT on qualifying expenditure.

Political and charitable donations

During the year, the Charity made a donation of £3,500 to the Holy Trinity Combe Down Parochial Parish Council which is in line with its charitable objectives (2023: £13,500).

There were no political donations made during the year.

Plans for Future Years

The Company plans to continue to maintain its properties throughout the next year and to ensure that the trading is profitable, given its charitable aims. The Directors will continue to attract new and existing charitable donations from private individuals and other grant making organisations to assist its continuing charitable activities.

Statement of Directors' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and regulations. Company law requires the trustees to prepare financial statements for each financial year in accordance with applicable law and FRS 102, the Financial Reporting Standards applicable in the UK and the Republic of Ireland.

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming resources for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements
- prepare the financial statements on the going-concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the charity's assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Examiner

These financial statements have been examined by Richard Beath FCCA. A resolution proposing that Richard Beath FCCA be reappointed was passed at the Annual General Meeting of the Company held on 15 April 2025.

This report was approved by the trustees on 15 May 2025.

By order of the trustees



John Rew BSc FCA
Company Secretary

Independent Examiner's Report to the trustees of Holy Trinity Trust

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 August 2024.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Richard HW Beath BSc FCCA
Ashlar House, 58a Combe Road, Combe Down, Bath BA2 5HZ
15 May 2025

Statement of Financial Activities

(incorporating an income and expenditure account) for the year ended 31 August 2024

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Income from:					
Charitable activities	2	52,118	0	52,118	45,581
Investments	3	18,067	0	18,067	15,007
Total		70,185	0	70,185	60,588
Expenditure on:					
Raising funds - investments		942	0	942	828
Charitable activities		30,853	0	30,853	48,142
Total		31,795	0	31,795	48,970
Net income before gains on investments		38,390	0	38,390	11,618
Net gains on investments	4	0	0	0	0
Net income and net movement in funds		38,390	0	38,390	11,618
Reconciliation of funds					
Total funds brought forward at 1 st September		1,920,353	0	1,920,353	1,908,735
Total funds to carry forward at 31st August		1,958,743	0	1,958,743	1,920,353

All activities relate to continuing operations.

Total Recognised Gains and Losses

There are no recognised gains or losses in the above financial year other than those passing through the Statement of Financial Activities.

The notes on pages 10 to 14 form an integral part of these financial statements.

Balance Sheet

At 31 August 2024

		31-Aug-24		31-Aug-23	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	5	1,400,822		1,400,822	
Investments	6	399,068		399,068	
			1,799,890		1,799,890
Current assets					
Debtors	7	34,508		25,475	
Cash at bank and in hand		146,474		107,772	
			180,982		133,247
Liabilities					
Creditors: amounts falling due within one year	8	22,129		12,784	
Net current assets			158,853		120,463
Total assets less current liabilities			1,958,743		1,920,353
Funds					
Unrestricted funds:	9				
General funds			158,853		120,463
Designated funds			1,502,496		1,502,496
Revaluation reserve			297,394		297,394
Total funds			1,958,743		1,920,353

For the year ended 31 August 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006. The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the board of directors on 15 May 2025 and signed on behalf of the board by



Niall Robertson



John Rew

Notes to the Financial Statements Year to 31st August 2024

1. Accounting Policies

The principal accounting policies are set out below. These accounting policies have been applied consistently throughout the year.

Basis of Accounting

These financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards. The accounts have been prepared in accordance with the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2019), applicable to charities preparing their accounts in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, the Charities Act 2011 and UK Generally Accepted Accounting Practice.

Income

Income is recognised in the statement of financial activities (SOFA) when there is entitlement, probability of receipt and the income can be measured with sufficient accuracy.

Expenditure

Expenditure is recognised when there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that settlement will be required, and the amount of the obligation can be measured reliably. Irrecoverable VAT is included within the expense items to which it relates. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings.

Taxation

The Company is a registered charity and as such is potentially exempt from taxation of its income and gains to the extent that they fall within the charity exemptions in the Corporation Taxes Act 2010 or Section 256 Taxation of Chargeable Gains Act 1992. Accordingly, there is no taxation charge in these financial statements.

Capitalisation and Depreciation of Fixed Assets

All assets costing more than £1,000 are capitalised. Buildings and land assets including integral fixtures and fittings have been valued at the estimated market value.

Fund Accounting

Funds held by the Charity are either:

- Unrestricted funds – these are funds which can be used in accordance with the charitable objects at the discretion of the Directors, or
- Restricted funds – these are funds which can only be used for the particular restricted purposes within the objects of the Charity. Restrictions arise when specified by the donor or when funds are raised for a particular purpose.

These are the different categories of funds:

General Fund: this is funds required for the operation of the charity over and above those invested in fixed assets or investment property.

Designated Fund – Fixed Assets: this fund represents the fixed assets that are required for the operation of the charity and are required for it to achieve its charitable objectives.

Designated Fund – Investment Property: this fund represents the property assets held as investments which produce a financial return for the charity in order that it meets its charitable objectives.

Revaluation Reserve: where fixed assets have been revalued this fund shows the revaluation amount.

Restricted Funds: income was received in previous years where the donor had placed restrictions on the use of the funds. The restrictions related to the purchase and development of St Andrew's Community Church and the Church Rooms. Since these properties have been purchased and developed the restriction can be released. Therefore, these funds have been transferred to unrestricted funds.

2. Income from Charitable Activities

During the year the Company received letting income in respect of room hire at the Church Rooms and rental income for the use of St Andrew's Church. Income for the year was £52,118 as compared to £45,581 in 2023, a further increase on previous years, as activities continued to expand following the Covid-19 pandemic.

3. Investment Income

This relates to residential rental income from Trinity Cottage, which amounted to £15,000 in the year (2023: £15,000) and interest earned on bank deposits of £3,067 (2023: £7). Funds are now placed on 35 day and 95 day deposits to earn higher rates of interest.

4. Net Gains on Investments

Trinity Cottage is held as an investment property to provide income to fund the Charity's activities. It was revalued to £395,000 as the request of the trustees and in line with applicable accounting standards. This produced a net gain on investment of £336,198 in the year ending 31 August 2021.

5. Tangible Fixed Assets

	Freehold buildings & Land £	Fixtures & Fittings £	Total £
Cost			
Brought forward balances 1 September 2023	1,366,841	33,981	1,400,822
Balances at 31 August 2024	1,366,841	33,981	1,400,822
Depreciation			
Brought forward balances 1 September 2023	0	0	0
Balances at 31 August 2024	0	0	0
Net book values			
At 31 August 2024	1,366,841	33,981	1,400,822
At 31 August 2023	1,366,841	33,981	1,400,822

Fixed assets are held at their current market value. The Church Rooms and St Andrews buildings are revalued when there is reason to believe that the value may have significantly changed. They were not revalued in the year.

6. Investments

	2024 £	2023 £
Investment property – Trinity Cottage	395,000	395,000
Investment property – Trinity Cottage Fixtures & Fittings	4,068	4,068
Total investments	399,068	399,068

The investment property, Trinity Cottage, was revalued to £395,000 which is the trustees' best estimate of its current market value.

7. Debtors

	2024 £	2023 £
Other debtors	25,037	18,378
Prepayments	1,187	1,577
Accrued income	3,083	3,083
Trade debtors	5,201	2,437
	34,508	25,475

8. Creditors: amounts falling due within one year

	2024	2023
	£	£
Other creditors	15,568	2,136
Trade creditors	2,619	3,199
VAT net creditor	941	173
Accruals	1,840	7,276
Deferred income	1,250	0
	22,218	12,784

9. Funds

	Fund balances brought forward	Income	Expenditure	Transfers	Gains and losses	Fund balances carried forward
	£	£	£	£	£	£
Unrestricted Funds:						
General Funds	120,463	70,185	(31,795)	0	0	158,853
Designated Fund – Fixed Assets	1,103,428	0	0	0	0	1,103,428
Designated Fund – Investment Property	399,068	0	0	0	0	399,068
Revaluation Reserve	297,394	0	0	0	0	297,394
Total Unrestricted Funds	1,920,353	70,185	(31,795)	0	0	1,958,743
Restricted Funds	0	0	0	0	0	0
Total Funds	1,920,353	70,185	(31,795)	0	0	1,958,743

Within unrestricted funds, the net book value of the properties held as fixed assets are placed in a designated fund and the cost of the investment property in another designated fund. This is to show the reserves that relate to these properties and the different nature of those funds.

10. Creditors: amounts falling due after more than one year

During the year, there were no creditors falling due after more than one year.

11. Capital Commitments

There were no capital commitments at 31st August 2024 (2023: Nil).

12. Contingent Liabilities

There were no contingent liabilities at the end of the year.

13. Company Status

The members of the Company are the Directors named in the Directors' Report. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

14. Related party disclosures

None of the directors received any remuneration in the year.

The PCC is the principal tenant of both the Church Rooms and St Andrew's Church and pays a market rent. During the year the Company made a donation to the PCC of £3,500 (2023: £13,500). HTT owed the PCC £14,131 at the end of the year (2023: £0).

HOLY TRINITY TRUST (COMBE DOWN)

England & Wales - Charity number 1137070

Accounts

HOLY TRINITY TRUST

(A company limited by guarantee)

ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 AUGUST 2023

Company registration number 6984703

Charity registration number 1137070 (England & Wales)

Contents	Page
Reference and administrative details	3
Objectives and activities	4
Achievements and performance	5
Financial review	5
Independent Examiner's Report	7
Statement of Financial Activities	8
Balance Sheet	9
Notes to the Financial Statements	10

Reference and administration details

Charity name: Holy Trinity Trust

Charity number: 1137070

Company number: 6984703

Registered office and operational address:

Church Office
Church Rooms
The Avenue
Combe Down
Bath
BA2 5EE

Directors (Trustees):

N J D Alexander
A M Hannan
J L Rew BSc FCA
I N Robertson

Company Secretary:

J L Rew BSc FCA

Bankers:

National Westminster Bank plc
24-25 Stall Street
Bath
BA1 1QF

Independent examiner:

Richard HW Beath BSc FCCA
Ashlar House
58a Combe Road
Combe Down
Bath
BA2 5HZ

Directors' Report

For the year ended 31 August 2023

Objectives and activities

Objectives

The Directors (who are also the Trustees) have pleasure in presenting their report of the Company for the year ended 31 August 2023. The Company is limited by Guarantee and is also a registered Charity. The accounts have been prepared in accordance with the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2019), applicable to charities preparing their accounts in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011 and UK Generally Accepted Practice.

The objects of the Charity are for the benefit of the congregations of Holy Trinity Church and St Andrew's Community Church, Combe Down, Bath, and/or such other persons in the United Kingdom as the Directors of the Company may see fit from time to time:

- To promote and advance all aspects of the Christian faith including but not limited to the promotion of Christian beliefs through the holding of prayer meetings, lectures, public celebration of religious festivals and producing or distributing literature relating to the Christian faith to enlighten others about the Christian faith;
- To provide and maintain community facilities for recreational or any other purposes including leisure time activities in the interests of social welfare as the Directors may think fit from time to time, with the object of improving the conditions of life and benefiting those persons who have need by reason of (to include but not be limited to) their youth, poverty or social or economic circumstances; and
- To relieve hardship, including financial hardship and to promote and preserve good health by the provision of food, funds and support (to include advice and counselling) and such other assistance that the Company may think fit to offer from time to time, to benefit the homeless, aged, disabled, single parent families and other persons in need.

The Directors are committed to enabling as many people as possible to have access to its facilities and maintaining a policy of being open and inclusive for all sections of the community. The Directors have considered the Charity Commissioners guidance on public benefit.

Activities

During the year ended 31 August 2023, the charity continued to exercise the sole trusteeship of the following properties:

- The Church Rooms, The Avenue, Combe Down
- St Andrew's Community Church, Hawthorn Grove, Combe Down
- Trinity Cottage, The Avenue, Combe Down

The Ecclesiastical Charity

The Charity for Ecclesiastical Purposes in Connection with The Church of England in the Ecclesiastical Parish of Holy Trinity, Combe Down, Bath ("The Ecclesiastical Charity") was established in 1920. The charity owns an area of land located at Firs Field, Combe Down. The land is currently let to the 10th Bath (Combe Down) Scout Group on a lease that expired on 31 March 2019. The trustees are currently in negotiation with the Scout Group regarding a new lease and are also reviewing the detailed legal position of the charity.

During the year, The Ecclesiastical Charity purchased the Foxhill Community Centre from Bath & North East Somerset Council, in order to expand its charitable impact. It received a donation from the Holy Trinity Church Parochial Church Council (PCC) that provided the funds for the purchase, following a fundraising campaign organised by the PCC.

Up until 2011 the managing trustee of The Ecclesiastical Charity was the PCC of Holy Trinity, Combe Down. Under a Charities Act Scheme dated 11 November 2011, the trusteeship of The Ecclesiastical Charity was transferred to the Holy Trinity Trust.

Achievements and performance

In the year, the charity has fulfilled its objectives by providing and maintaining properties for the use of the church congregations. It has also raised funds through renting out those properties to third parties, while also benefiting the wider community by providing these facilities. Funds were also raised through Trinity Cottage rental income.

Financial Review

Total income for the year ended 31 August 2023 was £60,588 (2022: £55,509). Most of this income was in the form of rent with a small amount of interest earned on bank deposits.

Total expenditure was £48,970 (2022: £44,769). The major area of expense during the year related to the running costs of the three main buildings. Repairs came to £7,875 (2022: £9,402) and cleaning £12,487 (2022: £7,089).

The combined operating surplus for the year was £11,618 (2022: £10,740). This was for unrestricted funds only. There was no restricted income or expenditure in the year and there are no restricted fund balances.

The Company is registered for VAT and reclaims VAT on qualifying expenditure.

Political and charitable donations

During the year, the Charity made a donation of £13,500 to the Holy Trinity Combe Down Parochial Parish Council which is in line with its charitable objectives (2022: £10,000).

There were no political donations made during the year.

Plans for Future Years

The Company plans to continue to maintain its properties throughout the next year and to ensure that the trading is profitable, given its charitable aims. The Directors will continue to attract new and existing charitable donations from private individuals and other grant making organisations to assist its continuing charitable activities.

Statement of Directors' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and regulations. Company law requires the trustees to prepare financial statements for each financial year in accordance with applicable law and FRS 102, the Financial Reporting Standards applicable in the UK and the Republic of Ireland.

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming resources for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements
- prepare the financial statements on the going-concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safe-guarding the charity's assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Examiner

These financial statements have been examined by Richard Beath FCCA. A resolution proposing that Richard Beath FCCA be reappointed was passed at the Annual General Meeting of the Company held on 15 April 2024.

This report was approved by the trustees on 15 April 2024.

By order of the trustees



John Rew BSc FCA
Company Secretary

Independent Examiner's Report to the trustees of Holy Trinity Trust

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 August 2023.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Richard HW Beath BSc FCCA
Ashlar House, 58a Combe Road, Combe Down, Bath BA2 5HZ
17 May 2024

Statement of Financial Activities

(incorporating an income and expenditure account) for the year ended 31 August 2023

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 Restated £
Income from:					
Charitable activities	2	45,581	0	45,581	40,509
Investments	3	15,007	0	15,007	15,000
Total		60,588	0	60,588	55,509
Expenditure on:					
Raising funds - investments		828	0	828	1,012
Charitable activities		48,142	0	48,142	43,757
Total		48,970	0	48,970	44,769
Net income before gains on investments		11,618	0	11,618	10,740
Net gains on investments	4	0	0	0	0
Net income and net movement in funds		11,618	0	11,618	10,740
Reconciliation of funds					
Total funds brought forward at 1 st September		1,908,735	0	1,908,735	1,897,995
Total funds to carry forward at 31st August		1,920,353	0	1,920,353	1,908,735

All activities relate to continuing operations.

Total Recognised Gains and Losses

There are no recognised gains or losses in the above financial year other than those passing through the Statement of Financial Activities.

The notes on pages 10 to 14 form an integral part of these financial statements.

Balance Sheet

At 31 August 2023

		31-Aug-23		31-Aug-22	
	Notes	£	£	£	£
				Restated	
Fixed assets					
Tangible assets	5	1,400,822		1,400,822	
Investments	6	399,068		399,068	
			1,799,890		1,799,890
Current assets					
Debtors	7	25,475		12,988	
Cash at bank and in hand		107,772		106,591	
		133,247		119,579	
Liabilities					
Creditors: amounts falling due within one year	8	12,784		10,734	
Net current assets			120,463		108,845
Total assets less current liabilities			1,920,353		1,908,735
Funds	9				
Unrestricted funds:					
General funds			120,463		108,845
Designated funds			1,502,496		1,502,496
Revaluation reserve			297,394		297,394
Total funds			1,920,353		1,908,735

For the year ended 31 August 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006. The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the board of directors on 15 April 2024 and signed on behalf of the board by



Niall Robertson



John Rew

Notes to the Financial Statements Year to 31st August 2023

1. Accounting Policies

The principal accounting policies are set out below. These accounting policies have been applied consistently throughout the year.

Basis of Accounting

These financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards. The accounts have been prepared in accordance with the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2019), applicable to charities preparing their accounts in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, the Charities Act 2011 and UK Generally Accepted Accounting Practice.

Income

Income is recognised in the statement of financial activities (SOFA) when there is entitlement, probability of receipt and the income can be measured with sufficient accuracy.

Expenditure

Expenditure is recognised when there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that settlement will be required, and the amount of the obligation can be measured reliably. Irrecoverable VAT is included within the expense items to which it relates. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings.

Taxation

The Company is a registered charity and as such is potentially exempt from taxation of its income and gains to the extent that they fall within the charity exemptions in the Corporation Taxes Act 2010 or Section 256 Taxation of Chargeable Gains Act 1992. Accordingly, there is no taxation charge in these financial statements.

Capitalisation and Depreciation of Fixed Assets

All assets costing more than £1,000 are capitalised. Buildings and land assets including integral fixtures and fittings have been valued at the estimated market value.

Fund Accounting

Funds held by the Charity are either:

- Unrestricted funds – these are funds which can be used in accordance with the charitable objects at the discretion of the Directors, or
- Restricted funds – these are funds which can only be used for the particular restricted purposes within the objects of the Charity. Restrictions arise when specified by the donor or when funds are raised for a particular purpose.

These are the different categories of funds:

General Fund: this is funds required for the operation of the charity over and above those invested in fixed assets or investment property.

Designated Fund – Fixed Assets: this fund represents the fixed assets that are required for the operation of the charity and are required for it to achieve its charitable objectives.

Designated Fund – Investment Property: this fund represents the property assets held as investments which produce a financial return for the charity in order that it meets its charitable objectives.

Revaluation Reserve: where fixed assets have been revalued this fund shows the revaluation amount.

Restricted Funds: income was received in previous years where the donor had placed restrictions on the use of the funds. The restrictions related to the purchase and development of St Andrew's Community Church and the Church Rooms. Since these properties have been purchased and developed the restriction can be released. Therefore, these funds have been transferred to unrestricted funds.

Restatement of prior year: on reconciling a customer account it was found that rental income in 2019 and the Trade Debtors balance had been overstated by £1,250. This has been corrected in the prior year figures in these financial statements by reducing the General Fund and reducing Trade Debtors by this amount in the balances brought forward.

2. Income from Charitable Activities

During the year the Company received letting income in respect of room hire at the Church Rooms and rental income for the use of St Andrew's Church. Income for the year was £45,581 as compared to £40,509 in 2022, a further increase on previous years, as activities continued to expand following the Covid-19 pandemic.

3. Investment Income

This relates to residential rental income from Trinity Cottage, which amounted to £15,000 in the year (2022: £15,000) and interest earned on bank deposits of £7 (2022: £0).

4. Net Gains on Investments

Trinity Cottage is held as an investment property to provide income to fund the Charity's activities. It was revalued in the prior year to £395,000 as the request of the trustees and in line with applicable accounting standards. This produced a net gain on investment of £336,198 in the year ending 31 August 2021.

5. Tangible Fixed Assets

	Freehold buildings & Land £	Fixtures & Fittings £	Total £
Cost			
Brought forward balances 1 September 2022	1,366,841	33,981	1,400,822
Balances at 31 August 2023	1,366,841	33,981	1,400,822
Depreciation			
Brought forward balances 1 September 2022	0	0	0
Balances at 31 August 2023	0	0	0
Net book values			
At 31 August 2023	1,366,841	33,981	1,400,822
At 31 August 2022	1,366,841	33,981	1,400,822

Fixed assets are held at their current market value. The Church Rooms and St Andrews buildings are revalued when there is reason to believe that the value may have significantly changed. They were not revalued in the year.

6. Investments

	2023 £	2022 £
Investment property – Trinity Cottage	395,000	395,000
Investment property – Trinity Cottage Fixtures & Fittings	4,068	4,068
Total investments	399,068	399,068

The investment property, Trinity Cottage, was revalued to £395,000 which is the trustees' best estimate of its current market value.

7. Debtors

	2023 £	2022 Restated £
Other debtors	18,378	6,918
Prepayments	1,577	1,031
Accrued income	3,083	0
Trade debtors	2,437	5,039
	25,475	12,988

8. Creditors: amounts falling due within one year

	2023	2022
	£	£
Other creditors	2,136	456
Trade creditors	3,199	7,381
VAT net creditor	173	270
Accruals	7,276	1,085
Deferred income	0	1,542
	12,784	10,734

9. Funds

	Fund balances brought forward (Restated)	Income	Expenditure	Transfers	Gains and losses	Fund balances carried forward
	£	£	£	£	£	£
Unrestricted Funds:						
General Funds	108,845	60,588	(48,970)	0	0	120,463
Designated Fund – Fixed Assets	1,103,428	0	0	0	0	1,103,428
Designated Fund – Investment Property	399,068	0	0	0	0	399,068
Revaluation Reserve	297,394	0	0	0	0	297,394
Total Unrestricted Funds	1,908,735	60,588	(48,970)	0	0	1,920,353
Restricted Funds	0	0	0	0	0	0
Total Funds	1,908,735	60,588	(48,970)	0	0	1,920,353

Within unrestricted funds, the net book value of the properties held as fixed assets are placed in a designated fund and the cost of the investment property in another designated fund. This is to show the reserves that relate to these properties and the different nature of those funds.

10. Creditors: amounts falling due after more than one year

During the year, there were no creditors falling due after more than one year.

11. Capital Commitments

There were no capital commitments at 31st August 2023 (2022: Nil).

12. Contingent Liabilities

There were no contingent liabilities at the end of the year.

13. Company Status

The members of the Company are the Directors named in the Directors' Report. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

14. Related party disclosures

None of the directors received any remuneration in the year.

The PCC is the principal tenant of both the Church Rooms and St Andrew's Church and pays a market rent. During the year the Company made a donation to the PCC of £13,500 (2022: £10,000).

HOLY TRINITY TRUST (COMBE DOWN)

England & Wales - Charity number 1137070

Accounts

HOLY TRINITY TRUST

(A company limited by guarantee)

ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 AUGUST 2022

Company registration number 6984703

Charity registration number 1137070 (England & Wales)

Contents	Page
Reference and administrative details	3
Objectives and activities	4
Achievements and performance	5
Financial review	5
Independent Examiner's Report	7
Statement of Financial Activities	8
Balance Sheet	9
Notes to the Financial Statements	10

Reference and administration details

Charity name: Holy Trinity Trust

Charity number: 1137070

Company number: 6984703

Registered office and operational address:

Church Office
Church Rooms
The Avenue
Combe Down
Bath
BA2 5EE

Directors (Trustees):

N J D Alexander
A M Hannan
J L Rew BSc FCA
I N Robertson
S A Wilsher (until 19 January 2022)

Company Secretary:

J L Rew BSc FCA

Bankers:

National Westminster Bank plc
24-25 Stall Street
Bath
BA1 1QF

Independent examiner:

Richard HW Beath BSc FCCA
Ashlar House
58a Combe Road
Combe Down
Bath
BA2 5HZ

Directors' Report

For the year ended 31 August 2022

Objectives and activities

Objectives

The Directors (who are also the Trustees) have pleasure in presenting their report of the Company for the year ended 31 August 2022. The Company is limited by Guarantee and is also a registered Charity. The accounts have been prepared in accordance with the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2015) (Second Edition, effective 1 January 2019), applicable to charities preparing their accounts in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The objects of the Charity are for the benefit of the congregations of Holy Trinity Church and St Andrew's Community Church, Combe Down, Bath, and/or such other persons in the United Kingdom as the Directors of the Company may see fit from time to time:

- To promote and advance all aspects of the Christian faith including but not limited to the promotion of Christian beliefs through the holding of prayer meetings, lectures, public celebration of religious festivals and producing or distributing literature relating to the Christian faith to enlighten others about the Christian faith;
- To provide and maintain community facilities for recreational or any other purposes including leisure time activities in the interests of social welfare as the Directors may think fit from time to time, with the object of improving the conditions of life and benefiting those persons who have need by reason of (to include but not be limited to) their youth, poverty or social or economic circumstances; and
- To relieve hardship, including financial hardship and to promote and preserve good health by the provision of food, funds and support (to include advice and counselling) and such other assistance that the Company may think fit to offer from time to time, to benefit the homeless, aged, disabled, single parent families and other persons in need.

The Directors are committed to enabling as many people as possible to have access to its facilities and maintaining a policy of being open and inclusive for all sections of the community. The Directors have considered the Charity Commissioners guidance on public benefit.

Activities

During the year ended 31 August 2022, the charity continued to exercise the sole trusteeship of the following properties:

- The Church Rooms, The Avenue, Combe Down
- St Andrew's Community Church, Hawthorn Grove, Combe Down
- Trinity Cottage, The Avenue, Combe Down

The Ecclesiastical Charity

The Charity for Ecclesiastical Purposes in Connection with The Church of England in the Ecclesiastical Parish of Holy Trinity, Combe Down, Bath ("The Ecclesiastical Charity") was established in 1920. The main asset of the charity is an area of land located at Firs Field, Combe Down. The land is currently let to the 10th Bath (Combe Down) Scout Group on a lease that expired on 31 March 2019. The trustees are currently in negotiation with the Scout Group regarding a new lease and are also reviewing the detailed legal position of the charity. Up until 2011 the managing trustee of The Ecclesiastical Charity was the Parochial Church Council of Holy Trinity, Combe Down. Under a Charities Act Scheme dated 11 November 2011, the trusteeship of The Ecclesiastical Charity was transferred to the Holy Trinity Trust.

Achievements and performance

In the year, the charity has fulfilled its objectives by providing and maintaining properties for the use of the church congregations. It has also raised funds through renting out those properties to third parties, while also benefiting the wider community by providing these facilities. Funds were also raised through Trinity Cottage rental income.

Financial Review

Total income for the year ended 31 August 2022 was £55,509 (2021: £42,362). All of this income has been in the form of rent, as it was in the prior year. Activities increased in the year as the effects of the Covid-19 pandemic reduced.

Total expenditure was £44,619 (2021: £37,995). The major area of expense during the year related to the running costs of the three main buildings. Repairs came to £9,402 (2021: £9,459) and cleaning £7,089 (2021: £3,739).

The combined operating surplus for the year was £10,890 (2021: £4,367). This was for unrestricted funds only. There was no restricted income or expenditure in the year and there are no restricted fund balances.

The Company is registered for VAT and reclaims VAT on qualifying expenditure.

Political and charitable donations

During the year, the Charity made a donation of £10,000 to the Holy Trinity Combe Down Parochial Parish Council which is in line with its charitable objectives (2021: £10,000).

There were no political donations made during the year.

Plans for Future Years

The Company plans to continue to maintain its properties throughout the next year and to ensure that the trading is profitable, given its charitable aims. The Directors will continue to attract new and existing charitable donations from private individuals and other grant making organisations to assist its continuing charitable activities.

Statement of Directors' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and regulations. Company law requires the trustees to prepare financial statements for each financial year in accordance with applicable law and FRS 102, the Financial Reporting Standards applicable in the UK and the Republic of Ireland.

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming resources for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements
- prepare the financial statements on the going-concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safe-guarding the charity's assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Examiner

These financial statements have been examined by Richard Beath FCCA. A resolution proposing that Richard Beath FCCA be reappointed was passed at the Annual General Meeting of the Company held on 11 May 2023.

This report was approved by the trustees on 11 May 2023.

By order of the trustees



John Rew BSc FCA
Company Secretary

Independent Examiner's Report to the trustees of Holy Trinity Trust

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 August 2022.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Richard HW Beath BSc FCCA
Ashlar House, 58a Combe Road, Combe Down, Bath BA2 5HZ
25 May 2023

Statement of Financial Activities

(incorporating an income and expenditure account) for the year ended 31 August 2022

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
Income from:					
Charitable activities	2	40,509	0	40,509	27,362
Investments	3	15,000	0	15,000	15,000
Total		55,509	0	55,509	42,362
Expenditure on:					
Raising funds - investments		1,012	0	1,012	706
Charitable activities		43,757	0	43,757	37,289
Total		44,769	0	44,769	37,995
Net income before gains on investments		10,740	0	10,740	4,367
Net gains on investments	4	0	0	0	336,198
Net income and net movement in funds		10,740	0	10,740	340,565
Reconciliation of funds					
Total funds brought forward at 1 st September		1,899,245	0	1,899,245	1,558,680
Total funds to carry forward at 31st August		1,909,985	0	1,909,985	1,899,245

All activities relate to continuing operations.

Total Recognised Gains and Losses

There are no recognised gains or losses in the above financial year other than those passing through the Statement of Financial Activities.

The notes on pages 10 to 14 form an integral part of these financial statements.

Balance Sheet

At 31 August 2022

		31-Aug-22		31-Aug-21	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	5	1,400,822		1,400,822	
Investments	6	399,068		399,068	
			1,799,890		1,799,890
Current assets					
Debtors	7	14,238		11,456	
Cash at bank and in hand		106,591		95,142	
		120,829		106,598	
Liabilities					
Creditors: amounts falling due within one year	8	10,734		7,243	
Net current assets			110,095		99,355
Total assets less current liabilities			1,909,985		1,899,245
Funds					
Unrestricted funds:	9				
General funds			110,096		99,356
Designated funds			1,502,495		1,502,495
Revaluation reserve			297,394		297,394
Total funds			1,909,985		1,899,245

For the year ended 31 August 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006. The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the board of directors on 11 May 2023 and signed on behalf of the board by



Niall Robertson



John Rew

Notes to the Financial Statements Year to 31st August 2022

1. Accounting Policies

The principal accounting policies are set out below. These accounting policies have been applied consistently throughout the year.

Basis of Accounting

These financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards. They follow the recommendations in the Statement of Recommended Practice, accounting and Reporting by Charities (issued March 2005, revised in May 2008) and the Companies Act 2006.

Income

Income is recognised in the statement of financial activities (SOFA) when there is entitlement, probability of receipt and the income can be measured with sufficient accuracy.

Expenditure

Expenditure is recognised when there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that settlement will be required, and the amount of the obligation can be measured reliably. Irrecoverable VAT is included within the expense items to which it relates. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings.

Taxation

The Company is a registered charity and as such is potentially exempt from taxation of its income and gains to the extent that they fall within the charity exemptions in the Corporation Taxes Act 2010 or Section 256 Taxation of Chargeable Gains Act 1992. Accordingly, there is no taxation charge in these financial statements.

Capitalisation and Depreciation of Fixed Assets

All assets costing more than £1,000 are capitalised. Buildings and land assets including integral fixtures and fittings have been valued at the estimated market value.

Fund Accounting

Funds held by the Charity are either:

- Unrestricted funds – these are funds which can be used in accordance with the charitable objects at the discretion of the Directors, or
- Restricted funds – these are funds which can only be used for the particular restricted purposes within the objects of the Charity. Restrictions arise when specified by the donor or when funds are raised for a particular purpose.

These are the different categories of funds:

General Fund: this is funds required for the operation of the charity over and above those invested in fixed assets or investment property.

Designated Fund – Fixed Assets: this fund represents the fixed assets that are required for the operation of the charity and are required for it to achieve its charitable objectives.

Designated Fund – Investment Property: this fund represents the property assets held as investments which produce a financial return for the charity in order that it meets its charitable objectives.

Revaluation Reserve: where fixed assets have been revalued this fund shows the revaluation amount.

Restricted Funds: income was received in previous years where the donor had placed restrictions on the use of the funds. The restrictions related to the purchase and development of St Andrew's Community Church and the Church Rooms. Since these properties have been purchased and developed the restriction can be released. Therefore these funds have been transferred to unrestricted funds.

2. Income from Charitable Activities

During the year the Company received letting income in respect of room hire at the Church Rooms and rental income for the use of St Andrew's Church. Income for the year was £40,509 as compared to £27,362 in 2021, a significant increase as activities increased following the Covid-19 pandemic.

3. Investment Income

This relates to residential rental income from Trinity Cottage, which amounted to £15,000 in the year (2021: £15,000).

4. Net Gains on Investments

Trinity Cottage is held as an investment property to provide income to fund the Charity's activities. It was revalued in the prior year to £395,000 as the request of the trustees and in line with applicable accounting standards. This produced a net gain on investment of £Nil (2021: £336,198).

5. Tangible Fixed Assets

	Freehold buildings & Land £	Fixtures & Fittings £	Total £
Cost			
Brought forward balances 1 September 2021	1,366,841	33,981	1,400,842
Balances at 31 August 2022	1,366,841	33,981	1,400,842
Depreciation			
Brought forward balances 1 September 2021	0	0	0
Balances at 31 August 2022	0	0	0
Net book values			
At 31 August 2022	1,366,841	33,981	1,400,842
At 31 August 2021	1,366,841	33,981	1,400,842

Fixed assets are held at their current market value. The Church Rooms and St Andrews buildings are revalued when there is reason to believe that the value may have significantly changed. They were not revalued in the year.

6. Investments

	2022 £	2021 £
Investment property – Trinity Cottage	395,000	395,000
Investment property – Trinity Cottage Fixtures & Fittings	4,068	4,068
Total investments	399,068	399,068

The investment property, Trinity Cottage, was revalued to £395,000 which is the trustees' best estimate of its current market value.

7. Debtors

	2022 £	2021 £
Other debtors	6,918	0
Prepayments	1,031	1,046
Accrued income	0	2,500
Trade debtors	6,289	7,910
	14,238	11,456

8. Creditors: amounts falling due within one year

	2022	2021
	£	£
Other creditors	456	375
Trade creditors	7,381	3,356
VAT net creditor	270	1,001
Accruals	1,085	970
Deferred income	1,542	1,541
	10,734	7,243

9. Funds

	Fund balances brought forward	Income	Expenditure	Transfers	Gains and losses	Fund balances carried forward
	£	£	£	£	£	£
Unrestricted Funds:						
General Funds	99,356	55,509	(44,769)	0	0	110,096
Designated Fund – Fixed Assets	1,103,427	0	0	0	0	1,103,427
Designated Fund – Investment Property	399,068	0	0	0	0	399,068
Revaluation Reserve	297,394	0	0	0	0	297,394
Total Unrestricted Funds	1,899,245	55,509	(44,769)	0	0	1,909,985
Restricted Funds	0	0	0	0	0	0
Total Funds	1,899,245	55,509	(44,769)	0	0	1,909,985

Within unrestricted funds, the net book value of the properties held as fixed assets are placed in a designated fund and the cost of the investment property in another designated fund. This is to show the reserves that relate to these properties and the different nature of those funds.

10. Creditors: amounts falling due after more than one year

During the year, there were no creditors falling due after more than one year.

11. Capital Commitments

There were no capital commitments at 31st August 2022 (2021: Nil).

12. Contingent Liabilities

There were no contingent liabilities at the end of the year.

13. Company Status

The members of the Company are the Directors named in the Directors' Report. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

14. Related party disclosures

None of the directors received any remuneration in the year.

The PCC is the principal tenant of both the Church Rooms and St Andrew's Church and pays a market rent. During the year the Company made a donation to the PCC of £10,000 (2021: £10,000).

HOLY TRINITY TRUST (COMBE DOWN)

England & Wales - Charity number 1137070

Accounts

HOLY TRINITY TRUST

(A company limited by guarantee)

ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 AUGUST 2021

Company registration number 6984703

Charity registration number 1137070 (England & Wales)

Contents	Page
Reference and administrative details	3
Objectives and activities	4
Achievements and performance	5
Financial review	5
Independent Examiner's Report	7
Statement of Financial Activities	8
Balance Sheet	9
Notes to the Financial Statements	10

Reference and administration details

Charity name: Holy Trinity Trust

Charity number: 1137070

Company number: 6984703

Registered office and operational address:

Church Office
Church Rooms
The Avenue
Combe Down
Bath
BA2 5EE

Directors (Trustees):

N J D Alexander (from 9 November 2020)
A M Hannan
H M Jones (until 16 March 2021)
D J Purdon (until 8 June 2021)
J L Rew BSc FCA (from 24 May 2021)
I N Robertson
S A Wilsher (until 19 January 2022)

Company Secretary:

J L Rew BSc FCA

Bankers:

National Westminster Bank plc
24-25 Stall Street
Bath
BA1 1QF

Independent examiner:

Richard HW Beath BSc FCCA
Ashlar House
58a Combe Road
Combe Down
Bath
BA2 5HZ

Directors' Report

For the year ended 31 August 2021

Objectives and activities

Objectives

The Directors (who are also the Trustees) have pleasure in presenting their report of the Company for the year ended 31 August 2021. The Company is limited by Guarantee and is also a registered Charity. The accounts have been prepared in accordance with the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2015) (Second Edition, effective 1 January 2019), applicable to charities preparing their accounts in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The objects of the Charity are for the benefit of the congregations of Holy Trinity Church and St Andrew's Community Church, Combe Down, Bath, and/or such other persons in the United Kingdom as the Directors of the Company may see fit from time to time:

- To promote and advance all aspects of the Christian faith including but not limited to the promotion of Christian beliefs through the holding of prayer meetings, lectures, public celebration of religious festivals and producing or distributing literature relating to the Christian faith to enlighten others about the Christian faith;
- To provide and maintain community facilities for recreational or any other purposes including leisure time activities in the interests of social welfare as the Directors may think fit from time to time, with the object of improving the conditions of life and benefiting those persons who have need by reason of (to include but not be limited to) their youth, poverty or social or economic circumstances; and
- To relieve hardship, including financial hardship and to promote and preserve good health by the provision of food, funds and support (to include advice and counselling) and such other assistance that the Company may think fit to offer from time to time, to benefit the homeless, aged, disabled, single parent families and other persons in need.

The Directors are committed to enabling as many people as possible to have access to its facilities and maintaining a policy of being open and inclusive for all sections of the community. The Directors have considered the Charity Commissioners guidance on public benefit.

Activities

During the year ended 31 August 2021, the charity continued to exercise the sole trusteeship of the following properties:

- The Church Rooms, The Avenue, Combe Down
- St Andrew's Community Church, Hawthorn Grove, Foxhill, Bath
- Trinity Cottage, The Avenue, Combe Down

The Ecclesiastical Charity

The Charity for Ecclesiastical Purposes in Connection with The Church of England in the Ecclesiastical Parish of Holy Trinity, Combe Down, Bath ("The Ecclesiastical Charity") was established in 1920. The main asset of the charity is an area of land located at Firs Field, Combe Down. The land is currently let to the 10th Bath (Combe Down) Scout Group on a lease that expired on 31 March 2019. The trustees are currently in negotiation with the Scout Group regarding a new lease and are also reviewing the detailed legal position of the charity. Up until 2011 the managing trustee of The Ecclesiastical Charity was the Parochial Church Council of Holy Trinity, Combe Down. Under a Charities Act Scheme dated 11 November 2011, the trusteeship of The Ecclesiastical Charity was transferred to the Holy Trinity Trust.

Achievements and performance

In the year, the charity has fulfilled its objectives by providing and maintaining properties for the use of the church congregations. It has also raised funds through renting out those properties to third parties, while also benefiting the wider community by providing these facilities. Funds were also raised through Trinity Cottage rental income.

Financial Review

Total income for the year ended 31 August 2021 was £42,362 (2020: £43,272). All of this income has been in the form of rent, as it was in the prior year.

Total expenditure was £37,995 (2020: £34,295). The major area of expense during the year related to the running costs of the three main buildings. Repairs came to £9,459 (2020: £9,167) and cleaning £3,739 (2020: £4,285).

The combined operating surplus for the year was £4,367 (2020: £8,977). This was for unrestricted funds only. There was no restricted income or expenditure in the year and there are no restricted fund balances.

A valuation of Trinity Cottage was requested by the trustees and completed by a local estate agent. The value of the property in the accounts has been increased to £395,000.

The Company is registered for VAT and reclaims VAT on qualifying expenditure.

Political and charitable donations

During the year, the Charity made a donation of £10,000 to the Holy Trinity Combe Down Parochial Parish Council which is in line with its charitable objectives (2020: £10,000).

There were no political donations made during the year.

Plans for Future Years

The Company plans to continue to maintain its properties throughout the next year and to ensure that the trading is profitable, given its charitable aims. The Directors will continue to attract new and existing charitable donations from private individuals and other grant making organisations to assist its continuing charitable activities.

Statement of Directors' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and regulations. Company law requires the trustees to prepare financial statements for each financial year in accordance with applicable law and FRS 102, the Financial Reporting Standards applicable in the UK and the Republic of Ireland.

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming resources for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements
- prepare the financial statements on the going-concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safe-guarding the charity's assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Examiner

These financial statements have been examined by Richard Beath FCCA. A resolution proposing that Richard Beath FCCA be reappointed was passed at the Annual General Meeting of the Company held on 23 May 2022.

This report was approved by the trustees on 23 May 2022.

By order of the trustees



John Rew

Independent Examiner's Report to the trustees of Holy Trinity Trust

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 August 2021.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Richard HW Beath BSc FCCA
Ashlar House, 58a Combe Road, Combe Down, Bath BA2 5HZ
23 May 2022

Statement of Financial Activities

(incorporating an income and expenditure account) for the year ended 31 August 2021

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
Income from:					
Charitable activities	2	27,362	0	27,362	28,272
Investments	3	15,000	0	15,000	15,000
Total		42,362	0	42,362	43,272
Expenditure on:					
Charitable activities		37,995	0	37,995	34,295
Total		37,995	0	37,995	34,295
Net income before gains on investments		4,367	0	4,367	8,977
Net gains on investments	4	336,198	0	336,198	0
Net income and net movement in funds		340,565	0	340,565	8,977
Reconciliation of funds					
Total funds brought forward at 1 st September		1,558,680	0	1,558,680	1,549,703
Total funds to carry forward at 31st August		1,899,245	0	1,899,245	1,558,680

All activities relate to continuing operations.

Total Recognised Gains and Losses

There are no recognised gains or losses in the above financial year other than those passing through the Statement of Financial Activities.

The notes on pages 10 to 14 form an integral part of these financial statements.

Balance Sheet

At 31 August 2021

		31-Aug-21		31-Aug-20	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	5	1,400,822		1,400,822	
Investments	6	399,068		62,870	
			1,799,890		1,463,691
Current assets					
Debtors	7	11,456		11,659	
Cash at bank and in hand		95,142		89,012	
		106,598		100,671	
Liabilities					
Creditors: amounts falling due within one year	8	7,243		5,682	
Net current assets			99,355		94,989
Total assets less current liabilities			1,899,245		1,558,680
Funds					
Unrestricted funds:	9				
General funds			99,356		76,627
Designated funds			1,502,495		0
Revaluation reserve			297,394		297,394
Total			1,899,245		374,021
Restricted Funds			0		1,184,659
Total funds			1,899,245		1,558,680

For the year ended 31 August 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006. The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006. The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of directors on 23 May 2022 and signed on behalf of the board by



I N Robertson



J L Rew

Notes to the Financial Statements Year to 31st August 2021

1. Accounting Policies

The principal accounting policies are set out below. These accounting policies have been applied consistently throughout the year.

Basis of Accounting

These financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards. They follow the recommendations in the Statement of Recommended Practice, accounting and Reporting by Charities (issued March 2005, revised in May 2008) and the Companies Act 2006.

Income

Income is recognised in the statement of financial activities (SOFA) when there is entitlement, probability of receipt and the income can be measured with sufficient accuracy.

Expenditure

Expenditure is recognised when there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that settlement will be required, and the amount of the obligation can be measured reliably. Irrecoverable VAT is included within the expense items to which it relates. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings.

Taxation

The Company is a registered charity and as such is potentially exempt from taxation of its income and gains to the extent that they fall within the charity exemptions in the Corporation Taxes Act 2010 or Section 256 Taxation of Chargeable Gains Act 1992. Accordingly, there is no taxation charge in these financial statements.

Capitalisation and Depreciation of Fixed Assets

All assets costing more than £1,000 are capitalised. Buildings and land assets including integral fixtures and fittings have been valued at the estimated market value.

Fund Accounting

Funds held by the Charity are either:

- Unrestricted funds – these are funds which can be used in accordance with the charitable objects at the discretion of the Directors, or
- Restricted funds – these are funds which can only be used for the particular restricted purposes within the objects of the Charity. Restrictions arise when specified by the donor or when funds are raised for a particular purpose.

These are the different categories of funds:

General Fund: this is funds required for the operation of the charity over and above those invested in fixed assets or investment property.

Designated Fund – Fixed Assets: this fund represents the fixed assets that are required for the operation of the charity and are required for it to achieve its charitable objectives.

Designated Fund – Investment Property: this fund represents the property assets held as investments which produce a financial return for the charity in order that it meets its charitable objectives.

Revaluation Reserve: where fixed assets have been revalued this fund shows the revaluation amount.

Restricted Funds: income was received in previous years where the donor had placed restrictions on the use of the funds. The restrictions related to the purchase and development of St Andrew's Community Church and the Church Rooms. Since these properties have been purchased and developed the restriction can be released. Therefore these funds have been transferred to unrestricted funds in the year.

2. Income from Charitable Activities

During the year the Company received letting income in respect of room hire at the Church Rooms and rental income for the use of St Andrew's Church. Income for the year was £27,362 as compared to £28,272 in 2020, a small decrease of £910.

3. Investment Income

This relates to residential rental income from Trinity Cottage, which amounted to £15,000 in the year (2020: £15,000).

4. Net Gains on Investments

Trinity Cottage is held as an investment property to provide income to fund the Charity's activities. It was revalued in the year to £395,000 as the request of the trustees and in line with applicable accounting standards. This produced a net gain on investment of £336,198 (2020: Nil).

5. Tangible Fixed Assets

	Freehold buildings & Land £	Fixtures & Fittings £	Total £
Cost			
Brought forward balances 1 September 2020	1,366,841	33,981	1,400,842
Balances at 31 August 2021	1,366,841	33,981	1,400,842
Depreciation			
Brought forward balances 1 September 2020	0	0	0
Balances at 31 August 2021	0	0	0
Net book values			
At 31 August 2021	1,366,841	33,981	1,400,842
At 31 August 2020	1,366,841	33,981	1,400,842

Fixed assets are held at their current market value. The Church Rooms and St Andrews buildings are revalued when there is reason to believe that the value may have significantly changed. They were not revalued in the year.

6. Investments

	2021 £	2020 £
Investment property – Trinity Cottage	395,000	62,870
Total investments	395,000	62,870

The investment property, Trinity Cottage, was revalued in the year to £395,000 which is the trustees' best estimate of its current market value.

7. Debtors

	2021 £	2020 £
Other debtors	0	8,415
Prepayments	1,046	2,703
Accrued income	2,500	0
Trade debtors	7,910	541
	11,456	11,659

8. Creditors: amounts falling due within one year

	2021	2020
	£	£
Other creditors	375	1,542
Trade creditors	3,356	1,623
VAT net creditor	1,001	366
Accruals	970	2,152
Deferred income	1,541	0
	7,243	5,682

9. Funds

	Fund balances brought forward	Income	Expenditure	Transfers	Gains and losses	Fund balances carried forward
	£	£	£	£	£	£
Unrestricted Funds:						
General Funds	76,627	42,362	(37,995)	18,362	0	99,356
Designated Fund – Fixed Assets	0	0	0	1,103,427	0	1,103,427
Designated Fund – Investment Property	0	0	0	62,870	336,198	399,068
Revaluation Reserve	297,394	0	0	0	0	297,394
Total Unrestricted Funds	374,021	42,362	(37,995)	1,184,659	336,198	1,899,245
Restricted Funds	1,184,659	0	0	(1,184,659)	0	0
Total Funds	1,558,680	42,362	(37,995)	0	336,198	1,899,245

During the year there was a review of the funds held by the charity. Restricted Funds brought forward related to the purchase and development of St Andrew's Community Church and the Church Rooms. Since these properties have been purchased and developed the restriction can be released. Therefore these funds have been transferred to unrestricted funds in the year.

Within unrestricted funds, the net book value of the properties held as fixed assets has been placed in a designated fund and the cost of the investment property in another designated fund. This is to show the reserves that relate to these properties and the different nature of those funds. After these transfers were made an amount of £18,362 has been added to General Funds, which represents the amount of the previously donated restricted funds which is now available for general use by the charity.

10. Creditors: amounts falling due after more than one year

During the year, there were no creditors falling due after more than one year.

11. Capital Commitments

There were no capital commitments at 31st August 2021 (2020: Nil).

12. Contingent Liabilities

There were no contingent liabilities at the end of the year.

13. Company Status

The members of the Company are the Directors named in the Directors' Report. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

14. Related party disclosures

None of the directors received any remuneration in the year.

The PCC is the principal tenant of both the Church Rooms and St Andrew's Church and pays a market rent.

HOLY TRINITY TRUST (COMBE DOWN)

England & Wales - Charity number 1137070

Accounts

ANNUAL REPORT AND ACCOUNTS

HOLY TRINITY TRUST

(A company limited by guarantee)

FOR THE YEAR ENDED 31ST AUGUST 2020

Company Number 6984703 (England)

Charity Number 1137070

Contents

	Page
Reference Information	1
Directors' Report	2
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Accounts	8

Reference information

Charity Name: Holy Trinity Trust

Charity Number: 1137070

Company Number: 6984703

Registered Office and Operational Address:

Church Rooms, The Avenue, Combe Down, Bath, BA2 5EE

Directors (Trustees):

A M Hannan

Mrs S A Wilsher

H M Jones (resigned 16 March 2021)

D J Purdon

I N Robertson

N J D Alexander (appointed 9 November 2020)

Company Secretary

DJ Purdon

Directors' Report

For the year ended 31st August 2020

The Directors have pleasure in presenting their tenth report of the Company for the year ended 31st August 2020. The Company is limited by Guarantee and is also a registered Charity. The Directors (who are also the Trustees) have adopted the provisions of the Statement of Recommended Practice (SORP) Accounting and Reporting by Charities issued in March 2005.

The objects of the Company are for the benefit of the congregations of Holy Trinity Church, and St Andrew's Community Church, Combe Down, Bath, and/or such other persons in the United Kingdom as the Directors of the Company may see fit from time to time:

- To promote and advance all aspects of the Christian faith including but not limited to the promotion of Christian beliefs through the holding of prayer meetings, lectures, public celebration of religious festivals and producing or distributing literature relating to the Christian faith to enlighten others about the Christian faith;
- To provide and maintain community facilities for recreational or any other purposes including leisure time activities in the interests of social welfare as the Directors may think fit from time to time, with the object of improving the conditions of life and benefiting those persons who have need by reason of (to include but not be limited to) their youth, poverty or social or economic circumstances; and
- To relieve hardship, including financial hardship and to promote and preserve good health by the provision of food, funds and support (to include advice and counselling) and such other assistance that the Company may think fit to offer from time to time, to benefit the homeless, aged, disabled, single parent families and other persons in need.

The Directors are committed to enabling as many people as possible to have access to its facilities and maintaining a policy of being open and inclusive for all sections of the community. The Directors have considered the Charity Commissioners guidance on public benefit.

Main Activity in the period

During the year ended 31st August 2020, the Company continued to exercise the sole trusteeship of the following properties:

The property known as 'The Church Rooms', The Avenue, Combe Down;

The property known as 'Trinity Cottage', The Avenue, Combe Down;

The property known as 'St Andrew's Church' Hawthorn Grove, Foxhill, Bath.

Firs Field Charity

The Charity for Ecclesiastical Purposes ICW The Church of England in the Ecclesiastical Parish of Holy Trinity, Combe Down, Bath ("The Firs Field Charity") was established in 1920. The main asset of the charity is an area of land located at Firs Field, Combe Down.

The land is currently let to the 10th Bath (Combe Down) Scout Group on a lease that expired on 31 March 2019. The trustees are currently in negotiation with the Scout Group regarding a new lease and are also reviewing the detailed legal position of the charity. Up until 2011 the managing trustee of the Firs Field Charity was the Parochial Church Council of Holy Trinity, Combe Down. Under a Charities Act Scheme dated 11 November 2011, the trusteeship of the Firs Field Charity was transferred to the Holy Trinity Trust.

Overall review of the year

The year to August 2020 has been one of receiving rent and properly establishing the expenditure patterns of the premises.

Financial Review

The total incoming resources for the year ended 31st August 2020 were **£43,272** (2019 - £46,697). All of this income has been in the form of rent amounting to **£43,272** (2019 £46,7414)

The major area of expense during the year ended 31st August 2020 related to the running costs of the three main buildings. Repairs came to **£9,167** and cleaning **£4,285** (2019 £14,136 and £8,452 respectively).

The combined operating surplus for the year was **£8,977** (2019 surplus £1,410). This was for unrestricted funds only. There were no restricted balances in 2020 or 2019

The Company is registered for VAT and reclaims VAT on qualifying expenditure.

Political and charitable donations

There were no political or charitable donations made during the year

Plans for Future Years

The Company plans to continue to maintain its properties throughout the next year and continue to ensure that the trading is profitable, given its charitable aims.

The Directors will continue to attract new and existing charitable donations from private individuals and other grant making organisations to assist its continuing charitable activities

Statement of Directors' Responsibilities

Company law requires the Directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Company for the year and of its incoming resources and resources expended during the year. In preparing those financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue to function.

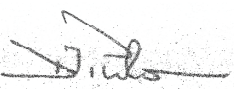
The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy, at any time, the financial position of the Company and enable them to ensure that the financial statements comply with the relevant Companies Act and Charities Act. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Examiner

These financial statements have been examined by Richard Beath FCCA. A resolution proposing that Richard Beath FCCA be reappointed was passed at the Annual General Meeting of the Company held on 17 March 2021.

This report was approved by the Directors on 17 March 2021.

By order of the Trustees



D J Purdon

Independent Examiner's Report to the trustees of Holy Trinity Trust

I report on the accounts of the Company for the year ended 31st August 2020, which are set out on pages 5 to 9.

Respective responsibilities of trustees and examiner

The Trustees (who are also the Directors of the Company for the purposes of company law) are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The Charity's gross income exceeded £25,000 and I am qualified to undertake the examination by being a qualified member of the Association of Chartered Certified Accountants.

Having satisfied myself that the Charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 154 of the 2011 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 Charity 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 any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

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

(1) Which gives me reasonable cause to believe that in any material respect the requirements,

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Richard HW Beath BSc FCCA
Ashlar House, 58a Combe Road, Combe Down, Bath BA2 5HZ
28th February 2021

Statement of Financial Activities
For the year ended 31st August 2020

Income and Expenditure	Notes	Restricted Funds	Unrestricted Funds	Total 2020	Total 2019
		£	£	£	£
Incoming Resources					
Voluntary income					
Legacy and gifts	2	0	0	0	0
Net refund of bank charges		0	0	0	0
Incoming Resources from Charitable Activities					
Lettings, Rental and other Income	3	0	43,272	43,272	46,697
Total Incoming Resources		0	43,272	43,272	46,697
Resources Expended					
Charitable expenditure		0	34,295	34,295	45,287
Governance costs		0	0	0	0
Total Resources Expended		0	34,295	34,295	45,287
Net Movement in Revenue Funds		0	8,977	8,977	1,410
Asset values transferred between funds		0	0	0	
Balances brought forward 1/9/19		1,184,659	67,650	1,252,309	1,266,670
Total Funds to carry forward 31/8/20		1,184,659	76,627	1,261,286	1,268,080

Continuing Operations

The Company was incorporated on 7th August 2009 and commenced activities on the same date. No activities were discontinued in the year.

Total Recognised Gains and Losses

There are no recognised gains or losses in the above financial year other than those passing through the Statement of Financial Activities.

The notes on pages 6 to 9 form an integral part of these financial statements.

Balance Sheet

At 31st August 2020

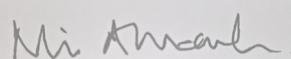
		31-Aug-20		31-Aug-19	
	Notes	£	£	£	£
Fixed Assets	4				
Properties		1,425,643		1,425,643	
Fixtures & Fittings		38,049		38,049	
			1,463,691		1,463,691
Current Assets					
Debtors	5	11,659		12,022	
Cash at Bank and in Hand		89,012		90,104	
Total current assets		100,671		102,126	
Creditors: amounts falling due within one year	6	5,682		16,114	
Net Current Assets			94,989		86,012
Total Assets less Current Liabilities			1,558,680		1,549,703
Creditors: amounts falling due after more than one year	7		0		0
Net Assets			1,558,680		1,549,703
Represented by:					
Funds	8				
Unrestricted Funds			76,627		67,650
Revaluation Reserve			297,394		297,394
Restricted Funds			1,184,659		1,184,659
			1,558,680		1,549,703

Directors' statements required by Section 475 for the year ended 31st August 2019


In approving these financial statements as Directors of the Company, we hereby confirm:

- that for the year stated above, the Company was entitled to the exemption conferred by Section 477 of the Companies Act 2006;
- that no notice has been deposited at the registered office of the Company pursuant to Section 476 requesting that an audit be conducted for the year ended 31st August 2018; and
- that we acknowledge our responsibilities for:
 - ensuring that the Company keeps accounting records which comply with Section 386 and 387 of the Companies Act 2006, and
 - preparing financial statements which give a true and fair view of the state of affairs of the Company as at the end of the financial year and of its surplus or deficit for the year then ended in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the provisions of the Companies Act 2006 relating to the financial statements, so far as applicable to the charitable company.

These financial statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015). These financial statements were approved by the board of directors on 17 March 2021 and signed on behalf of the board by



N J D Alexander



D J Purdon

Notes to the Financial Statements Year to 31st August 2020

1 Accounting Policies

The principal accounting policies are set out below. These accounting policies have been applied consistently throughout the year.

Basis of Accounting

These financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards. They follow the recommendations in the Statement of Recommended Practice, accounting and Reporting by Charities (issued March 2005, revised in May 2008) and the Companies Act 2006.

Incoming Resources

Income is recognised by the Company as follows:

Voluntary income such as donations, gifts and legacies is included in full at the point of receipt;

Letting and other rental income is included in full at the point of invoice for the year relating to the financial statements (excluding VAT).

Donated assets are included at the value to the charity where this can be quantified and where a third party is bearing the cost.

Resources Expended

Resources expended are recognised in the year in which they are incurred.

Charitable expenditure comprises those costs directly incurred by the Company in the delivery of its charitable activities. It includes both costs that can be allocated directly to such activity and those costs of an indirect nature necessary to support them.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a specific activity are allocated directly; others are apportioned on an appropriate basis.

Taxation

The activities of the Charity fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these financial statements.

Capitalisation and Depreciation of Fixed Assets

All assets costing more than £1,000 are capitalised.

Buildings and land assets including integral fixtures and fittings have been valued at the estimated market value. Other depreciation on equipment, plant and vehicles is calculated to write off the cost less the residual value of each asset over its expected useful life, as follows:

Equipment	25% on cost.
-----------	--------------

In this instance there is no equipment, plant or vehicles on the balance sheet.

Notes to the Financial Statements (continued)

Year to 31st August 2020

Fund Accounting

Funds held by the Charity are either:

Unrestricted funds – these are funds which can be used in accordance with the charitable objects at the discretion of the Directors, or

Restricted funds – these are funds which can only be used for the particular restricted purposes within the objects of the Charity. Restrictions arise when specified by the donor or when funds are raised for a particular purpose.

2 Incoming Resources

During the year, the Company received no restricted donations and unrestricted donations (2019 nil).

3 Lettings, Rental and other Income

During the year the Company received letting income in respect of room hire at the Church Rooms, residential rental income from Trinity Cottage and rental income for the use of the St Andrew's Church. Total rental income in 2020 was **£43,272** as compared to £46,414 in 2019, a small decrease of £3,142.

4 Tangible Fixed Assets

	Freehold buildings & Land	Fixtures & Fittings	Total
	£	£	£
Cost			
Brought forward balances 1 September 2019	1,425,643	38,049	1,463,691
Additions in year	0	0	0
Revaluation in year	0	0	0
Balances at 31st August 2020	1,425,643	38,049	1,463,691
Depreciation			
Brought forward balances 1 September 2019	0	0	0
Charge for the year	0	0	0
Balances at 31st August 2020	0	0	0
Net book values			
At 1st September 2019	1,425,643	38,049	1,463,691
At 1st September 2020	1,425,643	38,049	1,463,691

5 Debtors	2020	2019
	£	£
Other debtors	8,415	2,770
Prepayments	2,703	4,130
VAT debtor		4,549
Debtors control account	541	573
	<u>11,659</u>	<u>12,022</u>

6 Creditors: amounts falling due within one year

	£	£
Other creditors	1,542	2,376
Creditors control account	1,623	4,069
VAT net creditor	366	5,177
Accruals	2,152	4,492
	<u>5,682</u>	<u>16,144</u>

7 Creditors: amounts falling due after more than one year

During the year, there were no creditors falling due after more than one year.

8 Capital Commitments and Revaluations

There were no capital commitments at 31st August 2020

Under recently amended accounting rules all fixed assets must be shown as their estimated market value. In the light of this the Trustees obtained a market valuation of Trinity Cottage and Trinity Rooms and the accumulated depreciation was adjusted to take this into account. It was assumed that all the fixtures and fittings were integral to the two buildings and were considered to be part of the properties' valuations. The development of St Andrew's Church has been included in the books at cost.

9 Contingent Liabilities

There were no contingent liabilities at the end of the year.

10 Company Status

The members of the Company are the Directors named in the Directors' Report. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

11 Related party disclosures

None of the directors received any remuneration in the year.

There were transactions between the PCC and the Company during the year

The PCC is the principal tenant of both the Church Rooms and St Andrew's Church and pays a rent.