

# **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)

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

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

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 £
<b>Cost</b>			
Brought forward balances 1 September 2024	1,366,841	33,981	1,400,822
<b>Balances at 31 August 2025</b>	<b>1,366,841</b>	<b>33,981</b>	<b>1,400,822</b>
<b>Depreciation</b>			
Brought forward balances 1 September 2024	0	0	0
<b>Balances at 31 August 2025</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net book values</b>			
<b>At 31 August 2025</b>	<b>1,366,841</b>	<b>33,981</b>	<b>1,400,822</b>
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
<b>Total investments</b>	<b>425,000</b>	<b>399,068</b>

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
	<b>15,887</b>	<b>34,508</b>

**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
	<b>11,299</b>	<b>22,218</b>

**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
<b>Total Funds</b>	<b>1,958,743</b>	<b>37,269</b>	<b>(34,676)</b>	<b>0</b>	<b>1,552</b>	<b>1,962,888</b>

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).