

GOAT WALK LAND TRUST

England & Wales · Charity number 1162973

Details

Status Registered

Legal form CIO

Registered 2015-08-03

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

Contact

Address Matthews Hall
Fore Street
Topsham
Exeter
EX3 0HF

Phone 01392873422

Email info@goatwalklandtrust.org

Website www.goatwalklandtrust.org.uk

Activities

Objects: THE MAINTENANCE OF THE RURAL ENVIRONMENT AND HERITAGE OF THE HISTORIC TOWN OF TOPSHAM THROUGH THE PRESERVATION AND ENHANCEMENT, WITHOUT ANY PERMANENT BUILDINGS, OF THE GOAT WALK LAND FOR THE QUIET ENJOYMENT AND PLEASURE OF THE RESIDENTS OF TOPSHAM AND VISITING MEMBERS OF THE PUBLIC AT LARGE.

Activities: The maintenance of the rural environment and heritage of the historic town of Topsham through the preservation and enhancement, without any permanent buildings, of the Goat Walk Land for the quiet enjoyment and pleasure of the residents of Topsham and visiting members of the public at large.

Classification

- **How:** Provides Buildings/facilities/open Space, Other Charitable Activities
- **What:** Other Charitable Purposes
- **Who:** Other Defined Groups, The General Public/mankind

Geography

- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£8,427	£4,925	-	-
2024-08-31	£5,034	£2,119	-	-
2023-08-31	£5,381	£6,022	-	-
2022-08-31	£3,717	£1,560	-	-
2021-08-31	£5,913	£4,941	-	-

Trustees

Name	Role	Appointed
Jennifer Ann Jones		2024-06-30
John Harwood		2024-02-01
Kathryn James		2024-06-30
Lynn Marie Onyett		2024-06-30
Simon Jonathan Wilson Briscoe		2024-06-30

GOAT WALK LAND TRUST

England & Wales - Charity number 1162973

Accounts

GOATWALKLANDTRUST

Matthews Hall Fore Street Topsham EXETER EX3 0HF
Registered Charity No 1162973

ANNUAL REPORT OF THE TRUSTEES

FOR THE YEAR 1 SEPTEMBER 2024 TO 31 AUGUST 2025

The Charity Commission requires all charities to submit an annual report containing certain information including details of a charity's accounts, its management and compliance with the objects of the charity. Accordingly, the format of this annual report, which covers the Trust's Financial Year to 31 August 2025, is similar to the reports of previous years and for the benefit of new members, it includes a brief synopsis of how the Trust is managed as well as the report on our stewardship of the land during the year.

The Trust's Origins

In February 2015, a successful, joint appeal by the Topsham Community Association and the Topsham Society raised over £300,000 to purchase the Goat Walk Land, being 6 acres of land between the Goat Walk and Bowling Green Road in Topsham, for the benefit of the people of Topsham. A Charitable Incorporated Organisation, known as the Goat Walk Land Trust (GWLT), was established to own and manage the land with the object, set out in its constitution, of *"the maintenance of the rural environment and heritage of the historic town of Topsham through the preservation and enhancement, without any permanent buildings, of the Goat Walk land for the quiet enjoyment and pleasure of the residents of Topsham and visiting members of the public at large"*.

The Trustees

The Trust's constitution provides for seven trustees to hold office for three years although they may hold office for two further three-year periods. The current trustees are Lynn Onyett, Simon Briscoe, Jenny Jones, John Harwood, John Bryant and Kathryn James. John Bryant is stepping down as trustee at the 2026 AGM. We are very grateful for his expert input on the natural environment and diverse plant life inhabiting our land and his beautiful photographs, many of which illustrate our website.

The constitution provides for three trustees to be elected by members. Each year, one of these – the longest standing – must retire but is welcome to stand again for election. John Harwood is therefore due to stand down but has agreed to stand again. The Trustees are pleased to support his application. If John Harwood and Kathryn James remain as the elected trustees, this leaves a vacancy for a further elected trustee and applications are welcome.

At the last 2025 AGM Peter Gray retired from his trustee role but has continued to diligently manage the administration of the membership and subscriptions. He is handing that task over to Simon Briscoe going forward and the Trustees wanted to

GOATWALKLANDTRUST

record their gratitude for his hard work and dedication over the years to support the GWLT and to help further its aims.

Membership

The Trust was established as a Charitable Incorporated Organisation with a membership scheme which not only provides the income to fund the work of the Trust and voting rights but also enables the community to become more involved in the management of the land by volunteering, for example, as members of the working parties.

Due to the significant work of the Trustees and our members in embracing social media and in highlighting the existence of the land and the Trust at various local events, for example the “Join the Club” event, in addition to numerous leaflets being hand posted through many letterboxes, we were pleased to see that our efforts to boost membership to help cover the rise in costs has been successful. We currently have around 280 members, a rise of 15% over the year. We will continue our drive to recruit new members in this coming year.

A Management Committee was set up by the Trust to deal with the day-to-day management of the land and to help the Trustees to develop a strategy which delivers the Trust’s aims and objectives that the land should be accessible, sustainable, rural in nature, simple to manage and for the quiet enjoyment of all. Members are appointed to the Management Committee by the Trustees to whom they are responsible. John Harwood is the Chair of this Committee, and the Trustees are extremely grateful for all the work that he and the members of the Management Committee do. Without their efforts it would not be possible to manage the land as effectively as it has been.

Ten years ago, at the 2016 AGM an annual membership fee of £10 was approved on the basis that this would cover the normal annual running costs of the Trust. The cost of the maintenance and insurance of the land has continued to increase significantly this year. Taking into account the reserves (as detailed on the attached accounts), some stand-alone donations made to the Trust and with some members having voluntarily increased their donations to £15, the base membership fee has remained at £10. In the light of present and proposed work as detailed in the report from the Management Committee, the Trustees would encourage existing members who have not already done so, to increase their standing orders or other form of payment to the recommended £15 or more. While some members already generously pay more than the recommended minimum these additional sums alone will not provide a sufficient boost to our operating funds and, in time, the trustees may have to consider an increase to the minimum annual membership fee to £15.

Management of the Land

The Goat Walk land continues to provide value to the community by ensuring an open, natural environment for the enjoyment of the people of Topsham and for many visitors throughout the year. It provides green space for quiet exercise, away from public roads. The native trees and local varieties of apples which were planted at the start of the Trust are now established and have formed a natural extension of the woodland. The variety of wildflowers continues to increase and bring pleasure to all who see them.

GOATWALKLANDTRUST

We continue to face challenges in arranging the cutting of the fields. In order that the wildflowers are able to form viable seeds we need to wait until late summer to cut the grass. Unfortunately, this is often when the contractors are most busy cutting hay crops. The small size of our land and its evolving fertility mean that in recent years the hay crop is not sufficiently valuable for agricultural contractors to undertake the work in exchange for the crop. We contracted for the grass to be cut this year but the issue around cost remains under review.

The Trust has to date taken a cautious approach to alterations to the land and a “hands off” approach to management of the trees while taking into account the advice sought from professional tree surveyors regarding safety and prudent maintenance. Work was undertaken to deal with the fallen Turkey Oak, removing much of the leafy canopy while leaving the main trunk and larger branches of the tree where it fell in order to provide a home for a diversity of wildlife.

An issue that we have in common with other community space is the presence of one or more rough sleepers both in the copse and, on occasion, on the open areas of the land. The copse area has been actively but sensitively managed to discourage any camping there and we continue to liaise with local police and council representatives on solutions to help the rough sleeper/s find more suitable accommodation.

Further details of the work carried out by the Management Committee in the last financial year together with comment on their plans for the current year can be found in the Management Committee Report attached.

Activities

We reported last year at the AGM that the Trustees focus going forward was to raise the profile of the land and its availability to the community and its visitors for everyone to enjoy this peaceful and unspoiled space. We are delighted that the aims were furthered by two specific highlights.

In January 25 the annual Topsham Wassail took place on the GWLT land. This was the first time we have hosted the event and with the invaluable help and co-operation of the Topsham Allotments and Gardens Society (TAGS) and musical support from The Topsham Folk Club around 70 people were able to enjoy and continue the wassailing tradition around our native apple trees with an evening of music, mulled cider and treats and we are happy that this collaboration is to continue with TAGS and The Folk Club on future events.

Another stated aim of the Trust was to encourage the younger members of our community to explore and experience the land and the natural environment in a positive way. Topsham Museum requested to host its Storytelling events on the land from May 25 through to October 25 and the Trustees were delighted to agree and work with them to facilitate these sessions for the families that attended. This successful activity and collaboration with the Museum is something we will be happy to continue, and we are keen to explore other opportunities to use the land sympathetically with our community partners.

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Statements

The Trust is required as part of its annual return to the Charity Commission to include details of any serious incidents during the year. The Trustees are able to confirm that there have been no issues relating to fraud or financial crime; no unverified or suspicious donations; no significant financial losses; no safeguarding issues, or any other serious incidents. The Trust has no paid employees or advisors and does not make grants to individuals or other organisations.

This is a report of the Trust's activities for the year to 31 August 2025. The woodland and meadows continue to thrive, and any changes will be gradual and consistent with the Trust's objects and principles. The Trustees remain committed to keep the Goat Walk land a place of quiet enjoyment for the people of Topsham and its visitors.

Lynn Onyett

A handwritten signature in black ink, appearing to read 'L. Onyett', written in a cursive style.

Chair of Trustees

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31/08/2025

	Restricted Funds £	Unrestricted Funds £	Total Funds £	Total 2024-25 £	2023-24 £
Incoming Resources					
Membership subscriptions		3657	3657	3657	3563
Donations		3145	3145	3145	500
Gift Aid		741	741	741	724
AGM bar surplus		35	35	35	13
Wayleave payment		97	97	97	90
Bank interest		653	653	653	144
Other income		100	100	100	
Total income		8427	8427	8427	5034
 Resources Expended					
Web site				-497	235
Publicity				-457	15
Meadows				-1128	805
Tools and materials				0	30
Trees				-1970	
Hedges				-85	
Maintenance				-60	
Path repairs				-55	330
Insurance				-428	411
Bank charges				-60	60
 <i>Governance</i>					
AGM				-34	42
Meetings room hire				-150	191
 Total expenditure				-4925	2119
				-----	-----
 Surplus 24-25				3502	2915

Goat Walk Land Trust - Balance Sheet as at 31st August 2025

	Restricted Funds	Unrestricted Fund	Total Funds	Total Funds	
	£	£	£	£	
Fixed Assets					
Community Land	300505	0	300505	300505	300505
Current Assets					
Debtors				0	0
HMRC Gift Aid		741	741	741	724
			0		
Cash at CAF Bank		2398	2398	2398	945
Cash at Lloyds Bank		14370	14370	14370	12337
Cash at Shawbrook Bank		20000	20000	20000	20000
Liabilities					
None		0	0	0	0
Net Assets	300505	37508	338013	338013	334511
The Funds of the Charity					
Funds B/F 24-25	0	0	0	334511	331596
				3502	2915
Total Funds	0	0	0	338013	334511



Section A

Independent Examiner's Report

Report to the trustees

The Goat Walk Land Trust

On accounts for the year ended

31/08/25

Charity no
(if any)

1162973

Set out on pages

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 31/08/2025

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.

Signed:

Geoffrey C. G. Wilkinson

Date:

22-01-26

Name:

Geoffrey Wilkinson

Relevant professional
qualification(s) or body
(if any):

Address:

2 Tresillian Gardens, Topsham, Exeter, EX3 0BA



Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

GOAT WALK LAND TRUST

England & Wales - Charity number 1162973

Accounts

GOATWALKLANDTRUST

Matthews Hall Fore Street Topsham EXETER EX3 0HF
Registered Charity No 1162973

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR 1 SEPTEMBER 2023 TO 31 AUGUST 2024

The Charity Commission requires all charities to submit an annual report containing certain information including details of a charity's accounts, its management and compliance with the objects of the charity. Accordingly, the format of this annual report, which covers the Trust's Financial year to 31st August 2024, is similar to the reports of previous years and for the benefit of new members, it includes a brief synopsis of how the Trust is managed as well as the report on our stewardship of the land during the year.

The Trust's origins

In February 2015, a successful, joint appeal by the Topsham Community Association and the Topsham Society raised over £300,000 to purchase the Goat Walk Land, being 6 acres of land between the Goat Walk and Bowling Green Road in Topsham, for the benefit of the people of Topsham. A Charitable Incorporated Organisation known as the Goat Walk Land Trust, was established to own and manage the land with the object, set out in its constitution, of *"the maintenance of the rural environment and heritage of the historic town of Topsham through the preservation and enhancement, without any permanent buildings, of the Goat Walk land for the quiet enjoyment and pleasure of the residents of Topsham and visiting members of the public at large"*.

The Trustees

The Trust's constitution provides for seven trustees to hold office for three years although they may hold office for two further three-year periods. Three trustees, Chris Buckingham, my predecessor as chair, Frances Nieduszynska and John Bradley stepped down as trustees in the summer of 2024. They have served the Trust with dedication and enthusiasm and we are very grateful for their strategic and "hands-on" efforts to ensure the Goat Walk Land continues to provide the open and natural environment envisaged by the members of the Trust. Three new Trustees have replaced them: Lynn Onyett, nominated by Topsham Society Planning Committee, and Simon Briscoe and Jenny Jones, both nominated by TCA.

The constitution provides for three trustees to be elected by members. Currently there are only two such member Trustees, John Bryant and John Harwood. Each year, one of these – the longest standing – must retire but is welcome to stand again for election: John Bryant was elected at the AGM in 2023 so must stand down but has decided to stand again. Kathryn James was co-opted as a Trustee in September to fill the one vacancy for an elected trustee. As a co-opted trustee, she must also stand down at the

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AGM, but is willing to stand for election. Kathryn brings valuable expertise in fund raising, community partnerships and social media. The trustees are pleased to support these applications.

At this AGM Peter Gray is retiring as a Trustee having served his full term. He has been a great support to the Board; we are very sad to see him retire and thank him on behalf of the Trust and its members for all his work over the past years – the new Trustees are especially appreciative of his support as they found their feet in recent months.

Membership

The Trust was established as a Charitable Incorporated Organisation with a Membership Scheme which not only provides the income to fund the work of the Trust and voting rights but also enables the community to become more involved in the management of the land by volunteering for, for example, the working parties.

A Management Committee was set up by the Trust to deal with the day-to-day management of the land and to help the trustees to develop a strategy which delivers the Trust's aims and objectives that the land should be accessible, sustainable, rural in nature, simple to manage and for the quiet enjoyment of all. Members are appointed to the Management Committee by the trustees to whom they are responsible. In 2016 the Annual General Meeting approved an annual membership fee of £10 pounds on the basis that this would cover the normal annual running costs of the Trust. This year, as anticipated, the cost of the maintenance of the land increased significantly but taking into account the reserves (as detailed on the attached accounts), some stand-alone donations made to the Trust and some members increasing their donations to a suggested £15, the base membership fee remained at £10. In the light of work undertaken this year and potential work which will be required in the coming year, as detailed in the report from the Management Committee, the trustees would encourage existing members who have not already done so, to increase their standing orders or other form of payment to the recommended £15. In time, the trustees may have to consider an increase to the minimum annual membership fee to £15.

The Goat Walk Land continues to provide value to the community by ensuring an open, natural environment for the enjoyment of the people of Topsham and for many visitors throughout the year, providing green space for quiet exercise, away from public roads. The native trees and local varieties of apples which were planted at the start of the Trust are now established and have formed a natural extension of the woodland. The variety of wildflowers continues to increase; a second species of orchid being a notable newcomer.

Our problems with contractors not being available to cut the meadows have continued this year. In order that the wildflowers are able to form viable seeds we need to wait until late summer to cut the grass. Unfortunately, this is often when the contractors are most busy cutting hay crops. The small size of our land and its evolving fertility mean that the hay crop is no longer sufficiently valuable for most agricultural contractors to

GOATWALKLANDTRUST

undertake the work in exchange for the crop. Our contractor has managed a cut of the grass this year but the issues around cost and the availability of timely help will need further consideration.

The Trust has to date taken a cautious approach to alterations to the land and a “hands off” approach to management of the trees. The objective of the Goat Walk Land Trust is to keep the land as rural fields with an area of woodland. Consequently, no significant changes were undertaken during the year. Trustees are, however, acutely aware that two of the larger trees on the land fell during the last year – with the largest, the Turkey Oak between the two fields, falling in October – and another small tree fell onto neighbouring land. We will be seeking advice on how best to manage the trees appropriately balancing our desire to see the land used more frequently by more people while also taking steps to reduce the risks to people and property. Further details of the work carried out by the Management Committee in this financial year together with comment on their plans for 2025 can be found in the Management Committee Report attached. The Trust is required as part of its annual return to the Charity Commission to include details of any serious incidents during the year. The Trustees are able to confirm that there have been no issues relating to fraud or financial crime; no unverified or suspicious donations; no significant financial losses; no safeguarding issues, or any other serious incidents. The Trust has no paid employees or advisors and does not make grants to individuals or other organisations.

This is a report of the Trust’s activities for the year to 31st August 2024. The woodland and meadows continue to thrive, and any changes will be gradual and consistent with the Trust’s objects and principles. The Trustees remain committed to keep the Goat Walk Land a place of quiet enjoyment for the people of Topsham and its visitors.

Lynn Onyett



Chair of Trustees

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31/08/2024

	Restricted Funds £	Unrestricted Funds £	Total Funds £	Total 2022-23 £
Incoming Resources				
Donations/subscriptions	0	3563	3563	2886
Gift Aid	0	724	724	592
AGM bar surplus	0	13	13	18
Wayleave payment	0	90	90	88
Donation from Repair Cafe	0	500	500	0
Contribution to memorial sto	0	0	0	700
Contribution to Path repair (MHT)		0	0	1000
Bank interest	0	144	144	97
Total income	0	5034	5034	5381
Resources Expended				
Web site	0	235	235	195
Publicity	0	15	15	0
<i>Charitable Activities</i>				
Meadows	0	805	805	2210
Tools and materials	0	30	30	0
Trees	0	0	0	0
Memorial stone	0	0	0	1848
Path repair		330	330	1194
Insurance	0	411	411	366
Bank charges	0	60	60	60
<i>Governance</i>				
AGM	0	42	42	62
Meetings room hire	0	191	191	87
Total expenditure	0	2119	2119	6022
Surplus 23-24	0	2915	2915	-641

Goat Walk Land Trust - Balance Sheet as at 31st August 2024

	Restricted Funds (note 2)	Unrestricted Fund	Total Funds	2022-23
	£	£	£	£
Fixed Assets				
Community Land	300505	0	300505	300505
Current Assets				
Debtors	0	0	0	0
HMRC Gift Aid	0	724	724	592
Cash at CAF Bank	0	945	945	2315
Cash at Lloyds Bank	0	12337	12337	8184
Cash at Shawbrook Bank	0	20000	20000	20000
Liabilities				
None	0	0	0	0
	_____	_____	_____	_____
Net Assets	300505	34006	334511	331596
 The Funds of the Charity				
Funds B/F	300505	31091	331596	332237
23-24 surplus	0	2915	2915	-641
	_____	_____	_____	_____

Total Funds

300505

34006

334511

331596





Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name
The Goat Walk Land Trust

On accounts for the year ended

31/08/24

Charity no (if any)

1162973

Set out on pages

4 - 6

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/08/2024

Responsibilities and basis of report

As the charity trustees of the Trust, 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 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:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records
- 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 order to enable a proper understanding of the accounts to be reached.

Signed:

Geoffrey Wilkinson

Date:

03/12/2024

Name:

Geoffrey Wilkinson

Relevant professional qualification(s) or body (if any):

Address:

2 Tresillian Gardens, Topsham,

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

[Empty box for disclosure details]

GOAT WALK LAND TRUST

England & Wales - Charity number 1162973

Accounts

GOATWALKLANDTRUST

Matthews Hall Fore Street Topsham EXETER EX3 0HF
Registered Charity No 1162973

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR 1 SEPTEMBER 2022 TO 31 AUGUST 2023

The Charity Commission requires all charities to submit an annual report containing details of a charity's accounts, its management, how it has complied with the objects set out in its constitution and certain other specified information. Consequently, parts of this annual report, which covers the Trust's Financial year to 31st August 2023, will replicate last year's report. However, for new members the Annual Report gives a brief synopsis of how the Trust is managed as well as the report on our stewardship of the land during the year.

In February 2015, the Topsham Community Association and the Topsham Society jointly launched a public appeal to raise funds to buy the woodland and the fields behind the Goat Walk. Over £300,000 was raised, the bid was successful and 6 acres of land between the Goat Walk and Bowling Green Road in Topsham, Devon was purchased for the benefit of the people of Topsham. In August of that year a Charitable Incorporated Organisation known as the Goat Walk Land Trust, established to own and manage the land, was registered with the Charity Commission. The Trust was established with the object, set out in its constitution, of *"the maintenance of the rural environment and heritage of the historic town of Topsham through the preservation and enhancement, without any permanent buildings, of the Goat Walk land for the quiet enjoyment and pleasure of the residents of Topsham and visiting members of the public at large"*.

The Trust's constitution provides for seven trustees to hold office for three years although they may hold office for two further three-year periods. Two trustees, Frances Nieduszynska and Jeremy Rawlings, were appointed by the Topsham Society; and two, John Bradley and Christopher Buckingham, were appointed by the Topsham Community Association Ltd. This year Jeremy Rawlings has stepped down as a Trustee. Jeremy was one of the founder members of the group that worked so hard to buy the land, and has been a Trustee ever since. The Trustees and the people of Topsham owe him a great debt of gratitude for his part in securing the Goat Walk Land for Topsham. His place has been taken by Peter Gray nominated by the Community Association's Topsham Society Planning Committee.

Three trustees are elected by the Trust's members voting at the Annual General Meeting and each year one Trustee is required to retire. At last year's AGM Roger Webster retired and Peter Gray, who had served three terms, was also required to stand down as an elected trustee. John Bryant was elected as a Trustee and Russell Osborn remained as the second elected Trustee. No other person stood to be elected by the members and a vacancy therefore occurred. The constitution allows for the Trustees to appoint a

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Trustee to fill any vacancy until the next AGM and Peter Gray was appointed. This year Russell Osborn is retiring as a Trustee. Russell has been a great support to the Board; we are very sad to see him retire and thank him on behalf of the Trust and its members for all his work over the past years.

In 2016 the Annual General Meeting approved an annual membership fee of ten pounds on the basis that this would cover the normal annual running costs of the Trust. This year, as anticipated, the cost of the maintenance of the land increased significantly and the Trust made a small loss. However, the Trustees have taken the view that although membership has reduced slightly, to 233, the current level of income as shown in the annual accounts annexed to this annual report is nevertheless appropriate. Taking into consideration our reserves and with some members increasing their donation, the Trustees for the seventh year have agreed that the basic annual fee will remain at £10. The Trustees are keen to attract as wide a membership as possible and believe that any increase could prove counterproductive. However, to keep the basic level at this low level and not deplete our reserves it will be necessary to increase our income and the Trust has, during the year registered with Paypal as a charity to enable donations to be made more easily. However, the Trustees have, once again, agreed to ask members to review their contributions and have suggested that a contribution of £15 would be appropriate.

The Trust was established as a Charitable Incorporated Organisation with a Membership Scheme which not only provides the income to fund the work of the Trust but also enables the community to become more involved in its organisation and governance. A Management Committee was set up by the Trust to deal with the day-to-day management of the land and the development of a long-term strategy to achieve the Trust's aims and objectives; namely that the land should be accessible, sustainable, rural in nature, simple to manage and for the quiet enjoyment of all. Members are appointed to the Management Committee by the Trustees to whom they are responsible.

Once again the land has proved its value to the community by providing a place for quiet enjoyment of the countryside, with many visitors throughout the year. Our fields continue to be a joy to the people of Topsham and further afield, providing somewhere for quiet exercise, away from public roads. This was the object of the Trust when it was established, and it has been greatly appreciated by the community. The native trees and local varieties of apples which were planted at the start of the Trust are now established and have formed a natural extension of the woodland. The variety of wildflowers continues to increase; a second species of orchid being a notable newcomer.

Our problems with contractors not being available to cut the meadows have continued for another year. In order that the wildflowers are able to form viable seeds we need to wait until late summer to cut the grass. Unfortunately, this is often when the contractors are most busy cutting hay crops. The small size of our land and the reducing fertility mean that the hay crop is no longer sufficiently valuable for most agricultural contractors to undertake the work. At the beginning of the year of this report (autumn 2022), our contractor managed a late cut of the grass. However in 2023, by the time our usual contractor advised he was unable to cut the meadows, the long grass was too

GOATWALKLANDTRUST

wet to cut or remove the crop. Experience over the past two years indicates that the Trust will not only have difficulty in arranging for the grass to be cut at the right time, but that this can only be done on a commercial basis, rather than in exchange for the crop, which we were able to do in earlier years.

Over the past years maintenance of our trees by tree surgeons has been undertaken regularly and they also check to see if any further work is required. Additionally, a full report on the trees was obtained last year and whilst regular inspection of our trees is recommended, no immediate surgery was required. As reported last year the large holm oak in the hedge between the two fields is suffering from a bracket fungus and will need some work in the near future. The elm trees in the northern hedge suffer from Dutch Elm Disease which will result in their demise in due course. Fortunately, new growth emerges from the substantial underground root system of the elms. The dead trees do not presently pose any danger but will be monitored. As a whole, the trees on our land are prospering and it is pleasing to report the substantial growth of the small whips planted as an extension to the wood in the first years of the Trust. Many of these are 15 feet (5m) or more which means that the path now passes through open woodland rather than across the meadow. The apple trees are also establishing and received pruning during the year to encourage their proper development. We are planning to thin some of the small saplings in the older wood to allow more light to the woodland floor.

There have been only a limited number of working parties needed this year; the thistles, ragwort and docks being much reduced after previous years' efforts by volunteers. Most of our effort has concentrated on edging the path, restricting the encroachment of brambles from the hedges and the removal of barbed wire. During the year, a substantial donation from the Market House Trust has enabled the path to be renewed. Volunteers re-cut the edges and a new layer of aggregate was laid. A new compacted surface, which will complete the path, will be undertaken later in the year (completed in 2023).

The Trust has to date taken a cautious approach to alterations to the land. The objective of the Goat Walk Land Trust is to keep the land as rural fields with an area of woodland. Consequently, no significant changes were undertaken during the year.

The Trust is required as part of its annual return to the Charity Commission to include details of any serious incidents during the year. The Trustees are able to confirm that there have been no issues relating to fraud or financial crime; no unverified or suspicious donations; no significant financial losses; no safeguarding issues, nor any issues relating to terrorism or any other serious incidents. The Trust has no paid employees or advisors and does not make grants to individuals or other organisations.

This is a report of the Trust's activities for the year to 31st August 2023. The woodland and meadows continue to thrive, and any changes will be gradual and consistent with the Trust's objects and principles. The Trustees remain committed to keep the Goat Walk Land a place of quiet enjoyment for the people of Topsham and its visitors.

Chris Buckingham
Chairman of the Trustees

GOATWALKLANDTRUST

CHARITABLE INCORPORATED ORGANISATION

REGISTERED NUMBER 1162973

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31/08/2023

	Restricted Funds £	Unrestricted Funds £	Total Funds £	Total 2021-22 £
Incoming Resources				
Donations	0	2886	2886	2925
Gift Aid	0	592	592	589
Interest on Gift Aid (20/21)	0	0	0	1
AGM bar surplus	0	18	18	0
Wayleave payment	0	88	88	86
Contribution to memorial stone	0	700	700	0
Contribution to path repair	0	1000	1000	0
Bank interest	0	97	97	117
Total income	0	5381	5381	3718
Resources Expended				
Web site	0	195	195	184
Publicity	0	0	0	0
<i>Charitable Activities</i>				
Meadows	0	2210	2210	390
Tools and materials	0	0	0	0
Trees	0	0	0	535
Memorial stone	0	1848	1848	0
Path repair	0	1194	1194	0
Insurance	0	366	366	358
Bank charges	0	60	60	93
<i>Governance</i>				
AGM	0	62	62	0
Meetings room hire	0	87	87	0
Total expenditure	0	6022	6022	1560
Loss 22-23	0	-641	-641	2157

GOATWALKLANDTRUST

Goat Walk Land Trust - Balance Sheet as at 31st August 2023

	Restricted Funds	Unrestricted Fund	Total Funds	2021-22
	£	£	£	£
Fixed Assets				
Community Land	300505	0	300505	300505
Current Assets				
Debtors	0	0	0	0
HMRC Gift Aid	0	592	592	589
Cash at CAF Bank	0	2315	2315	2950
Cash at Lloyds Bank	0	8184	8184	8193
Cash at Shawbrook Bank	0	20000	20000	20000
Liabilities				
None	0	0	0	0
Net Assets	<u>300505</u>	<u>31091</u>	<u>331596</u>	<u>332237</u>
The Funds of the Charity				
Funds B/F	300505	31732	332237	330080
22-23 loss	0	-641	-641	2157
Total Funds	<u>300505</u>	<u>31091</u>	<u>331596</u>	<u>332237</u>

GOATWALKLANDTRUST



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees

Goat Walk Land Trust

On accounts for the year
ended

31/08/2023

Charity no
(if any)

1162973

Set out on pages

4 and 5

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 31/08/2023

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.

* Please delete the words in the brackets if they do not apply.

Signed:

Geoffrey C. G. Wilkinson

Date: 08/11/2023

Name:

Geoffrey Wilkinson

Relevant professional
qualification(s) or body
(if any):

IER

1

Oct 2018

GOATWALKLANDTRUST

Address:	2 Tresillian Gardens
	Topsham
	Exeter EX3 0BA

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

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GOAT WALK LAND TRUST

England & Wales - Charity number 1162973

Accounts

GOATWALKLANDTRUST

Matthews Hall Fore Street Topsham EXETER EX3 0HF
Registered Charity No 1162973

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR 1 SEPTEMBER 2021 TO 31 AUGUST 2022

The Charity Commission requires all charities to submit an annual report containing details of a charity's accounts, its management, how it has complied with the objects set out in its constitution and certain other specified information. Consequently, parts of this annual report, which covers the Trust's Financial year to 31st August 2022, will replicate last year's report. However, for new members the Annual Report gives a brief synopsis of how the Trust is managed as well as the report on our stewardship of the land during the year.

In February 2015, the Topsham Community Association and the Topsham Society jointly launched a public appeal to raise funds to buy the woodland and the fields behind the Goat Walk. Over £300,000 was raised, the bid was successful and 6 acres of land between the Goat Walk and Bowling Green Road in Topsham, Devon was purchased for the benefit of the people of Topsham. In August of that year a Charitable Incorporated Organisation known as the Goat Walk Land Trust, established to own and manage the land, was registered with the Charity Commission. The Trust was established with the object, set out in its constitution, of *"the maintenance of the rural environment and heritage of the historic town of Topsham through the preservation and enhancement, without any permanent buildings, of the Goat Walk land for the quiet enjoyment and pleasure of the residents of Topsham and visiting members of the public at large"*.

The Trust's constitution provides for seven trustees to hold office for three years although they may hold office for two further three-year periods. Two trustees, Frances Nieduszynska and Jeremy Rawlings, were appointed by the Topsham Society; and two, John Bradley and Christopher Buckingham, were appointed by the Topsham Community Association Ltd. Three trustees are elected by the Trust's members voting at the Annual General Meeting. Each year one of the elected Trustees is required to retire although they may stand for three successive terms of office. At last year's AGM Russell Osborn was elected as a trustee for a further term. Peter Gray and Roger Webster were the other two elected members of the Trust.

In 2016 the Annual General Meeting approved an annual membership fee of ten pounds on the basis that this would cover the normal annual running costs of the Trust. The annual accounts annexed to this annual report show that this level of income has been appropriate, and for the sixth year the Trustees are not proposing any increase. Nevertheless, the Trustees have agreed to ask members to review their contributions to the Trust in the light of the increases in the costs of maintenance of the land and in particular the anticipated cost of the grass cutting in 2023. The membership for the year

GOATWALKLANDTRUST

to August 2022 stands at 243, an increase of ten over the previous year. For a second year the Covid-19 restrictions on people meeting together has meant that there have been only limited working parties to help with the maintenance of the land. In each case the working party was limited to two groups of five volunteers, one in each field with appropriate social distancing maintained. We are fortunate that the fields can be left with comparatively little annual maintenance but some of our 121 volunteers were also able to undertake individual maintenance by the removal of the seed heads of docks when this was permitted.

The Trust was established as a Charitable Incorporated Organisation with a Membership Scheme which not only provides the income to fund the work of the Trust but also enables the community to become more involved in its organisation and governance. A Management Committee was set up by the Trust to deal with the day-to-day management of the land and the development of a long-term strategy to achieve the Trust's aims and objectives; namely that the land should be accessible, sustainable, rural in nature, simple to manage and for the quiet enjoyment of all. Members are appointed to the Management Committee by the Trustees to whom they are responsible.

Once again the land has proved its value to the community by providing a place for quiet enjoyment of the countryside, with many visitors throughout the year. In May the Trust took part in Topsham's "Join the Club" event with stalls both in Matthews Hall and on our land. We received many positive comments and several new members as a result. Our fields continue to be a joy to the people of Topsham and further afield, providing somewhere for quiet exercise, away from public roads. This was the object of the Trust when it was established, and it has been greatly appreciated by the community.

Unfortunately, due to the weather and other commitments, our usual contractor was unable to cut the grass on the meadows or remove the crop. When the contractor finally confirmed that he was unable to cut the grass we arranged for a new contractor, although this was on a commercial basis rather than in exchange for the hay crop. On the advice of the Management Committee the Trustees have agreed to employ the new contractor for the year 2022-23 in order to ensure that the hay is cut at the right time. This will result in an increase in our annual running costs, but the Trustees consider that an increase in the annual membership fee is not necessary this year.

Over the past years maintenance of our trees by a tree surgeon has regularly been necessary. At the same time the tree surgeons check to see if any further work is required. However, as it was five years since the last full report on the trees, the Trust commissioned a further full survey of the trees. Regular inspection of our trees is recommended but no immediate surgery is required. However, one of our older trees will need some work in the near future. The elm trees in the northern hedge suffer from Dutch Elm Disease and die when they reach the usual size for the disease to take effect. Whereas previously the Trust allowed dead trees to remain where they fell as part of its rewilding programme, it was decided that in future log piles would be created which are more beneficial for wildlife. Some thinning of the trees in the old woodland will also be necessary in due course.

GOATWALKLANDTRUST

The Trust has to date taken a cautious approach to the alterations that it has made to the land. The objective of the Goat Walk Land Trust is to keep the land as rural fields with an area of woodland. Consequently, no significant changes were undertaken during the year. The trees which were planted in the first years of the Trust are now growing well and are blending in with the existing woodland. The apple trees are also establishing and received pruning during the year to encourage their proper development.

In June the Trust organised the planting of a commemorative oak tree to celebrate the late Queen's Platinum Jubilee. The tree was planted by people representing the organisations which set up the Goat Walk Land Trust as well as the committee which raised the funds, the Trust's Management Committee, Topsham's many clubs and societies, the historic families of Topsham, the town's elected representatives, the Town's maritime heritage, and local children.

All those present at the celebration were then invited to help with further shovels of soil and many local people very much appreciated the chance to be involved.

The Trust is required as part of its annual return to the Charity Commission to include details of any serious incidents during the year. The Trustees are able to confirm that there have been no issues relating to fraud or financial crime; no unverified or suspicious donations; no significant financial losses; no safeguarding issues, nor any issues relating to terrorism or any other serious incidents. The Trust has no paid employees or advisors and does not make grants to individuals or other organisations.

This is a report of the Trust's activities for the year to 31st August 2022. The woodland and meadows continue to thrive, and any changes will be gradual and consistent with the Trust's objects and principles. The Trustees remain committed to keep the Goat Walk Land a place of quiet enjoyment for the people of Topsham and its visitors.

Chris Buckingham
Chairman of the Trustees

GOATWALKLANDTRUST

CHARITABLE INCORPORATED ORGANISATION

REGISTERED NUMBER 1162973

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31/08/2022

	Restricted	Unrestricted	Total	Total
	Funds	Funds	Funds	2020-
	£	£	£	21
				£
Incoming Resources				
Donations	0	2925	2925	3365
Gift Aid	0	589	589	631
AGM bar surplus	0	0	0	0
Wayleave payment	0	86	86	87
Contribution to benches	0	0	0	1650
Bank interest	0	117	117	180
Total income	0	3717	3717	5913
Resources Expended				
Web site	0	184	184	217
Publicity	0	0	0	250
<i>Charitable Activities</i>				
Meadows	0	390	390	475
Tools and materials	0	0	0	317
Trees	0	535	535	750
New benches	0	0	0	2500
Insurance	0	358	358	348
Bank charges	0	93	93	84
<i>Governance</i>				
AGM	0	0	0	0
Meetings room hire	0	0	0	0
Total expenditure	0	1560	1560	4941
	_____	_____	_____	_____
Surplus 21-22	0	2157	2157	972

GOATWALKLANDTRUST

Balance Sheet as at 31st August 2022

	Restricted Funds	Unrestricted Fund	Total Funds	2020- 21
	£	£	£	£
Fixed Assets				
Community Land	300505	0	300505	<i>300505</i>
Current Assets				
Debtors	0	0	0	<i>0</i>
HMRC Gift Aid	0	589	589	<i>631</i>
Cash at CAF Bank	0	2950	2950	<i>3762</i>
Cash at Lloyds Bank	0	8193	8193	<i>5182</i>
Cash at Shawbrook Bank	0	20000	20000	<i>20000</i>
Liabilities				
None	0	0	0	<i>0</i>
	_____	_____	_____	_____
Net Assets	300505	31732	332237	<i>330080</i>
The Funds of the Charity				
Funds B/F	300505	29575	330080	<i>329108</i>
21-22 Surplus	0	2157	2157	<i>972</i>
	_____	_____	_____	_____
Total Funds	300505	31732	332237	<i>330080</i>

GOATWALKLANDTRUST



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Goat Walk Land Trust

On accounts for the year
ended

31/08/22

Charity no
(if any)

1162973

Set out on pages

4 and 5

(remember to include the page numbers of additional sheets)

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 31/08/22.

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.

Signed:

Geoffrey G. Wilkinson

Date:

02/11/22

Name:

Geoffrey Wilkinson

Relevant professional
qualification(s) or body
(if any):

IER

1

Oct 2018

GOATWALKLANDTRUST

Address:	2 Tresillian Gardens
	Topsham
	Exeter EX3 0BA

Section B	Disclosure
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Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

GOAT WALK LAND TRUST

England & Wales - Charity number 1162973

Accounts

GOATWALKLANDTRUST

Matthews Hall Fore Street Topsham EXETER EX3 0HF
Registered Charity No 1162973

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR 1 SEPTEMBER 2020 TO 31 AUGUST 2021

The Charity Commission requires all charities to submit an annual report containing details of a charity's accounts, its management, how it has complied with the objects set out in its constitution and certain other specified information. Consequently, parts of this annual report, which covers the Trust's Financial year to 31st August 2021, will replicate last year's report. However, for new members the Annual Report gives a brief synopsis of how the Trust is managed as well as the report on our stewardship of the land during the year.

In February 2015, the Topsham Community Association and the Topsham Society jointly launched a public appeal to raise funds to buy the woodland and the fields behind the Goat Walk. Over £300,000 was raised, the bid was successful and 6 acres of land between the Goat Walk and Bowling Green Road in Topsham, Devon, was purchased for the benefit of the people of Topsham. In August of that year a Charitable Incorporated Organisation known as the Goat Walk Land Trust, established to own and manage the land, was registered with the Charity Commission. The Trust was established with the object, set out in its constitution of "*the maintenance of the rural environment and heritage of the historic town of Topsham through the preservation and enhancement, without any permanent buildings, of the Goat Walk land for the quiet enjoyment and pleasure of the residents of Topsham and visiting members of the public at large*".

The Trust's constitution provides for seven trustees to hold office for three years although they may hold office for two further three-year periods. Two trustees, Frances Nieduszynska and Jeremy Rawlings, were appointed by the Topsham Society; and two, John Bradley and Christopher Buckingham, were appointed by the Topsham Community Association Ltd. Three trustees are elected by the Trust's members voting at the Annual General Meeting. Each year one of the elected Trustees is required to retire although they may stand for three successive terms of office. At last year's AGM Russell Osborn retired but was re-elected as a Trustee. Chris Finney and Peter Gray were the other two elected members of the Trust.

In April this year Chris Finney sadly died. He was a member of the Management Committee from the start of the Trust, a volunteer on many of our working parties and latterly a well-regarded Trustee. With his background in agricultural economics Chris was a sure pair of hands on the Board and we will greatly miss his insight and expertise. His place as a Trustee was taken on a temporary basis by Roger Webster who has been the Chairman of the Management Committee for the last two years. Roger's tenure as

GOATWALKLANDTRUST

a temporary Trustee will come to an end at the AGM but he has agreed to stand for election as a members' Trustee.

In 2016 the Annual General Meeting approved an annual membership fee of ten pounds on the basis that this would cover the normal annual running costs of the Trust. The annual accounts annexed to this annual report show that this level of income is appropriate, and for the fourth year the Trustees are not proposing any increase. The membership for the year to August 2021 stands at 243, an increase of ten over the previous year. For a second year the Covid-19 restrictions on people meeting together has meant that there have been only limited working parties to help with the maintenance of the land. In each case the working party was limited to two groups of five volunteers, one in each field with appropriate social distancing maintained. We are fortunate that the fields can be left with comparatively little annual maintenance but some of our 121 volunteers were also able to undertake individual maintenance by the removal of the seed heads of docks when this was permitted.

The Trust was established as a Charitable Incorporated Organisation with a Membership Scheme which not only provides the income to fund the work of the Trust but also enables the community to become more involved in its organisation and governance. A Management Committee was set up by the Trust to deal with the day-to-day management of the land and the development of a long-term strategy to achieve the Trust's aims and objectives, namely that the land should be accessible, sustainable, rural in nature, simple to manage and for the quiet enjoyment of all. Members are appointed to the Management Committee by the Trustees to whom they are responsible.

Once again the land has proved its value to the community by providing a place for quiet enjoyment of the countryside. There has been a further increase in wildflowers with the notable addition this year of a Bee Orchid. The Trustees reviewed their decision that the land should be open to the public during the pandemic and agreed that it should remain so. Our fields continue to be a joy to the people of Topsham and further afield, providing somewhere for quiet exercise, away from public roads. This was the object of the Trust when it was established, and it has been greatly appreciated by the community during this second year of the Covid restrictions.

Unfortunately, due to the weather and other commitments, our contractor was only able to cut the grass on the meadows and not remove the crop. Next year we hope to start removing the hay crop again to reduce fertility which, over the years, will result in lower grass yields and a greater number and diversity of flowering plants.

Following the successful photographic competition last year, the Trust, in partnership with Topsham Allotments and Gardens Society and Estuary League of Friends, organised a photographic competition during the summer of 2021. The quality of photographs was again of the highest standard and this year the winners were displayed at the Annual Show of the Topsham Allotment and Gardens Society.

In the past few years maintenance has been necessary on several of our trees by a tree surgeon who checks to see if any further work is required. However, during the year a

GOATWALKLANDTRUST

substantial branch of one of the trees bordering Bowling Green Road was blown down in a storm and had to be removed. The Trust has consequently commissioned a further full survey of the trees on our land.

The Trust has to date taken a cautious approach to the alterations that it has made to the land. The objective of the Goat Walk Land Trust is to keep the land as rural fields with an area of woodland. This was confirmed by the public consultation which indicated a wish to develop the fields as wildflower meadows. There was also support for an increase in the area of woodland, a small orchard and two water retaining scrapes.

In response to the public consultation the Trust planted over 400 trees as small whips of about 1- 1½ feet and several larger oak and apple trees. These are now beginning to form a significant extension to the woodland. Many of the small whips have now grown to over 6 feet and this year we saw the first apples. Six local varieties of heritage apple trees were selected and these were supplemented this year by a small number of local varieties of apple. A review of the land management was undertaken last year and, in response to the request by our members, a small extension to the woodland areas was undertaken. The Trust, with the help of the Woodland Trust, planted a further 30 woodland trees to form a new, small copse in the upper field and 150 trees to thicken and diversify the hedges, and to provide a food source for wildlife. These were again planted as small whips which in the past have proved to survive much better than larger trees. We were also able to plant a limited number of additional oak trees with the help of a donation by a member.

As part of the Trust's aim to provide better access to the land, the last two seats were purchased during the year with the aid of generous donations, one in memory of Jean and Brian Hancock. Access through the gate to the upper field was also improved by the realignment of rocks on the path and the scrapes continue to function well as a means of draining the boggy area near the gates onto Bowling Green Road.

The Trust is required as part of its annual return to the Charity Commission to include details of any serious incidents during the year. The Trustees are able to confirm that there have been no issues relating to fraud or financial crime; no unverified or suspicious donations; no significant financial losses; no safeguarding issues, nor any issues relating to terrorism or any other serious incidents. The Trust has no paid employees or advisors and does not make grants to individuals or other organisations.

This is a report of the Trust's activities for the year to 31st August 2021. The woodland and meadows continue to thrive, and any changes will be gradual and consistent with the Trust's objects and principles. The Trustees remain committed to keep the Goat Walk Land a place of quiet enjoyment for the people of Topsham and its visitors.

Chris Buckingham
Chairman of the Trustees

GOATWALKLANDTRUST

CHARITABLE INCORPORATED
ORGANISATION

REGISTERED NUMBER 1162973

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31/08/2021

	Restricted Funds £	Unrestricted Funds £	Total Funds £	Total 2019-20 £
Incoming Resources				
Donations	0	3365	3365	3010
Gift Aid (estimate)	0	631	631	615
AGM bar surplus	0	0	0	30
Wayleave payment	0	87	87	85
Contributions to Benches	0	1650	1650	0
Bank interest	0	180	180	0
Total Income	0	5913	5913	3740
Resources Expended				
Web site	0	217	217	276
Publicity	0	250	250	55
<i>Charitable Activities</i>				
Meadows	0	475	475	843
Tools and materials	0	317	317	91
New Trees	0	0	0	175
Tree surgery	0	750	750	0
New benches	0	2500	2500	0
Insurance	0	348	348	324
Bank charges	0	84	84	60
<i>Governance</i>				
AGM	0	0	0	121
Meetings room hire	0	0	0	30
Total expenditure	0	4941	4941	1975
			0	
Annual Surplus	0	972	972	1765

GOATWALKLANDTRUST

Balance Sheet as at 31st August 2021

	Restricted Funds	Unrestricted Fund	Total Funds	2019-20
	£	£	£	£
Fixed Assets				
Community Land	300505	0	300505	<i>300505</i>
Current Assets				
Debtors	0	0	0	<i>0</i>
HMRC Gift Aid	0	<i>631</i>	<i>631</i>	<i>615</i>
Cash at CAF Bank	91	3671	3762	<i>2908</i>
Cash at Lloyds Bank	0	5182	5182	<i>5080</i>
Cash at Shawbrook Bank	0	20000	20000	<i>20000</i>
Liabilities				
None	0	0	0	<i>0</i>
	—	—	—	—
Net Assets	300596	29484	330080	<i>329108</i>
 The Funds of the Charity				
Funds B/F	300596	28512	329108	<i>327343</i>
20-21 Surplus	0	972	972	<i>1765</i>
	—	—	—	—
Total Funds	300596	29484	330080	<i>329108</i>

GOATWALKLANDTRUST



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/
members of

The Goat Walk Land Trust

On accounts for the year
ended

31.08.21

Charity no
(if any)

1162973

Set out on pages

4 and 5

(remember to include the page numbers of additional sheets)

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 / 08 / 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.

* Please delete the words in the brackets if they do not apply.

Signed:

Geoff Wilkinson

Date:

27.10.21

Name:

Geoff Wilkinson

Relevant professional
qualification(s) or body
(if any):

IER

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Oct 2018

GOATWALKLANDTRUST

Address: 2 Tresillian Gardens, Topsham,

Exeter,

EX3 0BA

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

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