

# THE DISS HERITAGE TRIANGLE TRUST CIO

England & Wales · Charity number 1168235

## Details

---

**Status** Registered

**Legal form** CIO

**Registered** 2016-07-15

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

## Contact

---

**Address** Braemar  
The Butts  
Kenninghall  
Norwich  
NR16 2EQ

**Phone** 01953887908

**Email** [dhtriangletrust@gmail.com](mailto:dhtriangletrust@gmail.com)

## Activities

---

**Objects:** TO SEEK THE PRESERVATION AND ENHANCEMENT OF THE ANCIENT CENTRE OF DISS, NORFOLK AND ITS HISTORIC FABRIC FOR THE BENEFIT, EDUCATION AND ENJOYMENT OF THE PUBLIC, ENSURING THAT THE IMPROVEMENTS UNDERTAKEN IN THE HERITAGE TRIANGLE PROJECT ARE MANAGED, MAINTAINED AND DEVELOPED FOR FUTURE GENERATIONS, AND TO DO ANYTHING WHICH IN THE REASONABLE OPINION OF THE TRUSTEES IS CONDUCTIVE OR INCIDENTAL TO ACHIEVING THESE OBJECTS.

**Activities:** To seek the preservation and enhancement of the ancient centre of Diss, Norfolk and its historic fabric for the benefit, education and enjoyment of the public, ensuring that the improvements undertaken in the Heritage Triangle project are managed, maintained and developed for future generations.

## Classification

---

- **How:** Provides Services, Provides Advocacy/advice/information
- **What:** Education/training, Arts/culture/heritage/science, Environment/conservation/heritage, Economic/community Development/employment
- **Who:** The General Public/mankind

## Geography

- Norfolk

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£51,246	£36,110	-	-
2023-12-31	£522	£1,072	-	-
2022-12-31	£156	£1,289	-	-
2021-12-31	£156	£27	-	-
2020-12-31	£1,708	£101	-	-

## Trustees

Name	Role	Appointed
Alan John Franks		2023-09-05
Caitlin Mary Carson Seale		2025-05-12
David Charles CASE		2023-07-28
Dr Gary Robert Alexander BSEE, PhD		2023-09-05
GLYNNE CHRISTIAN LLOYD-DAVIS		2016-07-15
Hannah Sidgwick		2025-05-12
Jane Marie Rands		2025-05-12
Miranda Clare MOORE		2016-02-22
PETER WILLIAM HYDE		2016-07-15
Ray BRYANT		2023-03-07
Rob Court		2016-02-22
Suzanne Kayne		2023-09-05

**THE DISS HERITAGE TRIANGLE TRUST CIO**

England & Wales - Charity number 1168235

---

# Accounts

---

**The Diss Heritage Triangle Trust C I O**

A charitable incorporated organisation, number 1168235

**Annual Report & Accounts**

**For the year ended 31<sup>st</sup> December 2024**

## **The Diss Heritage Triangle Trust CIO**

Trustees	Alan Franks (Chairman) Peter Hyde (Deputy Chairman) Dr. Gary Alexander Ray Bryant David Case Robert Court Mrs. Suzanne Kayne Glynne Lloyd-Davis Miranda Moore Jane Rands
#	Caitlin Seale Hannah Sidgwick
Joint	Mrs. Suzanne Kayne
Secretaries	Glynne Lloyd-Davis
Honorary Treasurer	David Case
Principal Office	11-12 Market Hill, Diss, Norfolk IP22 4JZ
Registered charity	1168235

13 October 2025

## **The Diss Heritage Triangle Trust CIO**

### **Chairman's Statement 2025.**

The Trust was established as part of the Heritage Triangle project, to ensure that the work to enhance the historic town centre (and in particular the Corn Hall) was not lost following completion of the project. We continue to monitor progress around the town centre, maintaining the wildlife garden to ensure that the charm of old Diss is not lost for present and future generations, and in the same spirit we continue to review proposals for development that could impinge on the town centre.

Much of the original planned workload was completed by the Trust by the end of 2023 and we met other organisations working for the benefit of the town to see if we could work together. In 2024 we moved forward with our policy to enhance the historic town centre by merging our operations with those of Diss Community Team CIC who had reopened one of the largest retail sites in Diss and using it to house some community activities and a number of smaller businesses to enliven the town centre and reduce the number of closed premises; this policy has proved popular with the local population.

Our overall policy remains the enhancement of the historic town centre for the pleasure and enjoyment of residents and visitors alike for future generations. We remain in regular contact with both the Diss Town Council and the traders group to carry this forward and preserve our lovely town.

Signed - Alan Franks – Chairman -13 October 2024

## **The Diss Heritage Triangle Trust CIO**

### **Report of the Trustees, 2024**

The trustees present their report for the year ended 31<sup>st</sup> December, 2024.

#### **Charitable objectives**

The Trust was formed to preserve and enhance the ancient centre of Diss, Norfolk and its historic fabric for the benefit, education and enjoyment of the public, ensuring that those improvements undertaken in the historic centre especially those through the medium of the Heritage Triangle project are managed, maintained and developed and developed for future generations.

#### **Establishment**

The Trust was incorporated as a CIO (charitable incorporated organisation) on 15<sup>th</sup> July 2016 on its registration with the Charity Commission.

#### **Review of Developments**

Much of the work originally planned for the town centre had been carried out by 2024 and so the trustees commenced discussions with the Diss Community Team CIC as our interests in promoting the wellbeing of Diss (especially the historic town centre) are complementary. The Community Team had taken on a short-term lease of the (closed) former Beales store in August 2023 with a view to providing space for community use and possibly a covered market. In spring 2024 the Trust took over the monthly lease of the premises and we continue to work it up into a community space. Our calculations showed this was expected to yield a surplus for the first year. Late in 2023, the Trust acquired the entire issued capital of Bees of Diss Limited to become its trading subsidiary.

A ukulele day was organised in early summer, and a transport fair in September; both events were very successful. Such events are encouraged as they attract many visitors to the town thus making for a lively and vibrant community.

We continue to maintain the community wildlife garden.

The Trust enjoys a good relationship with and support from the Town Council, and liaises with the businesses in the Triangle and their Traders' Group in order to encourage (partly through events) a lively future for the Town centre

#### **Public Benefit**

The creation of a community wildlife garden and a boardwalk over part of the Mere have provided for residents and visitors alike a peaceful contemplative area to sit awhile in the centre of Diss. The streets that define the historic town centre have been made more welcoming to pedestrians and accessible with a view to encouraging more people to visit and spend some time in the area, to enjoy its charming old buildings or visit the Town's Museum (free) and the various shops and cafes and see for themselves what makes this so special a place.

## **Management and Organisation**

The Trust's constitution is its governing document; it is based significantly on the Charity Commission's standard association model. As a charitable incorporated organisation the trustees are subject to charity law, the principal legislation being the Charities Acts of 2011 and 2022..

## **Membership**

Membership is open to any person or organisation interested in supporting the objectives of the Trust and whose name is recorded in the register of members. The trustees may set a range of subscription rates payable for membership but decided that for January 2021 onwards membership would be free. Membership is not transferable. Trustees may decide that it is in the best interests of the Trust that a member should be removed from membership, but only after notifying the member concerned in writing and considering the matter in the light of any representations made by the member within 21 days of such a notice.

## **Trustees**

The trustees manage and control the Trust and its assets. The Trust board must comprise at least three trustees; there is no maximum number. They may appoint from amongst themselves such officers (including a chairman, secretary and such committees and working groups) as they deem fit; they may also recruit volunteers to assist in this.

All the trustees are subject to reappointment by the members. One third of those in office retire by rotation each year, and in addition those trustees co-opted onto the board since the previous annual general meeting stand down; all may stand for election or re-election by the members. David Case, Dr. Gary Alexander, Alan Franks and Mrs. Suzanne Kayne were co-opted onto the Trust board during 2023 and accordingly they will stand down at the AGM but offer themselves for election. Peter Hyde and Glynne Lloyd-Davis retire by rotation and are standing for re-election.

The trustees in office throughout the year covered by this report are listed below:

Dr. Gary Alexander (appointed 5 September 2023)  
Ray Bryant (appointed 7 March 2023)  
David Case (appointed 28 July 2023)  
Robert Court  
Dave Down (resigned 9 January 2024)  
Alan Franks (appointed 5 September 2023)  
Peter Hyde  
Mrs. Suzanne Kayne (appointed 5 September 2023)  
Glynne Lloyd-Davis  
Graham Minshull (resigned 5 March 2024)  
Miranda Moore  
Jane Rands (appointed 12 May 2025)  
Caitlin Seale (appointed 12 May 2025)  
Hannah Sidgwick (appointed 12 May 2025)

## **Governance**

The trustees met every two months in 2024; as the Trust's activities are settling into a pattern the trustees will consider meeting quarterly in future to consider progress, the risks and opportunities presented and the financial situation; additional meetings may be convened should any trustee consider this appropriate. This change is being considered following the allocation of certain portfolios to trustees: David Case (finance), Glynne Lloyd-Davis (governance), Ray Bryant (planning and development) and Dr. Gary Alexander (community involvement). Other roles may be added in the future. The trustees are grateful for David Case's work as the Trust's honorary Treasurer.

A policy on reserves has been adopted.

## **The Responsibilities of the Trustees**

The trustees are effectively stewards responsible for safeguarding the assets of the Trust and for taking reasonable steps for the prevention and detection of fraud and any other irregularities. They are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011.

## **Accounts and Audit/Independent Examination**

The attached accounts show the financial state of the Trust as at 31<sup>st</sup> December, 2024.

As the Trust's income for the year exceeds £25,000, the trustees have appointed an independent examiners in accordance with section 145 of the Charities Act 2011.

**Approved by the trustees on 13<sup>th</sup> October 2025 and signed on their behalf by:**

**Alan Franks - Chairman**

**Diss Heritage Triangle Trust**

**Income and expenditure**

**2024**

**Draft v9.10.25**

<b>Income</b>	49744.62
<b>Expenses</b>	
Rent	18000.00
Rates	1857.01
Gas	1748.52
Electricity	4012.09
Telephone	350.28
Consultancy	2400.00
Maintenance	2741.90
Insurance	3123.20
Consumables	344.75
Events	327.34
Ballroom	154.44
Garden	37.19
Display	482.65
Professional services	300.00
Cleaning	231.32
	<u>36110.69</u>
<b>Trading Surplus</b>	<b><u>13633.93</u></b>
<b>Donation by subsidiary</b>	1502.00
<b>Surplus</b>	<b><u>15135.93</u></b>

**Diss Heritage Triangle Trust CIO**

**Balance Sheet  
2024 v4 9.10.25**

**Assets**

**Cash** **12747.71**

Debtors

Owed by subsidiary 14152.00

Prepayment - Rent 1800.00

Prepayment - Building Insurance 2448.68

Trade debtor 1580.00 19980.68

**Current Assets** **32728.39**

**Investment in subsidiary** **100.00**

**Creditors** **950.00**

**Reserves** **31878.39**

Reserves b/f 9492.47

Asset transfer from Diss Community

Team 7250.00

Surplus 12 months 15135.93

Reserves c/f **31878.40**

**The Diss Heritage Triangle Trust C I O**

A charitable incorporated organisation, number 1168235

**Annual Report & Accounts**

**For the year ended 31<sup>st</sup> December 2024**

## **The Diss Heritage Triangle Trust CIO**

Trustees	Alan Franks (Chairman) Peter Hyde (Deputy Chairman) Dr. Gary Alexander Ray Bryant David Case Robert Court Mrs. Suzanne Kayne Glynne Lloyd-Davis Miranda Moore Jane Rands
#	Caitlin Seale Hannah Sidgwick
Joint	Mrs. Suzanne Kayne
Secretaries	Glynne Lloyd-Davis
Honorary Treasurer	David Case
Principal Office	11-12 Market Hill, Diss, Norfolk IP22 4JZ
Registered charity	1168235

13 October 2025

## **The Diss Heritage Triangle Trust CIO**

### **Chairman's Statement 2025.**

The Trust was established as part of the Heritage Triangle project, to ensure that the work to enhance the historic town centre (and in particular the Corn Hall) was not lost following completion of the project. We continue to monitor progress around the town centre, maintaining the wildlife garden to ensure that the charm of old Diss is not lost for present and future generations, and in the same spirit we continue to review proposals for development that could impinge on the town centre.

Much of the original planned workload was completed by the Trust by the end of 2023 and we met other organisations working for the benefit of the town to see if we could work together. In 2024 we moved forward with our policy to enhance the historic town centre by merging our operations with those of Diss Community Team CIC who had reopened one of the largest retail sites in Diss and using it to house some community activities and a number of smaller businesses to enliven the town centre and reduce the number of closed premises; this policy has proved popular with the local population.

Our overall policy remains the enhancement of the historic town centre for the pleasure and enjoyment of residents and visitors alike for future generations. We remain in regular contact with both the Diss Town Council and the traders group to carry this forward and preserve our lovely town.

Signed - Alan Franks – Chairman -13 October 2024

## **The Diss Heritage Triangle Trust CIO**

### **Report of the Trustees, 2024**

The trustees present their report for the year ended 31<sup>st</sup> December, 2024.

#### **Charitable objectives**

The Trust was formed to preserve and enhance the ancient centre of Diss, Norfolk and its historic fabric for the benefit, education and enjoyment of the public, ensuring that those improvements undertaken in the historic centre especially those through the medium of the Heritage Triangle project are managed, maintained and developed and developed for future generations.

#### **Establishment**

The Trust was incorporated as a CIO (charitable incorporated organisation) on 15<sup>th</sup> July 2016 on its registration with the Charity Commission.

#### **Review of Developments**

Much of the work originally planned for the town centre had been carried out by 2024 and so the trustees commenced discussions with the Diss Community Team CIC as our interests in promoting the wellbeing of Diss (especially the historic town centre) are complementary. The Community Team had taken on a short-term lease of the (closed) former Beales store in August 2023 with a view to providing space for community use and possibly a covered market. In spring 2024 the Trust took over the monthly lease of the premises and we continue to work it up into a community space. Our calculations showed this was expected to yield a surplus for the first year. Late in 2023, the Trust acquired the entire issued capital of Bees of Diss Limited to become its trading subsidiary.

A ukulele day was organised in early summer, and a transport fair in September; both events were very successful. Such events are encouraged as they attract many visitors to the town thus making for a lively and vibrant community.

We continue to maintain the community wildlife garden.

The Trust enjoys a good relationship with and support from the Town Council, and liaises with the businesses in the Triangle and their Traders' Group in order to encourage (partly through events) a lively future for the Town centre

#### **Public Benefit**

The creation of a community wildlife garden and a boardwalk over part of the Mere have provided for residents and visitors alike a peaceful contemplative area to sit awhile in the centre of Diss. The streets that define the historic town centre have been made more welcoming to pedestrians and accessible with a view to encouraging more people to visit and spend some time in the area, to enjoy its charming old buildings or visit the Town's Museum (free) and the various shops and cafes and see for themselves what makes this so special a place.

## **Management and Organisation**

The Trust's constitution is its governing document; it is based significantly on the Charity Commission's standard association model. As a charitable incorporated organisation the trustees are subject to charity law, the principal legislation being the Charities Acts of 2011 and 2022..

## **Membership**

Membership is open to any person or organisation interested in supporting the objectives of the Trust and whose name is recorded in the register of members. The trustees may set a range of subscription rates payable for membership but decided that for January 2021 onwards membership would be free. Membership is not transferable. Trustees may decide that it is in the best interests of the Trust that a member should be removed from membership, but only after notifying the member concerned in writing and considering the matter in the light of any representations made by the member within 21 days of such a notice.

## **Trustees**

The trustees manage and control the Trust and its assets. The Trust board must comprise at least three trustees; there is no maximum number. They may appoint from amongst themselves such officers (including a chairman, secretary and such committees and working groups) as they deem fit; they may also recruit volunteers to assist in this.

All the trustees are subject to reappointment by the members. One third of those in office retire by rotation each year, and in addition those trustees co-opted onto the board since the previous annual general meeting stand down; all may stand for election or re-election by the members. David Case, Dr. Gary Alexander, Alan Franks and Mrs. Suzanne Kayne were co-opted onto the Trust board during 2023 and accordingly they will stand down at the AGM but offer themselves for election. Peter Hyde and Glynne Lloyd-Davis retire by rotation and are standing for re-election.

The trustees in office throughout the year covered by this report are listed below:

Dr. Gary Alexander (appointed 5 September 2023)  
Ray Bryant (appointed 7 March 2023)  
David Case (appointed 28 July 2023)  
Robert Court  
Dave Down (resigned 9 January 2024)  
Alan Franks (appointed 5 September 2023)  
Peter Hyde  
Mrs. Suzanne Kayne (appointed 5 September 2023)  
Glynne Lloyd-Davis  
Graham Minshull (resigned 5 March 2024)  
Miranda Moore  
Jane Rands (appointed 12 May 2025)  
Caitlin Seale (appointed 12 May 2025)  
Hannah Sidgwick (appointed 12 May 2025)

## **Governance**

The trustees met every two months in 2024; as the Trust's activities are settling into a pattern the trustees will consider meeting quarterly in future to consider progress, the risks and opportunities presented and the financial situation; additional meetings may be convened should any trustee consider this appropriate. This change is being considered following the allocation of certain portfolios to trustees: David Case (finance), Glynne Lloyd-Davis (governance), Ray Bryant (planning and development) and Dr. Gary Alexander (community involvement). Other roles may be added in the future. The trustees are grateful for David Case's work as the Trust's honorary Treasurer.

A policy on reserves has been adopted.

## **The Responsibilities of the Trustees**

The trustees are effectively stewards responsible for safeguarding the assets of the Trust and for taking reasonable steps for the prevention and detection of fraud and any other irregularities. They are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011.

## **Accounts and Audit/Independent Examination**

The attached accounts show the financial state of the Trust as at 31<sup>st</sup> December, 2024.

As the Trust's income for the year exceeds £25,000, the trustees have appointed an independent examiners in accordance with section 145 of the Charities Act 2011.

**Approved by the trustees on 13<sup>th</sup> October 2025 and signed on their behalf by:**

**Alan Franks - Chairman**

**Diss Heritage Triangle Trust**

**Income and expenditure**

**2024**

**Draft v9.10.25**

<b>Income</b>	49744.62
<b>Expenses</b>	
Rent	18000.00
Rates	1857.01
Gas	1748.52
Electricity	4012.09
Telephone	350.28
Consultancy	2400.00
Maintenance	2741.90
Insurance	3123.20
Consumables	344.75
Events	327.34
Ballroom	154.44
Garden	37.19
Display	482.65
Professional services	300.00
Cleaning	231.32
	<u>36110.69</u>
<b>Trading Surplus</b>	<b><u>13633.93</u></b>
<b>Donation by subsidiary</b>	1502.00
<b>Surplus</b>	<b><u>15135.93</u></b>

**Diss Heritage Triangle Trust CIO**

**Balance Sheet  
2024 v4 9.10.25**

**Assets**

**Cash** **12747.71**

Debtors

Owed by subsidiary 14152.00

Prepayment - Rent 1800.00

Prepayment - Building Insurance 2448.68

Trade debtor 1580.00 19980.68

**Current Assets** **32728.39**

**Investment in subsidiary** **100.00**

**Creditors** **950.00**

**Reserves** **31878.39**

**Reserves b/f** 9492.47

**Asset transfer from Diss Community**

**Team** 7250.00

**Surplus 12 months** 15135.93

**Reserves c/f** **31878.40**



Section A Independent Examiner's Report

Report to the trustees

Charity Name THE DISS HERITAGE TRIANGLE TRUST LTD

On accounts for the year ended

31 - 12 - 2024

Charity no (if any)

1168235

Set out on pages

708

(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 DD / MM / YYYY.

Responsibilities and basis of report

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

~~The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (~~other than that disclosed below~~\*) 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:

[Signature]

Date:

14.10.25

Name:

AUNE HYDE

Relevant professional qualification(s) or body

RETIRED BANKER

Address:

GROVE FARM BRIDGE ROAD  
BURSTON DISS  
NORFOLK IP22 5TH

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).

**THE DISS HERITAGE TRIANGLE TRUST CIO**

England & Wales - Charity number 1168235

---

# Accounts

---

**The DISS Heritage Triangle Trust C I O**

A charitable incorporated organisation, number 1168235

**Annual Report & Accounts**

**For the year ended 31<sup>st</sup> December 2023**

## **The Diss Heritage Triangle Trust CIO**

Trustees	Alan Franks (Chairman) Peter Hyde (Deputy Chairman) Dr. Gary Alexander Ray Bryant David Case Robert Court Mrs. Suzanne Kayne Glynne Lloyd-Davis Miranda Moore
Joint	Mrs. Suzanne Kayne
Secretaries	Glynne Lloyd-Davis
Honorary Treasurer	David Case
Principal Office	11-12 Market Hill, Diss, Norfolk IP22 4JZ
Registered charity	1168235

5 March 2024

## **The Diss Heritage Triangle Trust CIO**

### **Trustees' Annual Report 2023**

The Trustees present their report and accounts for the year ended 31<sup>st</sup> December 2023.

#### **Charitable objectives**

The Trust was formed to preserve and enhance the ancient centre of Diss, Norfolk and its historic fabric for the benefit, education and enjoyment of the public, ensuring that the improvements undertaken in the historic town centre especially through the Heritage Triangle project are managed, maintained and developed for future generations.

#### **Establishment**

The Trust was incorporated as a CIO (charitable incorporated organisation) on 15<sup>th</sup> July 2016 on its registration with the Charity Commission.

#### **Review of Developments**

Some planters were repainted during 2023 and some minor repairs were carried out. Maintenance was undertaken over part of the wildlife garden. Much of the work originally planned for the town centre had been carried out by 2023 and so the trustees commenced discussions with the Diss Community Team CIC as our interests in promoting the wellbeing of Diss (especially the historic town centre) are complementary

A ukulele day was organised in early summer, and a transport fair in September; both events were very successful. Such events are encouraged as they attract many visitors to the town thus making for a lively and vibrant community.

The Community Team took on a short term lease of the (closed) former Beales store in August 2023 with a view to providing space for community use and possibly a covered market. In late 2023 the Trust took over the monthly lease of the premises and responsibility for its operation as a retail and community space will commence at the start of 2024. Late in 2023, the Trust acquired the entire issued capital of Bees of Diss Limited which will become its trading subsidiary.

The Trust enjoys a good relationship with and support from the Town Council, and liaises with the businesses in the Triangle and their Traders' Group in order to encourage (partly through events) a lively future for the Town centre.

and spend some time in the area, to enjoy its charming old buildings or visit the Town's Museum (free) and the various shops and cafes and see for themselves what makes this so special a place.

### **Management and Organisation**

The Trust's constitution is its governing document; it is based significantly on the Charity Commission's standard association model. As a charitable incorporated organisation the trustees are subject to charity law, the principal legislation being the Charities Acts of 2011 and 2022..

### **Membership**

Membership is open to any person or organisation interested in supporting the objectives of the Trust and whose name is recorded in the register of members. The trustees may set a range of subscription rates payable for membership but decided that for January 2021 onwards membership would be free. Membership is not transferable. Trustees may decide that it is in the best interests of the Trust that a member should be removed from membership, but only after notifying the member concerned in writing and considering the matter in the light of any representations made by the member within 21 days of such a notice.

### **Trustees**

The trustees manage and control the Trust and its assets. The Trust board must comprise at least three trustees; there is no maximum number. They may appoint from amongst themselves such officers (including a chairman, secretary and such committees and working groups) as they deem fit; they may also recruit volunteers to assist in this.

All the trustees are subject to reappointment by the members. One third of those in office retire by rotation each year, and in addition those trustees co-opted onto the board since the previous annual general meeting stand down; all may stand for election or re-election by the members. David Case, Dr. Gary Alexander, Alan Franks and Mrs. Suzanne Kayne were co-opted onto the Trust board during 2023 and accordingly they will stand down at the AGM but offer themselves for election. Peter Hyde and Glynne Lloyd-Davis retire by rotation and are standing for re-election.

The trustees in office throughout the year covered by this report are listed below:

Dr. Gary Alexander (appointed 5 September 2023)  
Ray Bryant (appointed 7 March 2023)  
David Case (appointed 28 July 2023)  
Robert Court  
Dave Down (resigned 9 January 2024)  
Alan Franks (appointed 5 September 2023)  
Peter Hyde  
Mrs. Suzanne Kayne (appointed 5 September 2023)  
Glynne Lloyd-Davis  
Graham Minshull (resigned 5 March 2024)  
Miranda Moore

Robert Court  
Dave Down (resigned 9 January 2024)  
Alan Franks (appointed 5 September 2023)  
Peter Hyde  
Mrs. Suzanne Kayne (appointed 5 September 2023)  
Glynne Lloyd-Davis  
Graham Minshull (resigned 5 March 2024)  
Miranda Moore

## **Governance**

The trustees met every two months in 2023; as the Trust's activities are settling into a pattern it is planned to meet quarterly in future to consider progress, the risks and opportunities presented and the financial situation; additional meetings may be convened should any trustee consider this appropriate. This change is being introduced following the allocation of certain portfolios to trustees: David Case (finance), Glynne Lloyd-Davis (governance), Ray Bryant (planning and development) and Dr. Gary Alexander (community involvement). Other roles may be added in the future. The trustees are grateful for David Case's work as the Trust's honorary Treasurer.

A policy on reserves has been adopted.

## **The Responsibilities of the Trustees**

The trustees are effectively stewards responsible for safeguarding the assets of the Trust and for taking reasonable steps for the prevention and detection of fraud and any other irregularities. They are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011.

## **Accounts and Audit/Independent Examination**

The attached accounts show the financial state of the Trust as at 31<sup>st</sup> December, 2023. The Trust continues to recover from the impact of the Covid pandemic but this has been slower than hoped. The year showed a modest deficit. The year-end cash balance of £9,492 includes a reserve of £1840 for equipment repair and replacement.

As the Trust's income for the year does not exceed £25,000, the trustees have decided to dispense with an independent examination in accordance with section 145 of the Charities Act 2011.

**Approved by the trustees on 5<sup>th</sup> March, 2024 and signed on their behalf by:**

**Alan Franks**



**The Diss Heritage Triangle Trust CIO**

**Chairman's Statement**

**Year ended 31<sup>st</sup> December, 2023**

The Trust was established as part of the Heritage Triangle project, to ensure that the work to enhance the historic town centre (and in particular the Corn Hall) was not lost following completion of the project. We continue to monitor progress around the town centre, maintaining the wildlife garden to ensure that the charm of old Diss is not lost for present and future generations, and in the same spirit we continue to review proposals for development that could impinge on the centre. With the taking of a monthly lease on No 8 Marketplace, the most important commercial building at the heart of the town, we will bring it back to life as a retail and community centre, while maintaining a building that had been empty and deteriorating for three years.

With much of the original planned workload completed the Trust had been in discussion with a not-for-profit organisation concerning a merger of operations with common interests and those talks are starting to bear fruit.

We remain in regular contact with both the Town Council and the Triangle traders. We welcome the Diss & District Neighbourhood Plan which provides a framework for the town's future. It is vital for the planned future of our lovely town and the surrounding villages to have a firm plan for the future. I am grateful for the support of my fellow trustees, past and present, and for the many volunteers who have helped the Trust to achieve so much for our beautiful town

Alan Franks, Chairman

5<sup>th</sup> March, 2024



## The Diss Heritage Triangle Trust

Income and Expenditure Account 2023	2022	2023	Notes
<b>Income</b>			
Book sales	-	20.00	
Event suplus	-	501.89	
<b>Total income</b>	-	521.89	
<b>Expenditure</b>			
Maintenance	301.85	-	
Garden maintenance	458.46	1343.00	
Insurance	254.00	250.93	1
Professional fees	212.40	-	
Bank charges	12.50	-	
Misc	50.00	-	
<b>Total expenditure</b>	1289.21	1593.93	
<b>Deficit 2023</b>	<b>1289.21</b>	<b>1072.04</b>	
<b>Balance sheet</b>			
Cash at bank	10564.51	9363.30	
Debtors	-	330.10	2
Creditors	-	-300.93	1
Bees of Diss share capital	-	100.00	3
<b>Reserves b/f</b>	<b>10564.51</b>	<b>9492.47</b>	
<b>Represented by</b>			
Free reserves b/f	8724.51	7652.47	
Designated reserves b/f	1840.00	1840.00	4
Deficit for 2023	-	1072.04	
	<b>10564.51</b>	<b>9492.47</b>	

### Notes:

1. Half share of public liability insurance taken by Diss Community Team
2. Energy expenses for 8 Marketplace charged to Diss Community Team
3. Purchase of dormant Bees of Diss Ltd as trading subsidiary
4. Designated reserves are for the purchase of equipment and repairs.

Approved by the Trustees on 5<sup>th</sup> March 2024 and signed on their behalf by Alan Franks



**THE DISS HERITAGE TRIANGLE TRUST CIO**

England & Wales - Charity number 1168235

---

# Accounts

---

**The Diss Heritage Triangle Trust C I O**

A charitable incorporated organisation, number 1168235

**Annual Report & Accounts**

**For the year ended 31<sup>st</sup> December 2022**

## **The Diss Heritage Triangle Trust CIO**

<b>Trustees</b>	<b>Peter Hyde (Chairman)</b> <b>Ray Bryant</b> <b>Robert Court</b> <b>David Down</b> <b>Glynne Lloyd-Davis</b> <b>Graham Minshull</b> <b>Miranda Moore</b>
<b>Secretary</b>	<b>Glynne Lloyd-Davis</b>
<b>Honorary Treasurer</b>	<b>David Case</b>
<b>Principal Office</b>	<b>11-12 Market Hill, Diss, Norfolk IP22 4JZ</b>
<b>Registered charity</b>	<b>1168235</b>

**7 March 2023**

## **The Diss Heritage Triangle Trust CIO**

### **Trustees' Annual Report 2022**

The Trustees present their report and accounts for the year ended 31<sup>st</sup> December 2022.

#### **Charitable objectives**

The Trust was formed to preserve and enhance the ancient centre of Diss, Norfolk and its historic fabric for the benefit, education and enjoyment of the public, ensuring that the improvements undertaken in the Heritage Triangle project are managed, maintained and developed for future generations.

#### **Establishment**

The Trust was incorporated as a CIO (charitable incorporated organisation) on 15<sup>th</sup> July 2016 on its registration with the Charity Commission.

#### **Review of Developments**

Life was returning to normal gradually following the Covid pandemic and the removal of the Government's social distancing requirements, but progress has been variable. The planters are being repainted and some repairs carried out where necessary. Regular work is being undertaken on the wildlife garden and the results are good. Regular meetings have been held with South Norfolk's Tourism officer with a view to promoting the interests of the town.

2022 events included a ukulele day which proved popular and the Transport Fayre which attracted many visitors to Diss and was a most enjoyable day. An Organ Festival organised by the Community Team was very successful attracting visitors from as far afield as London. The events put on by the Corn Hall and the designermakers crafts collective also are great assets for Diss in bringing people into the town. The Corn Hall also participated in the Heritage Open Days programme and the Town Council's Carnival was very successful and together these various activities make for a vibrant community.

Discussions have continued with the Diss Community Team CIC regarding a merging of their interests with those of the Trust as they are complementary in terms of promoting the interests of Diss.

The Trust enjoys a good relationship with and support from the Town Council, and liaises with the businesses in the Triangle and their Traders' Group in order to encourage (partly through events) a lively future for the Town centre

#### **Public Benefit**

The creation of a community wildlife garden and a boardwalk over part of the Mere have provided for residents and visitors alike a peaceful contemplative area to sit awhile in the centre of Diss. The streets that define the historic town centre have been made more

welcoming to pedestrians and accessible with a view to encouraging more people to visit and spend some time in the area, to enjoy its charming old buildings or visit the Town's Museum (free) and the various shops and cafes and see for themselves what makes this so special a place.

## **Management and Organisation**

The Trust's constitution is its governing document; it is based significantly on the Charity Commission's standard association model. As a charitable incorporated organisation the trustees are subject to charity law, the principal legislation being the Charities Act 2011.

## **Membership**

Membership is open to any person or organisation interested in supporting the objectives of the Trust and whose name is recorded in the register of members. The trustees may set a range of subscription rates payable for membership but decided that for January 2021 onwards membership would be free. Membership is not transferable. Trustees may decide that it is in the best interests of the Trust that a member should be removed from membership, but only after notifying the member concerned in writing and considering the matter in the light of any representations made by the member within 21 days of such a notice.

## **Trustees**

The trustees manage and control the Trust and its assets. The Trust board must comprise at least three trustees; there is no maximum number. They may appoint from amongst themselves such officers (including a chairman, secretary and such committees and working groups) as they deem fit; they may also recruit volunteers to assist in this.

All the trustees are subject to reappointment by the members. One third of those in office retire by rotation each year, and in addition those trustees co-opted onto the board since the previous annual general meeting stand down; all may stand for election or re-election by the members. Robert Court and Miranda Moore retire by rotation and both offer themselves for re-election at the forthcoming annual general meeting. Ray Bryant, who was appointed a trustee since the last annual general meeting, offers himself for election.

The trustees in office throughout the year covered by this report are listed below:

Peter Hyde  
Ray Bryant (appointed 7<sup>th</sup> March, 2023)  
Robert Court  
David Down  
Glynne Lloyd-Davis  
Graham Minshull  
Miranda Moore

## **Governance**

The trustees plan to meet every four to eight weeks to consider progress, the risks and opportunities presented and the financial situation; this schedule was seriously disrupted

by the Covid-19 pandemic. David Case has acted as the Trust's Honorary Treasurer since January 2022 and the trustees are grateful for his contribution to the work of the Trust.

A policy on reserves has been adopted.

### **The Responsibilities of the Trustees**

The trustees are effectively stewards responsible for safeguarding the assets of the Trust and for taking reasonable steps for the prevention and detection of fraud and any other irregularities. They are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011.

### **Accounts and Audit/Independent Examination**

The attached accounts show the financial state of the Trust as at 31<sup>st</sup> December, 2022. The continuing impact of the Covid pandemic has restricted the Trust's activities and the year showed a modest deficit. The year-end cash balance of £10,564 includes a reserve of £1840 for equipment repair and replacement.

As the Trust's income for the year does not exceed £25,000, the trustees have decided to dispense with an independent examination in accordance with section 145 of the Charities Act 2011.

**Approved by the trustees on 7<sup>th</sup> March, 2023 and signed on their behalf by:**



**Peter Hyde**

**The Diss Heritage Triangle Trust CIO**

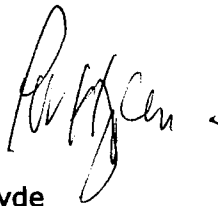
**Chairman's Statement**

**Year ended 31<sup>st</sup> December, 2022**

The Trust was established as part of the Heritage Triangle project, to ensure that the work to enhance the historic town centre was not lost following completion of the project. We continue to monitor progress around the town centre, maintaining the streetscape and the wildlife garden to ensure that the charm of old Diss is not lost for present and future generations, and in the same spirit we continue to review proposals for development that could impinge on the centre.

With much of the original planned workload completed the Trust has been in discussion with another not-for-profit organisation concerning a merger of operations and those talks are continuing.

We remain in regular contact with both the Town Council and the Triangle traders. We welcome the Diss & District Neighbourhood Plan which continues on its path towards formal adoption; it is vital for the planned future of our lovely town and the surrounding villages to have a firm plan for the future. I am grateful for the support of my fellow trustees, past and present, and for the many volunteers who have helped the Trust to achieve so much for our beautiful town



Peter Hyde

Chairman

7<sup>th</sup> March, 2023

## The Diss Heritage Triangle Trust CIO

### Income and Expenditure Account - 2022

Income	2021 £	2022 £	Note
Membership subscriptions			
Donations	100.00		
Book sales	<u>56.28</u>		
<b>Total income</b>	<b>156.28</b>	<b>0</b>	<b>0 1</b>
<b>Expenditure</b>			
Maintenance	27.00	301.85	2
Garden maintenance		458.46	3
Insurance		254.00	4
Professional fees		212.40	5
Bank charges		12.50	
Misc	<u>27.00</u>	<u>50.00</u>	
<b>Total expenditure</b>	<b>-</b>	<b>1,289.21</b>	
<b>Surplus 2021)/ deficit (2022)</b>	<b><u>129.28</u></b>	<b><u>- 1,289.21</u></b>	
<b>Reserves - cash at bank</b>			
Reserves b/f	11,724.44	11,853.72	
Surplus/ deficit for year	129.28	- 1,289.21	
<b>Reserves c/f</b>	<b><u>11,853.72</u></b>	<b><u>10,564.51</u></b>	
<b>Represented by</b>			
Free reserves	10,473.72	8,724.51	
Designated reserves	1,380.00	1,840.00	6
	<u>11,853.72</u>	<u>10,564.51</u>	

Approved by the Trustees on 7th March 2023 and signed on their behalf by



PETER HYDE

## **The Diss Heritage Triangle Trust CIO**

### **Notes to the accounts**

Note 1: There was no income during the year

Note 2: Maintenance – replacement flags (£80), paint for planters (£221)

Note 3: Garden maintenance – casual labour (£360), replacement plants (£98)

Note 4: Insurance (£254) – event insurance shared with Diss Community Team

Note 5: Professional fees (£212) – cost of legal advice on merger with Diss Community Team shared with Diss Community Team

Note 6: Designated reserves are increased by £460 p.a. as a provision for 'toblerone' maintenance or replacement or other items.

**THE DISS HERITAGE TRIANGLE TRUST CIO**

England & Wales - Charity number 1168235

---

# Accounts

---

**The Diss Heritage Triangle Trust C I O**

A charitable incorporated organisation, number 1168235

**Annual Report & Accounts**

**For the year ended 31<sup>st</sup> December 2021**

## **The Diss Heritage Triangle Trust CIO**

### **Trustees**

**Peter Hyde (Chairman)**

**Robert Court**

**David Down**

**Glynne Lloyd-Davis**

**Graham Minshull**

**Miranda Moore**

### **Secretary**

**Glynne Lloyd-Davis**

### **Principal Office**

**11-12 Market Hill, Diss, Norfolk IP22 4JZ**

### **Registered charity**

**1168235**

## **The Diss Heritage Triangle Trust CIO**

### **Trustees' Annual Report 2021**

The Trustees present their report and accounts for the year ended 31<sup>st</sup> December 2021. The onset of the Covid pandemic from early 2020 (and lasting into the current year) severely limited the activities of the Trust during the year under review.

#### **Charitable objectives**

The Trust was formed to preserve and enhance the ancient centre of Diss, Norfolk and its historic fabric for the benefit, education and enjoyment of the public, ensuring that the improvements undertaken in the Heritage Triangle project are managed, maintained and developed for future generations.

#### **Establishment**

The Trust was incorporated as a CIO (charitable incorporated organisation) on 15<sup>th</sup> July 2016 on its registration with the Charity Commission.

#### **Review of Developments**

The Covid-19 pandemic extended into much of 2021 and the Government's requirement to respect social distancing severely restricted the trustees' ability to meet face to face and perhaps more importantly to operate the working parties to maintain and enhance the town centre; nonetheless some maintenance work was undertaken in the wildlife garden and on the planters when practicable.

Several copies of the mural on the Town Council offices were displayed around the town centre. Several planning applications were reviewed and comments made to the relevant authorities in line with the Trust's brief to enhance the town centre for future generations.

By the year-end most copies of 'Traders of the Triangle' had been sold; it is unlikely that a further printing will be ordered as the book would require a considerable amount of updating. It is hoped to publish a brief history of Diss and the Corn Hall.

The Trust enjoys a good relationship with and support from the Town Council, and liaises with the businesses in the Triangle and their Traders' Group in order to encourage (partly through events) a lively future for the Town centre

#### **Public Benefit**

The creation of a community wildlife garden and a boardwalk over part of the Mere have provided for residents and visitors alike a peaceful contemplative area to sit awhile in the centre of Diss. The streets that define the historic town centre have been made more welcoming to pedestrians and accessible with a view to encouraging more people to visit and spend some time in the area, to enjoy its charming old buildings or visit the Town's Museum (free) and the various shops and cafes and see for themselves what makes this so special a place.

## **Management and Organisation**

The Trust's constitution is its governing document; it is based significantly on the Charity Commission's standard association model. As a charitable incorporated organisation the trustees are subject to charity law, the principal legislation being the Charities Act 2011.

### **Membership**

Membership is open to any person or organisation interested in supporting the objectives of the Trust and whose name is recorded in the register of members. The trustees may set a range of subscription rates payable for membership but decided that for January 2021 onwards membership would be free. Membership is not transferable. Trustees may decide that it is in the best interests of the Trust that a member should be removed from membership, but only after notifying the member concerned in writing and considering the matter in the light of any representations made by the member within 21 days of such a notice.

### **Trustees**

The trustees manage and control the Trust and its assets. The Trust board must comprise at least three trustees; there is no maximum number. They may appoint from amongst themselves such officers (including a chairman, secretary and such committees and working groups) as they deem fit; they may also recruit volunteers to assist in this.

All the trustees are subject to reappointment by the members. One third of those in office retire by rotation each year, and in addition those trustees co-opted onto the board since the previous annual general meeting stand down; all may stand for election or re-election by the members. Peter Hyde and Glynne Lloyd-Davis retire by rotation and both offer themselves for re-election at the forthcoming annual general meeting.

Gloria Rowe and Mike Sarson resigned as trustees during 2021 because of post-covid business pressures; both had made a significant and valued contribution to the work of the Trust and we record here our gratitude to them.

The trustees in office throughout the year covered by this report are listed below:

Peter Hyde	
Robert Court	
David Down	
Glynne Lloyd-Davis	
Graham Minshull	
Miranda Moore	
Gloria Rowe	(resigned 7 <sup>th</sup> September, 2021)
Michael Sarson	(resigned 5 <sup>th</sup> October, 2021)

### **Governance**

The trustees plan to meet every four to eight weeks to consider progress, the risks and opportunities presented and the financial situation; this schedule was seriously disrupted by the Covid-19 pandemic. Dr Keith Mutlow had been appointed as the Trust's Honorary Treasurer with effect from 13<sup>th</sup> July, 2021 but unfortunately had to resign for health reasons as from the end of November.

A policy on reserves has been adopted.

## **The Responsibilities of the Trustees**

The trustees are effectively stewards responsible for safeguarding the assets of the Trust and for taking reasonable steps for the prevention and detection of fraud and any other irregularities. They are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011.

## **Accounts and Audit/Independent Examination**

The attached accounts show the financial state of the Trust as at 31<sup>st</sup> December, 2021. The year produced a modest surplus as the Covid regulations on social distancing precluded the Trust from carrying out most of its activities. The year-end cash balance of £11,854 includes a reserve of £1380 for equipment repair and replacement.

As the Trust's income for the year does not exceed £25,000, the trustees have decided to dispense with an independent examination in accordance with section 145 of the Charities Act 2011.

**Approved by the trustees on 21<sup>st</sup> June, 2022 and signed on their behalf by:**

**Peter Hyde**

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

**The Diss Heritage Triangle Trust CIO**

**Chairman's Statement**

**Year ended 31<sup>st</sup> December, 2021**

The covid-19 pandemic restricted much of the Trust's activities for a second year and this is reflected in our much reduced income and expenditure although a small surplus was nevertheless achieved for 2021.

The pandemic, however, presented an opportunity for us to review the Trust's achievements in recent years and its ambitions. The Trust developed the wildlife garden and the boardwalk across part of the Mere; it commissioned a series of planters to enhance the town centre and a series of information stands (usually referred to as 'toblerones' because of their three-sided design) and additional signage; the Weavers' Court corner was improved and an artwork created by a local artist was added, and the Trust commissioned the restoration and permanent exhibition of a Swootman plough (made locally about a hundred years ago). The Trust purchased and installed an old hand pump on Market Hill to commemorate its former name of Pump Hill. 'Traders of the Triangle', a fully illustrated history of the buildings, businesses and people of the historic town centre, was published and ran to two printings. A mural was commissioned and is exhibited on the Town Council office wall, and several newsletters were published.

The Trust was established as part of the Heritage Triangle project, to ensure that the work to enhance the historic town centre was not lost following project completion; the Trust has amply honoured its remit in its relatively short existence and I am proud of what has been achieved. In looking to the future we plan to publish a brief history of the Corn Hall and its place in the town's development; our other plans comprise mainly the maintenance of our existing work and frankly it is hard to justify the continued existence of the Trust as a separate body with a much reduced workload. We are thus considering some form of merger of our operations with another appropriate body but no final decisions have been taken.

We remain in regular contact with both the Town Council and the Triangle traders. We welcome the Diss & District Neighbourhood Plan which continues on its path towards formal adoption; it is vital for the planned future of our lovely town and the surrounding villages to have a firm plan for the future. I am grateful for the support of my fellow trustees, past and present, and for the many volunteers who have helped the Trust to achieve so much for our beautiful town

Peter Hyde

Chairman



21<sup>st</sup> June, 2022

**The Diss Heritage Triangle Trust CIO**

**Income and Expenditure account**

**Year ending 31 December 2021**

<b>Income</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Membership subscriptions</b>		<b>250.00</b>
<b>Donations</b>	<b>100.00</b>	<b>51.00</b>
<b>Book sales</b>	<b>56.28</b>	<b>913.00</b>
<b>Other income</b>		<b>490.00</b>
<b>Total income</b>	<b>156.28</b>	<b>1,704.00</b>
<b>Expenditure</b>		
<b>Maintenance</b>	<b>27.00</b>	<b>101.00</b>
<b>Total expenditure</b>	<b>27.00</b>	<b>101.00</b>
<b>Surplus for 2021</b>	<b>129.28</b>	<b>1,603.00</b>
<b>Reserves - cash at bank</b>		
<b>Reserves b/f</b>	<b>11,724.00</b>	<b>10,122.00</b>
<b>Surplus for year</b>	<b>129.00</b>	<b>1,602.00</b>
<b>Reserves c/f</b>	<b>11,853.00</b>	<b>11,724.00</b>
<b>Represented by</b>		
<b>Free reserves</b>	<b>10,473.00</b>	<b>10,804.00</b>
<b>Designated reserves *</b>	<b>1,380.00</b>	<b>920.00</b>
	<b>11,853.00</b>	<b>11,724.00</b>

**Note \* : Designated reserves are increased by £460 each year and are to provide for maintenance or replacement of 'toblerone' interpretation panels or other minor maintenance.**

**Approved by the Trustees on 21<sup>st</sup> June, 2022 and signed on their behalf by:**

**Peter Hyde**



# **The Diss Heritage Triangle Trust C I O**

## **Notes to the accounts**

### **For the year ended 31 December 2021**

**1. Establishment:** An unincorporated association was formed on 18 December 2015. It was incorporated as a CIO (charitable incorporated organisation) with effect from 15 July 2016 on being registered with the Charity Commission.

**2. Members' subscriptions:** From the start of 2020 an annual flat rate of £50 was introduced and the individual rate was reduced to £25. Residents were entitled to free membership. The trustees agreed on 18<sup>th</sup> May 2021 that members' subscriptions would no longer be payable.

**3. Reserve:** In January 2020 the trustees agreed that a designated equipment fund be created as a reserve to provide for the maintenance and/or replacement of the *toblerone* printed panels and other minor maintenance. The fund was set at £460 per annum, and amounted to £1380 at 31.12 2021.

**THE DISS HERITAGE TRIANGLE TRUST CIO**

England & Wales - Charity number 1168235

---

# Accounts

---

Signed copy

**The Diss Heritage Triangle Trust C I O**

A charitable incorporated organisation, number 1168235

**Annual Report & Accounts**

**For the year ended 31<sup>st</sup> December 2020**

## **The Diss Heritage Triangle Trust CIO**

Trustees	Peter Hyde (Chairman) Robert Court David Down Glynne Lloyd-Davis Graham Minshull Miranda Moore Gloria Rowe Michael Sarson
Treasurer	Dr Keith Mutlow
Secretary	Glynne Lloyd-Davis
Principal Office	11-12 Market Hill, Diss, Norfolk IP22 4JZ
Registered charity	1168235

31 July 2021

## **The Diss Heritage Triangle Trust CIO**

### **Trustees' Annual Report 2020**

The Trustees present their report and accounts for the year ended 31<sup>st</sup> December 2020. The onset of the Covid pandemic from early 2020 (and lasting into the current year) severely limited the activities of the Trust during the year under review.

#### **Charitable objectives**

The Trust was formed to preserve and enhance the ancient centre of Diss, Norfolk and its historic fabric for the benefit, education and enjoyment of the public, ensuring that the improvements undertaken in the Heritage Triangle project are managed, maintained and developed for future generations.

#### **Establishment**

The Trust was incorporated as a CIO (charitable incorporated organisation) on 15<sup>th</sup> July 2016 on its registration with the Charity Commission.

#### **Review of Developments**

2020 had not long started before the Covid-19 pandemic was upon us. The Government's requirement for all to respect social distancing severely restricted the trustees' ability to meet face to face and perhaps more importantly to operate our working parties to maintain and enhance the town centre. A limited amount of maintenance work was undertaken in the wildlife garden and on the planters when the distancing rules were relaxed temporarily.

Several copies were commissioned of the mural on the Town Council offices and these were displayed around the town centre. Several planning applications were reviewed and comments made to the relevant authorities in line with the Trust's brief to enhance the town centre for future generations.

By the end of 2020 most copies of 'Traders of the Triangle' had been sold; a few copies remain but it is unlikely that a further printing will be ordered. It is hoped to publish a brief history of Diss and the Corn Hall.

Several editions of the Trust's newsletter were distributed. The Trust liaises with the businesses in the Triangle and their Traders' Group in order to encourage (partly through events) a lively future for the Town centre

#### **Public Benefit**

The creation of a community wildlife garden and a boardwalk over part of the Mere have provided for residents and visitors alike a peaceful contemplative area to sit awhile in the centre of Diss. The streets that define the historic town centre have been made more welcoming to pedestrians and accessible with a view to encouraging more people to visit and spend some time in the area, to enjoy its charming old buildings or visit the Town's Museum (free) and the various shops and cafes and see for themselves what makes this so special a place.

## **Management and Organisation**

The Trust's constitution is its governing document; it is based significantly on the Charity Commission's standard association model. As a charitable incorporated organisation the trustees are subject to charity law, the principal legislation being the Charities Act 2011.

### **Membership**

Membership is open to any person or organisation interested in supporting the objectives of the Trust and whose name is recorded in the register of members. The trustees may set a range of subscription rates payable for membership but decided that for 2021 onwards membership would be free. Membership is not transferable. Trustees may decide that it is in the best interests of the Trust that a member should be removed from membership, but only after notifying the member concerned in writing and considering the matter in the light of any representations made by the member within 21 days of such a notice.

### **Trustees**

The trustees manage and control the Trust and its assets. The Trust board must comprise at least three trustees; there is no maximum number. They may appoint from amongst themselves such officers (including a chairman, secretary and such committees and working groups) as they deem fit; they may also recruit volunteers to assist in this.

All the trustees are subject to reappointment by the members. One third of those in office retire by rotation each year, and in addition those trustees co-opted onto the board since the previous annual general meeting stand down; all may stand for election or re-election by the members. Dave Down, Robert Court and Mike Sarson retire by rotation; Dave Down and Robert Court offer themselves for re-election at the forthcoming annual general meeting. Mike Sarson does not offer himself for re-election because of the pressure of his work. Gloria Rowe resigned on 7<sup>th</sup> September, 2021, again because of post-Covid business pressures. To them both we offer our gratitude for their wise counsel and loyal support.

The trustees in office throughout the year covered by this report are listed below:

Peter Hyde  
Robert Court  
David Down  
Glynne Lloyd-Davis  
Graham Minshull  
Miranda Moore  
Gloria Rowe  
Michael Sarson

### **Governance**

The trustees plan to meet every four to eight weeks to consider progress, the risks and opportunities presented and the financial situation; this schedule was seriously disrupted by the Covid-19 pandemic. We have been seeking a new honorary treasurer for some months and are pleased to welcome Dr Keith Mutlow to this role with effect from 13<sup>th</sup> July 2021. A policy on reserves has been adopted.

## **The Responsibilities of the Trustees**

The trustees are effectively stewards responsible for safeguarding the assets of the Trust and for taking reasonable steps for the prevention and detection of fraud and any other irregularities. They are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011.

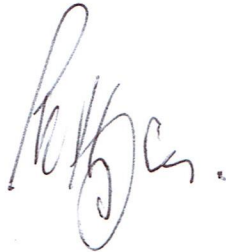
## **Accounts and Audit/Independent Examination**

The attached accounts show the financial state of the Trust as at 31<sup>st</sup> December, 2020. The year produced a surplus as the Covid regulations precluded the Trust from spending much of its income. The cash resources of £11,724 include a reserve of £920 for equipment repair and replacement.

As the Trust's income for the year does not exceed £25,000, the trustees have decided to dispense with an independent examination in accordance with section 145 of the Charities Act 2011.

**Approved by the trustees on 7<sup>th</sup> September, 2021 and signed on their behalf by:**

**Peter Hyde**

A handwritten signature in black ink, appearing to read 'Peter Hyde', written over a light blue horizontal line.

**The Diss Heritage Triangle Trust CIO**

**Chairman's Statement**

**Year ended 31<sup>st</sup> December, 2020**

2020 was a strange year for the Trust; it started well with the second print run of our book, 'Traders of the Triangle', which recorded the history of the buildings and businesses of the Heritage Triangle. This sold well and delivered a surplus for the Trust and by year end was almost sold out. We owe a considerable debt of gratitude to John Atkinson, Brian Falk and the late Professor Alun Howkins for the hard work that they all contributed to this excellent history of the town centre.

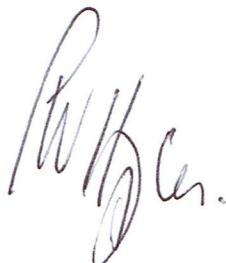
The advent of the Covid pandemic in March served to close down our meetings of trustees and the working parties and this in turn led to the Trust suffering a significant reduction in our income; this was offset by a reduction in our expenditure as a consequence of the social distancing measures.

We decided to postpone the Transport Fayre because of the uncertainty of being able to gather around the vehicles and chat with their owners; other events were also cancelled. The Heritage Open Days went ahead but relying on more limited venues; that was a welcome break in an otherwise somewhat bleak year for events in the Triangle. We continued to review several planning applications which we considered capable of having an impact on the Triangle; our comments were designed to seek the best outcomes for Diss. Some copies of the new mural on the Town Council offices were commissioned and these are displayed around the historic town centre. We remain in regular contact with both the Town Council and the Triangle traders with a view to promoting the Heritage Triangle and its unique businesses.

We welcome the Diss & District Neighbourhood Plan which was published earlier in the current year in draft form for public comment; it is vital for the planned future of our lovely town and the surrounding villages.

Peter Hyde

Chairman



PETER HYDE

7<sup>th</sup> September, 2021

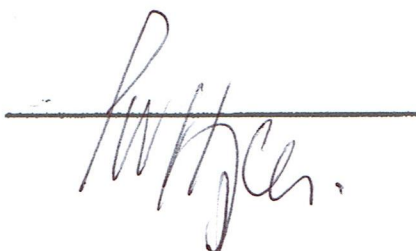
The Diss Heritage Triangle Trust C I O

Income and Expenditure Account

Year Ending 31 December 2020

Income	£	2020	£	2019
Member Subscriptions	250		1,520	
Donations	51		212	
Grant			4,000	
Book Sales	913		4,501	
Plaques			160	
Other Income	<u>490</u>		<u>65</u>	
<b>Total income</b>		<b>1,703</b>		<b>10,458</b>
<b>Expenses</b>				
Newsletter			88	
Publicity				
Book			1,790	
Diss Sign			243	
Swootman Plough			768	
Market Hill Pump			242	
Webb site			144	
Lollypop			420	
Maintenance	101		32	
sundries			140	
Over paid grant return			<u>500</u>	
<b>Total Expenditure</b>		<b>101</b>		<b>4,367</b>
<b>Bank Movement</b>		<u>1,602</u>		<u>6,092</u>
<b>Bank Balance as at 1 January</b>		<b>10,122</b>		<b>4,030</b>
<b>Bank Balances as at 31 December</b>		<u><b>11,724</b></u>		<u><b>10,122</b></u>
Account 63640116 (Account Closed)		0	8,446	
60538736		<u>11,724</u>	<u>1,676</u>	
		<b>11,724</b>	<b>10,122</b>	C/F

Approved by the Trustees on 7<sup>th</sup> September 2021 and signed on their behalf:



PETER HYDE

# The Diss Heritage Triangle Trust C I O

## Notes to the accounts

### For the year ended 31 December 2020

**1. Establishment:** An unincorporated association was formed on 18 December 2015. It was incorporated as a CIO (charitable incorporated organisation) with effect from 15 July 2016 on being registered with the Charity Commission.

**2. Members' subscriptions:** From the start of 2020 an annual flat rate of £50 was introduced (with the option to pay £12.50 quarterly) and the individual rate was reduced to £25. Residents were entitled to free membership. The trustees agreed on 18<sup>th</sup> May 2021 that members' subscriptions would no longer be payable.

<b>3. Grants received:</b>	2020	2019
Diss Town Council	-	£1000*
Tesco Bags of Help (balance)	-	£3000

\* £500 was repaid to the Council as the original grant of £1000 had been overpaid.

**4. Reserve:** In January 2020 the trustees agreed that a designated equipment fund be created as a reserve to provide for the maintenance and/or replacement of the *toblerone* printed panels and other minor maintenance. The fund was set at £460 per annum, and amounted to £920 at 31.12 2020.