

THE WALNUT TREE TRUST

Registered Charity No 1182220

Annual Report - 2020

This Annual Report details the work of the charity trustees of The Walnut Tree Trust, a charitable incorporated organisation entered onto the Register of Charities on 26th February 2019 (the “CIO”).

This Annual Report relates to the accounting period of 01/01/20 to 31/12/20 (the “Accounting Period”).

During this period the charity trustees were as follows:

Mr Nicholas Walker
Mrs Kate Britten
Mr Steven Birkin
Mr Anthony James Cleford
Mrs Catherine Margaret Howie

The Clerk was Elizabeth Stopford.

The Charity’s objects are *“for the public benefit, such exclusively charitable purposes (according to the laws of England and Wales) in the village of Shoreham or elsewhere.”*

Responsibilities

The CIO owns and maintains three grade II listed cottages and is responsible for a number of outbuildings. The cottages consist of two 2-bedroomed cottages and one 4-bedroomed cottage. The charity trustees have rented the cottages at below market rates. The houses, which are in good repair, also contribute to the built environment and benefit the people of Shoreham by preserving significant and picturesque buildings in the village.

Structure

During the Accounting Period, the CIO was managed by 5 trustees who offered their time and skills in a voluntary capacity and were supported by a volunteer clerk. All the charity trustees previously volunteered for the trust called The Walnut Tree Trust, with registered number 212147, and whose assets and liabilities were transferred to the CIO on 1st January 2020. There were two vacancies for charity trustees which were not filled during the Accounting Period. During the Accounting Period there were no changes to the charity trustees.

Activities

During the Accounting Period, the CIO developed plans to convert one of the outbuildings (a barn) into another dwelling for private sale for the public benefit in the village of Shoreham or elsewhere. This was a complex project which was a key focus for the charity trustees over

the Accounting Period. A planning application was submitted to Sevenoaks District Council in September 2020 but was withdrawn at the end of November 2020 after objections from village stakeholders. On completion of this proposed project, the charity trustees envisaged distributing funds to local causes for the public benefit, once available.

Public benefit

The maintenance and preservation of the cottages contributed to the built environment and visual amenity of the Conservation Area in Shoreham village, as well as preserving architecturally significant and picturesque buildings for the benefit of all.

The Walnut Tree Trust
Accounts for year ended 31 December 2020

Charity number: 1182220

The Walnut Tree Trust
Statement of financial activities (including summary income and expenditure account)
Year ended 31 December 2020

	2020				2019		
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total
	£	£	£		£	£	£
INCOME							
Rent	23,976.97		23,976.97		21030.87		21,030.87
COIF Charities Deposit Fund - dividend	38.09		38.09		37.33		37.33
Rebate for overcharged insurance	107.60		107.60				-
Income total	24,122.66	-	24,122.66		21,068.20	-	21,068.20
EXPENDITURE							
EDF energy, vacant property (No. 31)	112.93						
Sit Sukphol; mowing of grass frontage	690.00				350		
Its Absolutely Floorless; new carpeting at No. 31	120.00						
Keith Skinner - repairs	600.00				1355		
Sevenoaks Electrical Limited	348.00						
TD Geer faulty heating					267		
Feathercote digger					6060		
Brian Alleeson - property maintenance					6904.88		
Derek Matysiak - property maintenance					1970		
Jeremy Steer - property maintenance					892.9		
Door deals - property maintenance					551.9		
Power Factor - electrical works					1684.96		
Rental of town hall					30		
Annihilated Wasps - wasp removal	69.00						
Kate Howie - reimbursement					295		
Stone King LLP; professional fees	2,332.40				13362		
Property owners insurance	850.96				818.62		
Management liability insurance	274.50				260		
Planning portal fees for Bam	487.00						
Greenspace Ecological Solutions Ltd	2,910.00						
Hughes Town Planning LLP; professional fees	2,441.70						
Total expenditure	11,236.49				34,802.26		
Surplus income	12,886.17	-	12,886.17		- 13,734.06	-	
Reserves B/fwd	2,620,323.66						
Surplus for year	12,886.17						
Reserves C/fwd	2,633,209.83						

The Walnut Tree Trust

Balance sheet as at 31 December 2020

	Unrestricted £	2020 Restricted £	Total £	Unrestricted £	2019 Restricted £	Total £
Fixed Assets						
3 properties - valued at Fair Value		2,600,000	2,600,000		2,600,000.0	2,600,000.0
Current Assets						
Bank	15,678		15,678	2,792		2,792
Investments		19,352	19,352		17,965	17,965
	<u>15,678</u>	<u>2,619,352</u>	<u>2,635,030</u>	<u>2,792</u>	<u>2,617,965.0</u>	<u>2,620,757</u>
Less: Current liabilities	1,820		0	433		0
Net assets	<u>13,858</u>	<u>2,619,352</u>	<u>2,635,030</u>	<u>2,359</u>	<u>2,617,965</u>	<u>2,620,757</u>
Funds of the Charity:						
Restricted Fund		2,619,352	2,619,352		2,617,965	2,617,965
Unrestricted fund	13,858		13,858	2,359		2,359
TOTAL FUNDS	<u>13,858</u>	<u>2,619,352</u>	<u>2,633,210</u>	<u>2,359</u>	<u>2,617,965</u>	<u>2,620,324</u>



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
The Walnut Tree trust

On accounts for the year
ended

31 December 2020

Charity no
(if any)

1182220

Set out on pages

2 and 3

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2020.

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

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:

Date:

27 December 2021

Name:

Louise Hallsworth

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

FCA
ICAEW

Address:

Lynwood House Crofton Road
Orpington

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.