

Annual Report - 2021

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 01/01/21 to 31/12/21 (the “Accounting Period”).

Structure:

During this period there has been a complete change in trustees following the resignations of all of the trustees who were in post at the beginning of the year. Four new volunteer trustees were recruited in June 2021:

Jill Aisher
Jacqueline Corbett
Jonathan Histed
Jen Williams

Three further new recruits appointed in November 2021, bringing the Trust up to its maximum number of trustees. These were:

John Dinnis
Lesley Spence
Peter Triggs

In effect the current trustees have only had half a year at most and a month at least to become familiar with the relevant past history of the CIO and to understand the current position of the Trust. Time and effort have been needed to:

Establish protocols that will ensure:

- Communication is effective and transparent
- Best practice is adopted in decision making
- Best value for money informs spending
- Legal responsibilities of landlords are fulfilled

Objectives: The Charity’s objects when registering are *“for the public benefit, such exclusively charitable purposes (according to the laws of England and Wales) in the village of Shoreham or elsewhere.”* This wording was a change from that of the original trust set up in 1932, importantly in that the responsibility to preserve the picturesque buildings is omitted. The new trustees will decide whether to revert to the original wording in the next year.

Responsibilities: The CIO owns and maintains three grade II listed cottages. These cottages are rented out, providing the Trust with its only source of income at this time. Whilst inside the cottages are in acceptable decorative order, the trustees have to respond and act as

responsible landlords. Regular checks have to be made and maintenance and repairs carried out to ensure that the facilities (electrical supply, heating boilers, and fuel storage) are safe and comply with relevant legislation and the current trustees are ensuring that this happens. The cottages are valued by village residents as a visual amenity, reflecting the history of the local environment.

In addition to the cottages, there are three outbuildings within the curtilage: a former slaughterhouse, an ancillary building previously used as a garage and a timber framed barn dating back to 17th or early 18th century. These outbuildings were once rented out for various purposes, but they have fallen into a serious state of disrepair and all of them are now considered unsafe. Urgent repairs will need to be undertaken if they are to survive.

Activities: To facilitate communication, A Facebook Page was set up and a website will be added. After a full audit of accounts had been carried out, the first annual report was sent to the Charities Commission. A review of insurance policies has been started. Following the resignation of the volunteer clerk, the decision has been made to recruit and appoint a paid Clerk.

The cottages had been let at considerably less than the market rate although there had never been a stated intention that they should provide subsidised housing. This had contributed to difficulties in the financial management of the Trust. Previous plans to resolve this through selling or redeveloping assets were withdrawn in December 2020 after objections from village stakeholders. The trustees therefore agreed that planned rent increases would have to be accelerated to ensure funding for the maintenance of the dwellings and the preservation of the other buildings within the curtilage. Towards the end of 2021, representatives from the new trustees met with all the tenants to consult with them about how rent increases would be managed in the future.

The future of the outbuildings and their viability, prioritising the barn, has been a focus of the efforts of the past year. Decision making has involved identifying potential use or uses in order to ensure a realistic budget. Advice has been sought from appropriately qualified professionals with a view to engaging the services of a surveyor to oversee any work needed in the near future. It is hoped that a viable scheme and schedule for this work will be accomplished over the coming year and appropriate advice will be sought at every stage.

A Deed of Easement has been sought by the owners of 37 High St. to formalise and register their existing right to pass their vehicles via the track up to and beyond the barn. Legal costs for establishing this have been met by the owners of 37 High St. This should be granted within the next year following the proper procedure.

Public benefit: The continued maintenance and preservation of the cottages has ensured the built environment and visual amenity of the Conservation Area of Shoreham Village remains for the benefit of all. Efforts being directed towards preserving the other buildings within the curtilage will provide further benefits which are important to villagers but the costs involved are likely to require all available income for the immediate future.

Finances: During the accounting period, the CIO's expenditure was £7,049.82 and its income was £25,784.50, giving a net income of £18,734.68

Income:

During the Accounting Period, the CIO received: £25,157.61 of rental income and £626.89 Investment income

Disbursements during the Accounting Period:

Insurance: £1,066.19

Regular maintenance: £315.00

Emergency/essential maintenance and repairs: £1,193.00

Other costs, legal fees and professional fees £3,268.80

The Walnut Tree Trust
Accounts for year ended 31 December 2021

Charity number: 1182220

Independent Examination

The Walnut Tree Trust
Accounts for year ended 31 December 2021

Statement of Financial Activities (including summary of income and expenditure account)

	2021		2020	
	Unrestricted	Restricted	Unrestricted	Restricted
		Total		Total
INCOME				
Rent	25,157.61	25,157.61	23,976.97	23,976.97
COIF Charities Deposit Fund - dividend	38.59	38.59	38.09	38.09
BlackRock accumulation interest		544.15		
Rebate for overcharged insurance		-	107.60	107.60
Miscellaneous income	44.15	44.15		
	25,240.35	25,784.50	24,122.66	24,122.66

EXPENDITURE

Tenacy related				
EDF energy, vacant property (No.31)		-	112.93	112.93
		-		-
Regular maintenance		-		-
Sit Sukphol, mowing of grass frontage	315.00	315.00 ✓	690.00	690.00
		-		-
Repairs		-		-
Its Absolutely floorless, new carpeting at no 31		-	120.00	120.00
Keith Skinner - repairs	50.00	50.00	600.00	600.00
Sevenoaks Electrical Limited	573.00	573.00	348.00	348.00
Hollies Heating Services	540.00	540.00		
Monitor Pest Control	30.00	30.00		
Annihilated Wasps - wasp removal		-	69.00	69.00
		-		-
Professional Services		-		-
Stone King LLP; professional fees			2,332.40	2,332.40

The Walnut Tree Trust
Accounts for year ended 31 December 2021

Statement of Financial Activities (including summary of income and expenditure account)

	2021			2020		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
Property Owners insurance	767.28		767.28	850.96		850.96
Management Liability insurance	298.91		298.91	274.50		274.50
Planning portal fees for Barn			-	487.00		487.00
Greenspace Ecological Solutions Ltd			-	2,910.00		2,910.00
Hughes Town Planning LLP			-	2,441.70		2,441.70
Fairhurst structural engineer report for barn	1,440.00		1,440.00			-
Memeru Crystall LLP legal advice re barn application	1,228.80		1,228.80			-
Accounting fees	600.00		600.00			-
Other						-
Rental of church rooms	200.00		200.00			-
Investment revaluation		1006.83	1,006.83			-
	6,042.99	1,006.83	7,049.82	11,236.49		11,236.49
Surplus Income	19,197.36	-	18,734.68	12,886.17		12,886.17

Reserves B/fwd	2,633,209.83
Suplus for the year	18,734.68
	<u>2,651,944.51</u>

The Walnut Tree Trust
Accounts for year ended 31 December 2021

Balance Sheet

	2021		2020	
	Unrestricted £	Restricted £	Unrestricted £	Restricted £
Fixed Assets				
3 properties - valued at Fair Value		2,600,000.00	2,600,000.00	2,600,000.00
				-
Current Assets				
Bank	34,383.51		15,677.85	15,677.85
Investments		18,888.97		19,352.00
	34,383.51	2,618,888.97	15,677.85	2,619,352.00
		2,653,272.48		2,635,029.85
Less: Current liabilities	1,327.98		1,820.00	-
		1,327.98		1,820.00
Net assets	33,055.53	2,618,888.97	13,857.85	2,633,209.85
Funds of the Charity:				
Restricted Fund		2,618,888.97		2,619,352.00
Unrestricted fund	33,055.53		13,857.85	13,857.85
TOTAL FUNDS	33,055.53	2,618,888.97	13,857.85	2,633,209.85



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 Walnut Tree Trust

On accounts for the year
ended

31/12/2021

Charity
no (if
any)

1182220

Set out on pages

1 to 3

(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 / 12 / 2022**.

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").

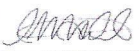
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 (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.

Signed: 

Date: 15 September 2022

Name: Louise Hallsworth

Relevant professional qualification(s) or body (if any): FCA, ICAEW

Address: Lynwood House Crofton Road
Orpington
Kent BR6 8QE

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.

767.28
298.91

1066.19

1440
1228.8
600

3268.8

50
573
540
30

1193