

OLD TOWN TRUST CHARITABLE INCORPORATED ORGANISATION

England & Wales · Charity number 1197102

Details

Status Registered

Legal form CIO

Registered 2021-12-14

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

Contact

Address 4 Postmill Gardens
Walsham-Le-Willows
Bury St. Edmunds
IP31 3DZ

Phone 07740290487

Email karendrolfe@yahoo.co.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE: (A) THE RELIEF OF THE INHABITANTS OF WALSHAM-LE-WILLOWS IN NEED BECAUSE OF YOUTH, AGE, ILL-HEALTH, DISABILITY, FINANCIAL HARDSHIP OR OTHER SOCIAL OR ECONOMIC DISADVANTAGE; AND (B) TO SUPPORT SUCH OTHER CHARITABLE PURPOSES FOR THE BENEFIT OF THE INHABITANTS OF WALSHAM-LE-WILLOWS AND ITS SURROUNDING AREA AS THE TRUSTEES MAY IN THEIR ABSOLUTE DISCRETION DETERMINE.

Activities: The Trust holds property and land for the benefit of the inhabitants of the village, Walsham Le Willows in Suffolk. Income from those assets are used to both sustain the assets themselves and where surplus is available, to distribute in such manner as the trustees deem fit to meet local need.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Disability
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** WALSHAM-LE-WILLOWS AND ITS SURROUNDING AREA
- Suffolk

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£20,363	£6,298	-	-
2023-12-31	£21,002	£11,358	-	-
2022-12-31	£8,947	£7,009	-	-

Trustees

Name	Role	Appointed
Hugh Reeve	Chair	
Ian Campbell MBE		2021-12-14
Karen Rolfe		2017-01-01
Lee Bailey		2024-10-01
Moirá Reeve		2019-05-16
Nick Mecrow		2024-10-01

OLD TOWN TRUST CHARITABLE INCORPORATED ORGANISATION

England & Wales - Charity number 1197102

Accounts



Trustees' Annual Report for the period

From 01/01/2024

Period start date To 31/12/2024

Period end date

Charity name: Old Town Trust Charitable Incorporated Organisation

Charity registration number: 1197102

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	THE OBJECTS OF THE CIO ARE: (A) THE RELIEF OF THE INHABITANTS OF WALSHAM-LE-WILLOWS IN NEED BECAUSE OF YOUTH, AGE, ILL-HEALTH, DISABILITY, FINANCIAL HARDSHIP OR OTHER SOCIAL OR ECONOMIC DISADVANTAGE; AND (B) TO SUPPORT SUCH OTHER CHARITABLE PURPOSES FOR THE BENEFIT OF THE INHABITANTS OF WALSHAM-LE-WILLOWS AND ITS SURROUNDING AREA AS THE TRUSTEES MAY IN THEIR ABSOLUTE DISCRETION DETERMINE.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The Trust makes available to community organisations land for the purposes of recreation and the provision of green spaces to engender greater health and well-being.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	None given in this period

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The Trust has resolved to accumulate a minimum reserve of £60,000 to mitigate its primary risk; the up keep of the Guildhall cottages. The trustees reserve the ability to distribute funds against its objective (A) should a specific need arise.
Policy on social investment including program related investment	Para 1.38	

Contribution made by volunteers	Para 1.38	All Trustees are volunteers.
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Providing land on long term leases (99 years) for the development of green space namely the Jubilee Wood and the Wildwoods.</p> <p>The Trust also provides the Parish Council with land for the Children's Play Area in Town House Road.</p> <p>The allotments on Wattisfield Road are also situated on trust land.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	No fundraising activities are undertaken by the Trust.
Investment performance against objectives	Para 1.41	Current reserves are held in high interest accounts with immediate access facilities
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity maintains a reserve of money for expenses throughout the year. Whilst accumulating its reserve 1.38.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	For maintaining the 3 Guildhall Cottages and anticipating their required updating to meet new legislation.
Amount of reserves held	Para 1.22	£56821.08
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Rent payments from three cottages along with agricultural, meadow and community tenants.
Investment policy and objectives including any social investment policy adopted	Para 1.46	None at present
A description of the principal risks facing the charity	Para 1.46	Maintenance of three Guildhall cottages. The cottages are grade two listed. The new legislation "Renters' Rights Bill and Leasehold and Freehold Reform Act 2024" requirements, will prove to be very challenging for the Trust to meet.
Other		

Structure, Governance and Management

Description of charity's trusts:		To support such other charitable purposes for the benefits of the inhabitants of Walsham Le Willows
Type of governing document (trust deed , royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association , CIO)	Para 1.25	CIO
Trustee selection methods	Para 1.25	All and any trustee vacancies are

including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees		<p>advertised in the village magazine. Trustees are selected on the basis of: Local people with the knowledge of the Village. An understanding of the requirements of a Trustee. A good understanding of land management requirements.</p> <p>Suitable candidates then apply and Five trustees have to agree to an applicant becoming a trustees.</p>
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Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Old Town Trust Charitable Incorporated Organisation
Other name the charity uses	
Registered charity number	1197102
Charity's principal address	<p>Harlequin Wattisfield Road Walsham le Willows Bury St Edmunds Suffolk IP31 3BD</p>

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Hugh Reeve	Chair		
2	Ian Campbell			
3	Moira Reeve			
4	Karen Rolfe			
5	Nick Mecrow			
6	Lee Bailey			
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	3 Guildhall Cottages 3 meadows 4 Green Spaces. Arable land.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Old Town Trust Charitable Incorporated Organisation. Objects as 1.17.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

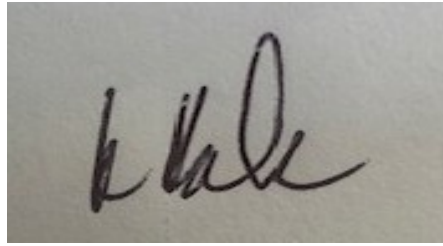
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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Karen Rolfe

Ian Wilson Campbell MBE

Position (eg Secretary,
Chair, etc)

Trustee

Trustee

Date

19/07/2025

WALSHAM LE WILLOWS OLD TOWN TRUST - CIO

STATEMENT OF ACCOUNTS

YEAR ENDED FROM 1ST JANUARY 2024 - 31ST DECEMBER 2024

YEAR ENDED FROM 1ST January 2024 - 31ST December 2024

	<u>12/31/2024</u>
	£
INCOME	
COTTAGE RENTS	14,924.24
ALLOTMENT & LAND RENTS	5,035.30 £522.40 contra for Hugh paying the Hedges to be cut - Allotment and Lane
WAYLEAVE	194.42
BANK INTEREST	209.54
	<hr/> £20,363.50
EXPENSES	
INSURANCE	£993.00
LAND MAINTENANCE	£2,862.60 CL Construction - Pound - £822.60 Treecreeper - Ash Tree - £2040.00
CLARKE & SIMPSON/LEGAL	£2,350.00 Greene and Greene - Ian asking for advice - £500.00, Clarke&Simpson - Annual cottages inspection/Land inspections reference selling/valuations - £1850.00
BANK CHARGES	£44.55
STATIONERY/POSTAGE	£48.00 Paper, Printer Cartridges.
	<hr/> £6,298.15
SURPLUS/(DEFICIT) FOR THE YEAR	<hr/> £14,065.35
BALANCE BROUGHT FORWARD	£42,755.73
BALANCE CARRIED FORWARD	<hr/> <hr/> £56,821.08

THE ABOVE STATEMENT OF ACCOUNTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION AND EXPLANATIONS PROVIDED BY THE CLERK.

J ROWE

OLD TOWN TRUST CHARITABLE INCORPORATED ORGANISATION

England & Wales - Charity number 1197102

Accounts



Trustees' Annual Report for the period

From **01/01/2023**
Period end date

Period start date To **31/12/2023**

Charity name: Old Town Trust Charitable Incorporated Organisation

Charity registration number: 1197102

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	THE OBJECTS OF THE CIO ARE: (A) THE RELIEF OF THE INHABITANTS OF WALSHAM-LE-WILLOWS IN NEED BECAUSE OF YOUTH, AGE, ILL-HEALTH, DISABILITY, FINANCIAL HARDSHIP OR OTHER SOCIAL OR ECONOMIC DISADVANTAGE; AND (B) TO SUPPORT SUCH OTHER CHARITABLE PURPOSES FOR THE BENEFIT OF THE INHABITANTS OF WALSHAM-LE-WILLOWS AND ITS SURROUNDING AREA AS THE TRUSTEES MAY IN THEIR ABSOLUTE DISCRETION DETERMINE.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Hard core path put in only the allotments, Electrical work for the 3 Cottages
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	None given in this period

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	

Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Providing green space for the village, two Wild wood areas and the children's play area.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity maintains a reserve of money for expenses throughout the year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	For maintaining the 3 Cottages and land
Amount of reserves held	Para 1.22	£42755.73
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Rent payments from three cottages and land tenants
Investment policy and objectives including any social investment policy adopted	Para 1.46	None at present
A description of the principal risks facing the charity	Para 1.46	Maintenance of three cottages – grade two listed, and the new law's requirements regarding renting properties.
Other		

Structure, Governance and Management

Description of charity's trusts:		To support such other charitable purposes for the benefits of the inhabitants of Walsham Le Willows
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Local people with the knowledge of the Village, understands the land requirements. We advertise for new trustee via the Observer and appoint from the candidates. Five trustee have to agree to who them comes onto the trust.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Old Town Trust Charitable Incorporated Organisation
Other name the charity uses	
Registered charity number	1197102
Charity's principal address	4 Postmill Gardens Walsham Le Willows Bury St Edmunds IP31 3DZ

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Hugh Reeve	Chair		
2	Ian Campbell			
3	Moira Reeve			
4	Karen Rolfe			
5	Richard Martineau			
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Corporate trustees – names of the directors at the date the report was approved

Director name		
Hugh Reeve	Chair	
Ian Campbell		
Moira Reeve		
Karen Rolfe		
Richard Martineau		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	3 Cottages, 3 meadows and arable land.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Old Town Trust Charitable Incorporated Organisation
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	Meeting with Trustee, ask Charity Commission permission, advertise and put out to tender. Meeting to open the tenders, discuss with all trustee and all have to agree to dispose of assets.

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

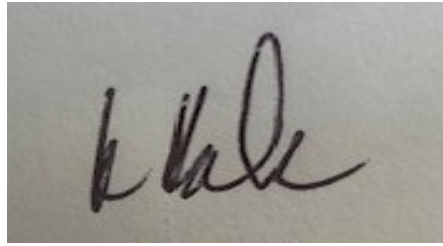
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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s) Karen Rolfe

Ian Wilson Campbell MBE

Position (eg Secretary,
Chair, etc)

Secretary

Trustee

Date

07/10/2024

YEAR ENDED FROM 1ST DECEMBER 2023 - 31ST DECEMBER 2023

	<u>12/31/2023</u>
	<u>£</u>
<u>INCOME</u>	
COTTAGE RENTS	£14,924.04
ALLOTMENT & LAND RENTS	£5,881.70
WAYLEAVE	£193.27
BANK INTEREST/COIF	£2.74
	<hr/>
	£21,001.75
 <u>EXPENSES</u>	
INSURANCE	£906.84
CLOCK MAINTENANCE	£262.80
LAND MAINTENANCE	£1,848.30
COTTAGE MAINTENANCE	£3,880.58
CLARKE & SIMPSON/LEGAL	£4,267.10
BANK CHARGES	£142.50
CLERK'S REIMBUSED	
SUNDRIES	£48.95
	<hr/>
	£11,357.07
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SURPLUS/(DEFICIT) FOR THE YEAR	£9,644.68
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BALANCE BROUGHT FORWARD	£33,111.05
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BALANCE CARRIED FORWARD	<u>£42,755.73</u>

THE ABOVE STATEMENT OF ACCOUNTS HAVE BEEN PREPARED
WITH THE INFORMATION AND EXPLANATIONS PROVIDED BY T
J ROWE

Allotment Path
Includes Electrical Work invoices

paper/printer cartridges/stamps

D IN ACCORDANCE
THE CLERK.

OLD TOWN TRUST CHARITABLE INCORPORATED ORGANISATION

England & Wales - Charity number 1197102

Accounts



Trustees' Annual Report for the period

From 01/10/2022

Period start date To 31/12/2022

Period end date

Charity name: Old Town Trust Charitable Incorporated Organisation

Charity registration number: 1197102

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	THE OBJECTS OF THE CIO ARE: (A) THE RELIEF OF THE INHABITANTS OF WALSHAM-LE-WILLOWS IN NEED BECAUSE OF YOUTH, AGE, ILL-HEALTH, DISABILITY, FINANCIAL HARDSHIP OR OTHER SOCIAL OR ECONOMIC DISADVANTAGE; AND (B) TO SUPPORT SUCH OTHER CHARITABLE PURPOSES FOR THE BENEFIT OF THE INHABITANTS OF WALSHAM-LE-WILLOWS AND ITS SURROUNDING AREA AS THE TRUSTEES MAY IN THEIR ABSOLUTE DISCRETION DETERMINE.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	No activities on the above due to becoming a CIO From Charity so accounts are from 1 st October 2022 to 31 st December 2022
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	None given in this period

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	

Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	No activities as becoming a CIO From Charity from 1 st October 2022 to 31 st December 2022

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity maintains a reserve of money for expenses throughout the year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	For maintaining the 3 Cottages and land
Amount of reserves held	Para 1.22	£331111.05
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Rent payments from three cottages and land tenants
Investment policy and objectives including any social investment policy adopted	Para 1.46	None at present
A description of the principal risks facing the charity	Para 1.46	Maintenance of three cottages – grade two listed.
Other		

Structure, Governance and Management

Description of charity's trusts:		To support such other charitable purposes for the benefits of the inhabitants of Walsham Le Willows
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Local people with the knowledge of the Village, understands the land requirements. Names are put forward and asked to come to a meeting with the trustee. Five trustee have to agree to who them comes onto the trust.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Old Town Trust Charitable Incorporated Organisation
Other name the charity uses	
Registered charity number	1197102
Charity's principal address	4 Postmill Gardens Walsham Le Willows Bury St Edmunds IP31 3DZ

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Hugh Reeve	Chair		
2	Ian Campbell			
3	Moira Reeve			
4	Karen Rolfe			
5	Richard Martineau			
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Corporate trustees – names of the directors at the date the report was approved

Director name		
Hugh Reeve	Chair	
Ian Campbell		
Moira Reeve		
Karen Rolfe		
Richard Martineau		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	3 Cottages, 3 meadows and arable land.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Old Town Trust Charitable Incorporated Organisation
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	Meeting with Trustee, ask Charity Commission permission, advertise and put out to tender. Meeting to open the tenders, discuss with all trustee and all have to agree to dispose of assets.

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

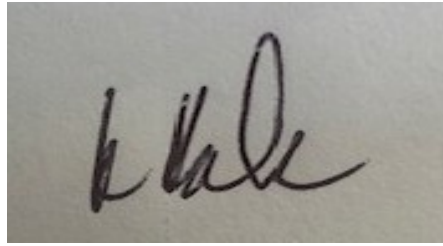
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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s) Karen Rolfe

Ian Wilson Campbell MBE

Position (eg Secretary,
Chair, etc)

Secretary

Trustee

Date

07/01/2024

YEAR ENDED FROM 1ST OCTOBER 2022 - 31ST DECEMBER 2022

01/10/2022 TO 31/12/2022

£

INCOME

COTTAGE RENTS	£4,290.71
ALLOTMENT & LAND RENTS	£4,461.41
WAYLEAVE	£193.27
BANK INTEREST/COIF	£0.69
	<hr/>
	£8,946.08

EXPENSES

INSURANCE	£871.00
CLOCK MAINTENANCE	
LAND MAINTENANCE	£595.00
COTTAGE MAINTENANCE	£1,695.00
CLARKE & SIMPSON/LEGAL	£3,785.00
BANK CHARGES	£27.80
BANK TO CASH	
CLERK'S REIMBUSED	
STATIONERY/POSTAGE	£15.00
SUNDRIES	£20.00
	<hr/>
	£7,008.80

SURPLUS/(DEFICIT) FOR THE YEAR	<hr/>	£1,937.28
BALANCE BROUGHT FORWARD		£31,173.77
BALANCE CARRIED FORWARD	<hr/>	<u>£33,111.05</u>

THE ABOVE STATEMENT OF ACCOUNTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION AND EXPLANATIONS PROVIDED BY THE CLERK.

J ROWE

