

The Beryl Harding Trust

Annual Report and Financial Statements period from 26 February 2024 to 5 April 2025

Charity registration number: 1207200

The Beryl Harding Trust

Contents (continued)

Trustees' Report	1 to 3
Reference and Administrative Details	3
Statement of Trustees' Responsibilities	4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Cash Flow Statement	8
Notes to the Financial Statements	9 to 15

The Beryl Harding Trust

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the period ended 5 April 2025.

Objectives and activities

Objects and aims

The objects of the charity are to provide affordable residential accommodation or other benefits to those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage who are resident or who have been resident within five miles of the parish church of Gerrans or who have employment in that area.

Objectives, strategies and activities

The main aim is to respect the wishes and intentions of the benefactor Beryl Harding in the use of the Trust's assets and funds.

Activities in this first period were limited due to the time taken to complete probate on the Estate. Since the year end, a Property Manager has been engaged who is taking over the oversight of maintenance of the properties. He is self-employed and is making each building compliant with the new rules and legislation now affecting rental properties as ill-health prevented Miss Harding from carrying out these duties in a programmed way during the last years of her life.

Two properties became vacant during the past year and new tenants were secured by the managing agent Philip Martin.

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

Properties from the estate of Enid Beryl Harding transferred into the trust on 22 March 2024. They have been subsequently rented out and managed by a managing agent.

The Trustees agreed that they would use the cash assets to acquire more suitable property as and when it became available. In December 2024 a cottage was purchased and added to the portfolio.

Financial review

The charity had net incoming resources for the year of £3,156,950 all of which were unrestricted. The result gives reserves carried forward of £3,156,950.

Of the total reserves carried forward, £919,145 relates to free reserves (not included within restricted, designated funds or tangible fixed assets).

The principal residence of Miss Harding - Valley View - part of the residuary estate will trust, was appointed to the charity in the Deed of Appointment dated 22 March 2024. Valley View was then sold by the Executors as bare trustees for the charity. The property sale completed on 8 November 2024. The solicitors managed all financial transactions up to September 2024.

The Beryl Harding Trust

Trustees' Report (continued)

Policy on reserves

The Trust insures each of the properties, so a large reserve is not deemed essential. Currently we work around £60,000. Current free reserves surpass this target and the intention is to use these to acquire further properties for the charity.

Plans for future periods

Aims and key objectives for future periods

To purchase additional properties as and when suitable properties become available.

In addition, the charity is the process of converting to a CIO, as agreed at a meeting with solicitors on 12 March 2026. Paperwork is currently underway. This will involve creating and registering a new CIO, transferring all assets and liabilities to the new CIO and subsequently closing the unincorporated charitable trust.

Structure, governance and management

Nature of governing document

The Beryl Harding Trust is a registered Charity in England and Wales with charity number 1207200. It was constituted by a Trust Deed dated 9 July 2014 and amended 28 August 2024 . The Trust was registered as a charity on 26 February 2024.

Recruitment and appointment of trustees

Trustees are appointed by a resolution of the trustees at a special meeting.

In 2024 the two Trustees met with the Solicitor acting for the Estate and agreed that it was important to ensure succession, so steps were taken to identify suitable younger people known by and to Beryl to ensure her wishes are upheld. Two such people have been recruited and will be named when the Charity achieves CIO status – paperwork currently underway with solicitors and agreed at a meeting on 12 March 2026 with solicitor.

Induction and training of trustees

Appropriate training is given to trustees in house.

Arrangements for setting key management personnel remuneration

The key management personnel of the charity were the trustees who were not remunerated during the period.

Organisational structure

The charity is managed by the two trustees.

Major risks and management of those risks

Property Damage

The main risk to the charity is that properties are subject to damage and/or deterioration. The risk is covered by insurance and/or reserves.

The Beryl Harding Trust

Trustees' Report (continued)

Reference and Administrative Details

Chairman	S Kennett
Trustees	P Bunney S Kennett
Charity Registration Number	1207200
Principal Office	Veryan Cottage Hillhead St Mawes Truro Cornwall TR2 5AL
Independent Examiner	Darren Perry ACA DChA Francis Clark LLP Lowin House Tregollis Road Truro Cornwall TR1 2NA
Accountants	Francis Clark LLP Lowin House Tregollis Road Truro TR1 2NA

The annual report was approved by the trustees of the charity on 8/4/26 and signed on its behalf by:



S Kennett
Chairman and trustee

The Beryl Harding Trust

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charitable and financial information included on the charity's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 8/4/2026 and signed on its behalf by:



S Kennett
Chairman and trustee

The Beryl Harding Trust

Independent Examiner's Report to the trustees of The Beryl Harding Trust

I report to the trustees on my examination of the accounts of The Beryl Harding Trust for the period ended 5 April 2025.

Responsibilities and basis of report

As the charity trustees of The Beryl Harding Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of The Beryl Harding 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

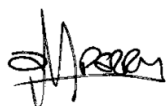
Since The Beryl Harding Trust's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

I confirm that the charity received a dispensation from the Charity Commission on 17 March 2026 in relation to an audit exemption. The audit exemption was granted as income only exceeded the audit threshold as a result of legacy income in relation to the initial transfer of assets from the estate of Enid Beryl Harding. I am therefore satisfied that an independent examination is appropriate as opposed to an audit under s144(2) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of The Beryl Harding Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting 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.



.....
Darren Perry BA (Hons) ACA DChA
Francis Clark LLP
Lowin House
Tregolls Road
Truro
Cornwall
TR1 2NA

Date: 8/4/26

The Beryl Harding Trust

Statement of Financial Activities

Period from 26 February 2024 to 5 April 2025

(Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Total 2025 £
Income and Endowments from:			
Donations and legacies	2	3,181,540	3,181,540
Other trading activities	3	43,810	43,810
Investment income	4	4,253	4,253
Total income		<u>3,229,603</u>	<u>3,229,603</u>
Expenditure on:			
Charitable activities	5	<u>(72,653)</u>	<u>(72,653)</u>
Total expenditure		<u>(72,653)</u>	<u>(72,653)</u>
Net income		<u>3,156,950</u>	<u>3,156,950</u>
Net movement in funds		<u>3,156,950</u>	<u>3,156,950</u>
Reconciliation of funds			
Total funds carried forward	13	<u>3,156,950</u>	<u>3,156,950</u>

All of the charity's activities derive from continuing operations during the above period.

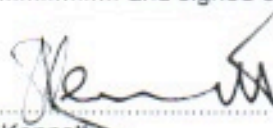
The Beryl Harding Trust

Balance Sheet

5 April 2025

	Note	2025 £
Fixed assets		
Tangible assets	9	2,237,805
Current assets		
Debtors	10	59,257
Cash at bank and in hand	11	<u>866,280</u>
		925,537
Creditors: Amounts falling due within one year	12	<u>(6,392)</u>
Net current assets		<u>919,145</u>
Net assets		<u>3,156,950</u>
Funds of the charity:		
Unrestricted income funds		
Unrestricted funds		<u>3,156,950</u>
Total funds	13	<u>3,156,950</u>

The financial statements on pages 6 to 15 were approved by the trustees, and authorised for issue on 8/4/26 and signed on their behalf by:


S Kennett
Chairman and trustee

The Beryl Harding Trust

Cash Flow Statement

Period from 26 February 2024 to 5 April 2025

	Note	2025 £
Cash flows from operating activities		
Net cash income		3,156,950
Adjustments to cash flows from non-cash items		
Depreciation		22,604
Investment income	4	(4,253)
Loss on disposal of tangible fixed assets		16,180
		<u>3,191,481</u>
Working capital adjustments		
Increase in debtors	10	(59,257)
Increase in creditors	12	3,592
Increase in deferred income		<u>2,800</u>
Net cash flows from operating activities		<u>3,138,616</u>
Cash flows from investing activities		
Interest receivable and similar income	4	4,253
Purchase of tangible fixed assets	9	(2,870,409)
Sale of tangible fixed assets		<u>593,820</u>
Net cash flows from investing activities		<u>(2,272,336)</u>
Net increase in cash and cash equivalents		866,280
Cash and cash equivalents at 26 February		<u>-</u>
Cash and cash equivalents at 5 April		<u><u>866,280</u></u>

All of the cash flows are derived from acquisitions in the current financial period.

The Beryl Harding Trust

Notes to the Financial Statements

Period from 26 February 2024 to 5 April 2025

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) – (Charities SORP (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (2022) and the Charities Act 2011.

Basis of preparation

The Beryl Harding Trust meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the charity has entitlement to the income, it is probable that the income will be received and the amount can be measured with sufficient reliability.

Donations and legacies

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

Deferred income

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income

Income from investments is included in the year in which it is receivable.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

The Beryl Harding Trust

Notes to the Financial Statements

Period from 26 February 2024 to 5 April 2025 (continued)

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Individual fixed assets costing £1,000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Land and Buildings	1% straight line

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments.

The Beryl Harding Trust

Notes to the Financial Statements

Period from 26 February 2024 to 5 April 2025 (continued)

Recognition and measurement

Basic financial instruments are initially recognised at transaction price and subsequently measured at their settlement value.

The Beryl Harding Trust

Notes to the Financial Statements

Period from 26 February 2024 to 5 April 2025 (continued)

2 Income from donations and legacies

	Unrestricted funds £	Total funds £
Donations and legacies;		
Legacies	<u>3,181,540</u>	<u>3,181,540</u>
Total for period ended 5 April 2025	<u><u>3,181,540</u></u>	<u><u>3,181,540</u></u>

3 Income from other trading activities

	Unrestricted funds £	Total funds £
Property rental income	<u>43,810</u>	<u>43,810</u>
Total for period ended 5 April 2025	<u><u>43,810</u></u>	<u><u>43,810</u></u>

4 Investment income

	Unrestricted funds £	Total funds £
Interest receivable and similar income;		
Interest receivable on bank deposits	<u>4,253</u>	<u>4,253</u>
Total for period ended 5 April 2025	<u><u>4,253</u></u>	<u><u>4,253</u></u>

The Beryl Harding Trust

Notes to the Financial Statements

Period from 26 February 2024 to 5 April 2025 (continued)

5 Expenditure on charitable activities

	Activity undertaken directly £	Activity support costs £	Total expenditure £
Property management	6,215	-	6,215
Repairs and maintenance	15,285	-	15,285
Electricity	1,349	-	1,349
Insurance	1,543	-	1,543
Cleaning and waste disposal	295	-	295
Rates	2,433	-	2,433
Accountancy	-	3,890	3,890
Legal and professional	-	2,859	2,859
Depreciation charge	22,604	-	22,604
(Profit)/Loss on disposal of tangible assets	16,180	-	16,180
Total for period ended 5 April 2025	65,904	6,749	72,653

6 Net incoming/outgoing resources

Net incoming/outgoing resources for the period include:

	2025 £
Loss on disposal of tangible fixed assets	16,180
Independent examination fee	<u>3,500</u>

The Beryl Harding Trust

Notes to the Financial Statements

Period from 26 February 2024 to 5 April 2025 (continued)

7 Trustees remuneration and expenses

During the period the charity made the following transactions with trustees:

S Kennett

The charity paid £860 in personal expenses for S Kennett due to banking errors. The balance of £860 is outstanding at the year end. The amount has been repaid in full by S Kennett post year end.

At the balance sheet date the amount due from S Kennett was £860.

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

8 Taxation

The charity is a registered charity and is therefore exempt from taxation.

9 Tangible fixed assets

	Land and buildings £	Total £
Cost		
Additions	2,870,409	2,870,409
Disposals	<u>(610,000)</u>	<u>(610,000)</u>
At 5 April 2025	<u>2,260,409</u>	<u>2,260,409</u>
Depreciation		
Charge for the year	<u>22,604</u>	<u>22,604</u>
At 5 April 2025	<u>22,604</u>	<u>22,604</u>
Net book value		
At 5 April 2025	<u>2,237,805</u>	<u>2,237,805</u>

10 Debtors

	2025 £
Accrued income	58,397
Other debtors	<u>860</u>
	<u>59,257</u>

The Beryl Harding Trust

Notes to the Financial Statements

Period from 26 February 2024 to 5 April 2025 (continued)

11 Cash and cash equivalents

	2025 £
Cash at bank	<u>866,280</u>

12 Creditors: amounts falling due within one year

	2025 £
Accruals	3,592
Deferred income	<u>2,800</u>
	<u>6,392</u>

13 Funds

	Incoming resources £	Resources expended £	Balance at 5 April 2025 £
Unrestricted funds			
General	<u>3,229,603</u>	<u>(72,653)</u>	<u>3,156,950</u>

14 Analysis of net assets between funds

	Unrestricted funds £	Total funds at 5 April 2025 £
Tangible fixed assets	2,237,805	2,237,805
Current assets	925,537	925,537
Current liabilities	<u>(6,392)</u>	<u>(6,392)</u>
Total net assets	<u>3,156,950</u>	<u>3,156,950</u>

15 Related party transactions

During the period the charity made the following related party transactions:

The Estate of Enid Beryl Harding

(A trustee was executor of the will of Enid Beryl Harding)

The net residual estate of Enid Beryl Harding was appointed to the trust in a deed of appointment dated 22 March 2024. In total legacy income of £3,181,540 was recognised in respect of the transfer. At the balance sheet date the amount due to/from The Estate of Enid Beryl Harding was £Nil.