

# THE BRADNINCH TOWN TRUST

England & Wales · Charity number 200847

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1962-01-25

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

## Contact

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**Address** Springfield  
Millway  
Bradninch  
Exeter  
EX5 4NL

**Phone** 01392881700

**Email** [clerk@bradninchtt.org.uk](mailto:clerk@bradninchtt.org.uk)

**Website** <http://www.bradninchtt.org.uk>

## Activities

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**Objects:** TO MAINTAIN THE TOWN HALL AS A READING ROOM AND A PLACE OF RECREATION AND ASSEMBLY FOR THE INHABITANTS OF BRADNINCH. ANY RESIDUE OF INCOME MAY BE APPLIED FOR THE PUBLIC BENEFIT OF THE INHABITANTS OF BRADNINCH.

**Activities:** To provide facilities for the local community.

## Classification

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

## Geography

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- **Area of benefit:** BRADNINCH
- Devon

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£32,555	£36,242	-	-
2023-12-31	£38,548	£31,612	-	-
2022-12-31	£26,452	£25,296	-	-
2021-12-31	£41,878	£37,237	-	-
2020-12-31	£36,167	£38,737	-	-

## Trustees

Name	Role	Appointed
Anthony John Richards		2022-12-12
James Russell Fenn Buxton		2023-12-11
Kathryn Mackenzie		2026-01-13
Nicola Jane Clarke		2024-06-20
PHILIP Arthur CHAMBERS		
Rosie Walker		2025-11-25
Sally Anne Livsey		2023-05-18

## Linked charities

- SARAH ANN MORGAN (200847-1)

**THE BRADNINCH TOWN TRUST**

England & Wales - Charity number 200847

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# Accounts

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## **Bradninch Town Trust**

### **Report of the Trustees for the year ending 31 December 2024.**

Charity number 200847.

Current Correspondence Address:

Springfield, Millway

Bradninch

Exeter

EX5 4NL

The Trustees of Bradninch Town Trust present their annual report and independently examined accounts for the year ended 31 December 2024.

The Trust was created by a scheme of 1889 to take over the assets of the former Corporation of the Borough of Bradninch which had been dissolved by the Municipal Corporations Act of 1883. The principal asset was and is the Guildhall in Bradninch and the principal duty of the Trust is to maintain the Guildhall as a reading room and a place of recreation and assembly for the inhabitants of Bradninch. To this end, the Trustees hire out the various rooms and facilities in the Guildhall for a range of organisations and individuals. These are overwhelmingly used by local residents. The Trustees had regard to the Charity Commission's guidance on Public Benefit.

Other assets are: a house which is let on a commercial basis; a small piece of land attached to the Guildhall which is rented as a garden to a neighbour; an endowment fund held in a portfolio of investment funds and a general fund also held in a portfolio of investment funds.

The Trustees of this Trust are also Trustees of Bradninch Parochial Charities (201496), George Pearse's Educational Foundation (306850) and the Roger Hepburn Educational Foundation (306923).

The full complement of trustees is four Representative Trustees who are appointed by Bradninch Town Council and five Co-optative Trustees who are appointed by the trustees.

Trustees for 2024 were:

Philip Chambers, Contact: Co-opted by the Trustees

Nigel Coveney (up to February): Appointed by Bradninch Town Council

Anne Porteus (chair from November): Appointed by Bradninch Town Council

Ronald Purcell: Co-opted by the Trustees

Anthony Richards (chair up to October): Appointed by Bradninch Town Council

Sally Livsey: Co-opted by the Trustees

Jim Buxton: Appointed by Bradninch Town Council

Nicola Clarke (from March): Co-opted by the Trustees

Piers Kotting (from April): Co-opted by the Trustees

The Clerk's position was vacant and Trustees shared her responsibilities between themselves (see below).

During this time the Trust did not have an explicit policy on reserves but did maintain a separate account holding funds not involved in the Guildhall lettings income and expenditure which is used for building repairs where grants cannot be obtained.

An endowment fund is held in an investment account with the aim of providing a small income while maintaining its real value in the long term.

Another non-endowment fund is held in an investment account with the aim of maintaining its value in the long term.

Lettings income is returning to normal, with regular events including Saturday coffee mornings raising valuable funds for community organisations and some new events. It became clear that the stair-lift was no longer fit for purpose. Planning approval had been achieved in 2022 to upgrade mobility access, including installing a platform lift, so it was decided that the lift element of the plans should be brought forward. Until that could be achieved, so as to maintain disability access for the Town Council meeting, a temporary replacement for the stair-lift was installed on a rental basis.

I wish to record here my thanks to the trustees (see the list above) for the work undertaken alongside me as a committed team, all of whom are volunteers, working according to the Governing Schemes of the Trust. All have given many hours of their time and expertise to great effect.

The Russian invasion of Ukraine and other world factors continued to have an impact on the cost of Gas and Electricity. These are a substantial part of the cost of running the Guildhall and the Trust ensured that the best prices were being obtained. This meant that it would not be possible to appoint a paid Clerk. So, the Trust continued without a Clerk and Phil Chambers continued with finance and laptop administration and was on call with practical help; Ron ran the on-line lettings system and minutes were taken mostly by Anne. Nigel continued to assist with progressing the Trust application for C.I.O. status. Ron oversaw the heating systems, promotion of the guildhall and lending a practical hand. Anne took the lead in updating policies.

Early in the year the Trustees decided that the stairlift was no longer safe. The stairlift was replaced by a new and up-to-date unit on a rental basis. It could then be removed when the planned chair-lift is installed.

A small Community Library was created in a corner of the downstairs hall with book-shelves, carpeting and comfortable chairs. The Trustees are grateful for the Devon County Council Community Support Fund which provided a grant for this.

No small grants were offered to local organisations this year owing to lack of income and upcoming project needs. We rely upon our charitable status and lettings for income, and our policy is to keep Guildhall charges at an acceptable level.

**The future:** Towards the end of the year energy prices had started to fall, making the situation for 2025 look less stark. The Trustees continue their wish to consult with the community and listen to ideas and comments to improve the facilities and activities at the Guildhall and these can be made as above or to any Trustee. We depend on local support.

Thanks to the community of Bradninch for their generous support once again over the last year. We are proud of the service which our Guildhall provides and of the achievements in the past year and we look forward to a successful year ahead.

Signed on behalf of the Trustees:

Chair of Trustees

## Town Trust Summary 2024

<b>Town Trust Charities 30-98-61 00552830</b>		
<b>Receipts</b>	<b>2023</b>	<b>2024</b>
Rents	£8,404.00	£8,404.00
Investment Income	£60.50	£75.47
Parochial Charities Donations	£1,200.00	£1,200.00
Grants/Fundraising	£0.00	£309.00
Furlough Support	£0.00	£0.00
Covid-19 Support	£0.00	£0.00
Other	£60.00	£0.00
<b>Total</b>	<b>£9,724.50</b>	<b>£9,988.47</b>
<b>Payments</b>		
Staff Costs	£0.00	£0.00
Admin Costs	£250.00	£264.50
Insurance	£1,368.95	£1,402.65
Repairs & Cleaning Materials	£0.00	£0.00
Properties Maintenance	£2,681.52	£6,507.98
Grants	£70.00	£0.00
Other	£110.00	£1,571.12
<b>Total</b>	<b>£4,480.47</b>	<b>£9,746.25</b>
<b>Receipts less Payments</b>	<b>£5,244.03</b>	<b>£242.22</b>
<b>Transfers From Other TT Accounts</b>	£5,000.00	£0.00
<b>Transfers To Other TT Accounts</b>	£5,000.00	£0.00
<b>Net Transfers</b>	<b>£0.00</b>	<b>£0.00</b>

<b>Lettings Account 30-98-61 00553055</b>		
<b>Receipts</b>	<b>2023</b>	<b>2024</b>
Lettings	£17,419.85	£19,857.66
Bar	£0.00	£0.00
Investment Income	£2,400.00	£2,400.00
Film Nights	£0.00	£0.00
Grants/Fundraising	£25.00	£217.75
Other	£0.00	£41.22
<b>Total</b>	<b>£19,844.85</b>	<b>£22,516.63</b>
<b>Payments</b>		
Wages	£10,534.50	£11,217.00
Admin Costs	£536.35	£433.63
Insurance	£1,182.33	£1,204.41
Utilities	£10,016.23	£8,647.93
Cleaning & Repairs	£1,776.02	£3,086.14
Bar	£0.00	£0.00
Film Nights	£0.00	£0.00
Other	£146.06	£189.81
<b>Total</b>	<b>£24,191.49</b>	<b>£24,778.92</b>
<b>Receipts less Payments</b>	<b>-£4,346.64</b>	<b>-£2,262.29</b>
<b>Transfers From Other TT Accounts</b>	£5,000.00	£0.00
<b>Transfers To Other TT Accounts</b>	£5,000.00	£0.00
<b>Net Transfers</b>	<b>£0.00</b>	<b>£0.00</b>

<b>Building Account 30-97-77 22738560</b>		
<b>Receipts</b>	<b>2023</b>	<b>2024</b>
Grants and Donations	£8,978.21	£50.00
<b>Total</b>	<b>£8,978.21</b>	<b>£50.00</b>
<b>Payments</b>		
Architect Fees	£2,940.00	£0.00
New Benches	£0.00	£1,716.40
<b>Total</b>	<b>£2,940.00</b>	<b>£1,716.40</b>
<b>Receipts less Payments</b>	<b>£6,038.21</b>	<b>-£1,666.40</b>
Transfers From Other TT Accounts	£0.00	£0.00
Transfers To Other TT Accounts	£0.00	£0.00
<b>Net Transfers</b>	<b>£0.00</b>	<b>£0.00</b>

## Town Trust Account Aggregates 2024

<b>Receipts</b>	<b>2023</b>	<b>2024</b>
Rents	£8,404.00	£8,404.00
Lettings	£17,419.85	£19,857.66
Investment Income & Interest	£2,460.50	£2,475.47
Parochial Charities Donations	£1,200.00	£1,200.00
Bar	£0.00	£0.00
Film Nights	£0.00	£0.00
Building Project Grants/Donations	£0.00	£0.00
Other Grants/Fundraising	£9,003.21	£576.75
Other	£60.00	£41.22
<b>Total</b>	<b>£38,547.56</b>	<b>£32,555.10</b>

<b>Payments</b>		
Wages	£10,534.50	£11,217.00
Admin Costs	£786.35	£698.13
Utilities	£10,016.23	£8,647.93
Insurance	£2,551.28	£2,607.06
Cleaning & Repairs	£1,776.02	£3,086.14
Properties Maintenance	£2,681.52	£6,507.98
Bar	£0.00	£0.00
Film Nights	£0.00	£0.00
Grants	£70.00	£0.00
Building Project Work	£2,940.00	£1,716.40
Other	£256.06	£1,760.93
<b>Total</b>	<b>£31,611.96</b>	<b>£36,241.57</b>

<b>Receipts less Payments</b>	<b>£6,935.60</b>	<b>-£3,686.47</b>
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**Town Trust Schedule of Balances for 2024**

<b>Lloyds Current Accounts</b>	
<b>Account No. 00552830 - Town Trust Charities</b>	
Opening Balance at Bank:	<b>£24,508.06</b>
Receipts:	£9,988.47
Payments:	<b>-£9,746.25</b>
Receipts less Payments:	<b>£242.22</b>
Transfers From(+)/to(-) Investments:	£0.00
Closing Balance at Bank:	<b>£24,750.28</b>
Other funds within this account:	
War Memorial Fund	£506.87
S A Morgan	£685.65
Guildhall Upkeep Fund	£455.78
Billiards Fund	£182.91
Net Town Trust balance:	<b>£22,919.07</b>
<b>Account No. 00553055 - Guildhall Lettings Account</b>	
Opening Balance at Bank:	<b>£3,235.58</b>
Of which are Reserves	£0.00
Initial Working Balance	<b>£3,235.58</b>
Receipts:	£22,516.63
Payments:	<b>-£24,778.92</b>
Total Transfers to Reserves	£0.00
Receipts less Payments:	<b>-£2,262.29</b>
Transfers From(+)/to(-) Investments:	£0.00
Final Working Balance:	<b>£973.29</b>
Final Reserves:	£0.00
Closing Balance at Bank:	<b>£973.29</b>
<b>Account NO. 22738560 - Guildhall Building Project</b>	
Opening Balance at Bank:	<b>£6,342.87</b>
Receipts:	£50.00
Payments:	<b>-£1,716.40</b>
Receipts less Payments:	<b>£4,676.47</b>



**Report to the trustees/  
members of**

BRADNINCH TOWN TRUST

**On accounts for the year  
ended**

31 DECEMBER 2024

**Charity no  
(if any)**

200847

**Set out on pages**

1 - 3

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2024

**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:**

*Alison Waple*

**Date:**

*26 - Nov - 2025*

**Name:**

Alison Waple

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

Associate Member of The Institute of Chartered Accountants in England and Wales

Membership number: 7311904

**Address:**

17, Hen Street, Bradninch, Devon EX5 4NR

## Town Trust Account Aggregates 2024

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Bar	£0.00	£0.00
Film Nights	£0.00	£0.00
Grants	£70.00	£0.00
Building Project Work	£2,940.00	£1,716.40
Other	£256.06	£1,760.93
<b>Total</b>	<b>£31,611.96</b>	<b>£36,241.57</b>
<b>Receipts less Payments</b>	<b>£6,935.60</b>	<b>-£3,686.47</b>

**Town Trust Schedule of Balances for 2024**

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Opening Balance at Bank:	<b>£6,342.87</b>
Receipts:	£50.00
Payments:	<b>-£1,716.40</b>
Receipts less Payments:	<b>£4,676.47</b>

**Town Trust Investments for 2024**

<b>Town Trust General Fund (Parmenion No: PCP35845)</b>	
Opening Balance:	£28,760.48
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	£1,607.24
Interest Drawn Down:	£0.00
Charges:	-£373.21
Closing Balance:	£29,994.51

<b>Town Trust Endowment (Parmenion No: PCP6601)</b>	
Opening Balance:	£110,867.53
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	£6,663.26
Interest Drawn Down:	-£2,400.00
Charges:	-£1,502.17
Closing Balance:	£113,628.62

**Town Trust Assets and Liabilities 2023**

<b>Properties</b>	
Bradninch Guildhall	£1
Bussell's Orchard	£1
10 Jubilee Road	£300,000
<b>Other Assets</b>	
None	
<b>Liabilities</b>	
None	

Signed: P. Chambers Date: 26/11/2025

Name: PHILIP CHAMBERS Trustee

Signed: Sally A Livsey Date: 26 NOV 2025

Name: SALLY A LIVSEY Trustee

**THE BRADNINCH TOWN TRUST**

England & Wales - Charity number 200847

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# Accounts

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## Bradninch Town Trust

### Report of the Trustees for the year ending 31 December 2023.

Charity number 200847.

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Exeter  
EX5 4NL

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Other assets are: a house which is let on a commercial basis; a small piece of land attached to the Guildhall which is rented as a garden to a neighbour; an endowment fund held in a portfolio of investment funds and a general fund also held in a portfolio of investment funds.

The Trustees of this Trust are also Trustees of Bradninch Parochial Charities (201496), George Pearse's Educational Foundation (306850) and the Roger Hepburn Educational Foundation (306923).

The full complement of trustees is four Representative Trustees who are appointed by Bradninch Town Council and five Co-optative Trustees who are appointed by the trustees.

Trustees for 2023 were:

(Margaret) Jane Webber, Chair: Town Council Appointee. Term ended in November.

Philip Chambers, Contact: Town Council Appointee.

Jenny Richards: Co-opted by the Trustees. Resigned in June.

Martin White: Co-opted by the Trustees. Resigned in May.

Nigel Coveney: Appointed by Bradninch Town Council

Anne Porteus (from 13<sup>th</sup> June): Appointed by Bradninch Town Council

Ronald Purcell (from 21<sup>st</sup> July): Co-opted by the Trustees

Anthony Richards (from 12<sup>th</sup> December): Appointed by Bradninch Town Council

Sally Livsey (from June 23rd): Co-opted by the Trustees

Jim Buxton (from December 11th): Appointed by Bradninch Town Council

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During this time the Trust did not have an explicit policy on reserves but did maintain a separate account holding funds not involved in the Guildhall lettings income and expenditure which is used for building repairs where grants cannot be obtained.

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I wish to record here my thanks to the trustees (see the list above) for the work undertaken alongside me as a committed team, all of whom are volunteers, working according to the Governing Schemes of the Trust. All have given many hours of their time and expertise to great effect.

The Russian invasion of Ukraine and other world factors had resulted in very large increases in the cost of Gas and Electricity. These are a substantial part of the cost of running the Guildhall and the Trust could see at the beginning of the year that the Lettings Account would be in deficit by the end of the year. This made it clear that it would not be possible to appoint a paid Clerk. So, the Trust continued without a Clerk and Phil Chambers continued with finance and laptop administration and was on call with practical help; Jenny and Ron ran the on-line lettings system between them and Jenny continued to take minutes alongside other tasks. Nigel continued to assist with working on the lease of the electricity substation site at the rear of the Guildhall and progressing the Trust application for C.I.O. status. Ron oversees heating systems, promotion of the guildhall and lending a practical hand. Anne took the lead in updating policies and took over from Jenny taking minutes of monthly meetings.

No small grants were offered to local organisations this year owing to lack of income and upcoming project needs. We rely upon our charitable status and lettings for income, and our policy is to keep Guildhall charges at an acceptable level.

**The future:** Towards the end of the year energy prices had started to fall, making the situation for 2024 look less stark. The Trustees continue their wish to consult with the community and listen to ideas and comments to improve the facilities and activities at the Guildhall and these can be made as above or to any Trustee. We depend on local support.

Thank you to the community of Bradninch for their generous support once again over the last year. We are proud of the service which our Guildhall provides and of the achievements in the past year and we look forward to a successful year ahead.

Signed on behalf of the Trustees:

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

Chair of Trustees

**Town Trust Summary 2023**

<b>Town Trust Charities 30-98-61 00552830</b>		
<b>Receipts</b>	<b>2022</b>	<b>2023</b>
Rents	£8,010.40	£8,404.00
Investment Income	£15.79	£60.50
Parochial Charities Donations	£1,200.00	£1,200.00
Grants/Fundraising	£200.00	£0.00
Furlough Support	£0.00	£0.00
Covid-19 Support	£0.00	£0.00
Other	£332.91	£60.00
<b>Total</b>	<b>£9,759.10</b>	<b>£9,724.50</b>
<b>Payments</b>		
Wages	£0.00	£0.00
Admin Costs	£0.00	£250.00
Insurance	£1,795.65	£1,368.95
Repairs & Cleaning Materials	£0.00	£0.00
Properties Maintenance	£1,791.37	£2,681.52
Grants	£175.00	£70.00
Other	£1,340.12	£110.00
<b>Total</b>	<b>£5,102.14</b>	<b>£4,480.47</b>
<b>Receipts less Payments</b>	<b>£4,656.96</b>	<b>£5,244.03</b>
Transfers From Other TT Accounts	£0.00	£5,000.00
Transfers To Other TT Accounts	£0.00	£5,000.00
<b>Net Transfers</b>	<b>£0.00</b>	<b>£0.00</b>

<b>Lettings Account 30-98-61 00553055</b>		
<b>Receipts</b>	<b>2022</b>	<b>2023</b>
Lettings	£13,844.00	£17,419.85
Bar	£0.00	£0.00
Investment Income	£2,400.00	£2,400.00
Film Nights	£0.00	£0.00
Grants/Fundraising	£442.62	£25.00
Other	£0.00	£0.00
<b>Total</b>	<b>£16,686.62</b>	<b>£19,844.85</b>
<b>Payments</b>		
Wages	£9,586.04	£10,534.50
Admin Costs	£434.84	£536.35
Insurance	£0.00	£1,182.33
Utilities	£4,418.13	£10,016.23
Cleaning & Repairs	£6,164.02	£1,776.02
Bar	£0.00	£0.00
Film Nights	£0.00	£0.00
Other	-£409.49	£146.06
<b>Total</b>	<b>£20,193.54</b>	<b>£24,191.49</b>
<b>Receipts less Payments</b>	<b>-£3,506.92</b>	<b>-£4,346.64</b>
Transfers From Other TT Accounts	£0.00	£5,000.00
Transfers To Other TT Accounts	£0.00	£5,000.00
<b>Net Transfers</b>	<b>£0.00</b>	<b>£0.00</b>

<b>Building Account 30-97-77 22738560</b>		
<b>Receipts</b>	<b>2022</b>	<b>2023</b>
Grants and Donations	£6.00	£8,978.21
<b>Total</b>	<b>£6.00</b>	<b>£8,978.21</b>
<b>Payments</b>		
Architect Fees	£0.00	£2,940.00
<b>Total</b>	<b>£0.00</b>	<b>£2,940.00</b>
<b>Receipts less Payments</b>	<b>£6.00</b>	<b>£6,038.21</b>
Transfers From Other TT Accounts	£0.00	£0.00
Transfers To Other TT Accounts	£0.00	£0.00
<b>Net Transfers</b>	<b>£0.00</b>	<b>£0.00</b>

## Town Trust Account Aggregates 2023

<b>Receipts</b>	<b>2022</b>	<b>2023</b>
Rents	£8,010.40	£8,404.00
Lettings	£13,844.00	£17,419.85
Investment Income & Interest	£2,415.79	£2,460.50
Parochial Charities Donations	£1,200.00	£1,200.00
Bar	£0.00	£0.00
Film Nights	£0.00	£0.00
Building Project Grants/Donations	£6.00	£0.00
Other Grants/Fundraising	£642.62	£9,003.21
Other	£332.91	£60.00
<b>Total</b>	<b>£26,451.72</b>	<b>£38,547.56</b>
<b>Payments</b>		
Wages	£9,586.04	£10,534.50
Admin Costs	£434.84	£786.35
Utilities	£4,418.13	£10,016.23
Insurance	£1,795.65	£2,551.28
Cleaning & Repairs	£6,164.02	£1,776.02
Properties Maintenance	£1,791.37	£2,681.52
Bar	£0.00	£0.00
Film Nights	£0.00	£0.00
Grants	£175.00	£70.00
Building Project Work	£0.00	£2,940.00
Other	£930.63	£256.06
<b>Total</b>	<b>£25,295.68</b>	<b>£31,611.96</b>
<b>Receipts less Payments</b>	<b>£1,156.04</b>	<b>£6,935.60</b>

**Town Trust Schedule of Balances for 2023**

<b>Lloyds Current Accounts</b>	
<b>Account No. 00552830 - Town Trust Charities</b>	
Opening Balance at Bank:	£19,264.03
Receipts:	£9,724.50
Payments:	-£4,480.47
Receipts less Payments:	£5,244.03
Transfers From(+)/to(-) Investments:	£0.00
Closing Balance at Bank:	£24,508.06
Other funds within this account:	
War Memorial Fund	£506.87
S A Morgan	£685.65
Guild hall Upkeep Fund	£455.78
Billiards Fund	£182.91
Net Town Trust balance:	£22,676.85
<b>Account No. 00553055 - Guild hall Lettings Account</b>	
Opening Balance at Bank:	£7,582.22
Of which are Reserves	£0.00
Initial Working Balance	£7,582.22
Receipts:	£19,844.85
Payments:	-£24,191.49
Total Transfers to Reserves	£0.00
Receipts less Payments:	-£4,346.64
Transfers From(+)/to(-) Investments:	£0.00
Final Working Balance:	£3,235.58
Final Reserves:	£0.00
Closing Balance at Bank:	£3,235.58
<b>Account NO. 22738560 - Guildhall Building Project</b>	
Opening Balance at Bank:	£304.66
Receipts:	£8,978.21
Payments:	-£2,940.00
Receipts less Payments:	£6,342.87

**Town Trust Investments for 2023**

<b>Town Trust General Fund (Parmention No: PCP35845)</b>	
Opening Balance:	£27,043.34
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	£2,049.30
Interest Drawn Down:	£0.00
Charges:	-£332.17
Closing Balance:	£28,760.47

<b>Town Trust Endowment (Parmention No: PCP6601)</b>	
Opening Balance:	£107,069.02
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	£7,480.28
Interest Drawn Down:	-£2,400.00
Charges:	-£1,281.77
Closing Balance:	£110,867.53

**Town Trust Assets and Liabilities 2023**

<b>Properties</b>	
Bradnich Guildhall	£1
Bussell's Orchard	£1
10 Jubilee Road	£300,000
<b>Other Assets</b>	
None	
<b>Liabilities</b>	
None	

<b>Signed:</b>	<b>Date:</b>
<input type="text"/>	<input type="text"/>

<b>Name:</b>	<b>Trustee</b>
<input type="text"/>	

<b>Signed:</b>	<b>Date:</b>
<input type="text"/>	<input type="text"/>

<b>Name:</b>	<b>Trustee</b>
<input type="text"/>	

**Report to the trustees/  
members of**

BRADNINCH TOWN TRUST

**On accounts for the year  
ended**

31 DECEMBER 2023

**Charity no  
(if any)**

200847

**Set out on pages**

1 - 3

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2023

**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:**

*Alison Waple*

**Date:**

30 September 2024

**Name:**

Alison Waple

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

Associate Member of The Institute of Chartered Accountants in England and Wales

Membership number: 7311904

**Address:**

17, Hen Street, Bradninch, Devon EX5 4NR

**Town Trust Account Aggregates 2023**

<b>Receipts</b>	<b>2022</b>	<b>2023</b>
Rents	£8,010.40	£8,404.00
Lettings	£13,844.00	£17,419.85
Investment Income & Interest	£2,415.79	£2,460.50
Parochial Charities Donations	£1,200.00	£1,200.00
Bar	£0.00	£0.00
Film Nights	£0.00	£0.00
Building Project Grants/Donations	£6.00	£0.00
Other Grants/Fundraising	£642.62	£9,003.21
Other	£332.91	£60.00
<b>Total</b>	<b>£26,451.72</b>	<b>£38,547.56</b>
<b>Payments</b>		
Wages	£9,586.04	£10,534.50
Admin Costs	£434.84	£786.35
Utilities	£4,418.13	£10,016.23
Insurance	£1,795.65	£2,551.28
Cleaning & Repairs	£6,164.02	£1,776.02
Properties Maintenance	£1,791.37	£2,681.52
Bar	£0.00	£0.00
Film Nights	£0.00	£0.00
Grants	£175.00	£70.00
Building Project Work	£0.00	£2,940.00
Other	£930.63	£256.06
<b>Total</b>	<b>£25,295.68</b>	<b>£31,611.96</b>
<b>Receipts less Payments</b>	<b>£1,156.04</b>	<b>£6,935.60</b>

**Town Trust Schedule of Balances for 2023**

<b>Lloyds Current Accounts</b>	
<b>Account No. 00552830 - Town Trust Charities</b>	
Opening Balance at Bank:	£19,264.03
Receipts:	£9,724.50
Payments:	-£4,480.47
Receipts less Payments:	£5,244.03
Transfers From(+)/to(-) Investments:	£0.00
Closing Balance at Bank:	£24,508.06
Other funds within this account:	
War Memorial Fund	£506.87
S A Morgan	£685.65
Guildhall Upkeep Fund	£455.78
Billiards Fund	£182.91
Net Town Trust balance:	£22,676.85
<b>Account No. 00553055 - Guildhall Lettings Account</b>	
Opening Balance at Bank:	£7,582.22
Of which are Reserves	£0.00
Initial Working Balance	£7,582.22
Receipts:	£19,844.85
Payments:	-£24,191.49
Total Transfers to Reserves	£0.00
Receipts less Payments:	-£4,346.64
Transfers From(+)/to(-) Investments:	£0.00
Final Working Balance:	£3,235.58
Final Reserves:	£0.00
Closing Balance at Bank:	£3,235.58
<b>Account NO. 22738560 - Guildhall Building Project</b>	
Opening Balance at Bank:	£304.66
Receipts:	£8,978.21
Payments:	-£2,940.00
Receipts less Payments:	£6,342.87

**Town Trust Investments for 2023**

<b>Town Trust General Fund (Parmenion No: PCP35845)</b>	
Opening Balance:	£27,043.34
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	£2,049.30
Interest Drawn Down:	£0.00
Charges:	-£332.17
Closing Balance:	£28,760.47

<b>Town Trust Endowment (Parmenion No: PCP6601)</b>	
Opening Balance:	£107,069.02
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	£7,480.28
Interest Drawn Down:	-£2,400.00
Charges:	-£1,281.77
Closing Balance:	£110,867.53

**Town Trust Assets and Liabilities 2023**

<b>Properties</b>	
Bradninch Guildhall	£1
Bussell's Orchard	£1
10 Jubilee Road	£300,000
<b>Other Assets</b>	
None	
<b>Liabilities</b>	
None	

Signed:  Date: 30 Sept 2024

Name: Anthony RICHARDS Trustee

Signed:  Date: 30/9/2024

Name: Philip Chambers Trustee

**THE BRADNINCH TOWN TRUST**

England & Wales - Charity number 200847

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# Accounts

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## **Bradninch Town Trust**

### **Report of the Trustees for the year ending 31 December 2022.**

Charity number 200847.

Current Correspondence Address:

Springfield, Millway

Bradninch

Exeter

EX5 4NL

The Trustees of Bradninch Town Trust present their annual report and independently examined accounts for the year ended 31 December 2022.

The Trust was created by a scheme of 1889 to take over the assets of the former Corporation of the Borough of Bradninch which had been dissolved by the Municipal Corporations Act of 1883. The principal asset was and is the Guildhall in Bradninch and the principal duty of the Trust is to maintain the Guildhall as a reading room and a place of recreation and assembly for the inhabitants of Bradninch. To this end, the Trustees hire out the various rooms and facilities in the Guildhall for a range of organisations and individuals. These are overwhelmingly used by local residents. The Trustees had regard to the Charity Commission's guidance on Public Benefit.

Other assets are: a house which is let on a commercial basis; a small piece of land attached to the Guildhall which is rented as a garden to a neighbour; an endowment fund held in a portfolio of investment funds and a general fund also held in a portfolio of investment funds.

The Trustees of this Trust are also Trustees of Bradninch Parochial Charities (201496), George Pearce's Educational Foundation (306850) and the Roger Hepburn Educational Foundation (306923).

The full complement of trustees is four Representative Trustees who are appointed by Bradninch Town Council and five Co-optative Trustees who are appointed by the trustees.

Trustees for 2022 were:

(Margaret) Jane Webber, Chair: Appointed by Bradninch Town Council

Philip Chambers, Contact: Appointed by Bradninch Town Council

Joan Brown (to 31<sup>st</sup> April): Appointed by Bradninch Town Council

Peter Lucey (up to 20<sup>th</sup> January): Co-opted by the Trustees

Jenny Richards: Co-opted by the Trustees

Martin White: Co-opted by the Trustees

Nigel Coveney: Appointed by Bradninch Town Council

Martin Myhill (up to 29<sup>th</sup> November): Co-opted by the Trustees

Anne Porteus (from 13<sup>th</sup> June): Appointed by Bradninch Town Council

Ronald Purcell (from 21<sup>st</sup> July): Co-opted by the Trustees

Anthony Richards (from 12<sup>th</sup> December): Appointed by Bradninch Town Council

The Clerk's position was vacant and Trustees shared her responsibilities between themselves (see below).

During this time the Trust did not have an explicit policy on reserves but did maintain a separate account holding funds not involved in the Guildhall lettings income and expenditure which is used for building repairs where grants cannot be obtained.

An endowment fund is held in an investment account with the aim of providing a small income while maintaining its real value in the long term.

Another non-endowment fund is held in an investment account with the aim of maintaining its value in the long term.

The Guildhall is back to usual after three difficult years since the start of the pandemic. Lettings income is returning to normal, with regular events including Saturday coffee mornings raising valuable funds for community organisations and some new events. The Billiards/Snooker Club has a new organiser, the hall much improved and membership building up. Closure allowed the opportunity for painting and repairing the building's interior plus employment of additional cleaning for reopening, while we tackled preparatory work and policies for the next stage towards the Improvement Scheme. Planning approvals were achieved in 2022 to upgrade mobility access, including installing a platform lift, improved toilets, downstairs kitchen alteration and restoration of the original front door.

I wish to record here my thanks to the trustees (see the list above) for the work undertaken alongside me as a committed team, all of whom are volunteers, working according to the Governing Schemes of the Trust. All have given many hours of their time and expertise to great effect. Sadly, Joan Brown, who had been a trustee for several years and had served both as Chair of the Trust and Chair of the Management Committee chose to stand down earlier in 2022 and it was with the greatest shock and sadness that we had the news in October that she had suddenly and unexpectedly passed away. Her loss is felt deeply, not only by the Trustees but friends and colleagues in the community where she loved to serve; her memory will endure for many years.

The Trustees wish to record their thanks to Terry the caretaker, who has worked on decorating and repairs during closure of the building and Kellie who continued with Covid-level cleaning.

The Clerk had unfortunately had to stand down during lock-downs, and the Trustees shouldered the clerical tasks, thus able to afford to employ additional cleaning while reassessing staffing needs. Phil takes on finance and laptop administration and is on call with practical help; Jenny runs the new on-line lettings system set up by Martin M, she has been taking minutes and tending forecourt planting alongside other tasks. Martin W oversees buildings maintenance and structural matters, together with keeping an eye on the rented properties. Nigel is a fount of useful information and assists with many important legal matters such as the lease of the electricity substation site at the rear of the Guildhall, planning matters and fronting the Trust application for C.I.O. status. Ron oversees heating systems, is taking on promotion of the guildhall and lending a practical hand. Anne updates policies, continuing the work of Pete Lucey and takes minutes of monthly meetings.

The Trust has previously been supported by a Management Committee, set up to raise funds for Guildhall maintenance and to advise the trustees for the efficiency of the building. Recruitment of members struggled and sadly early in 2022 as lock-down ended, despite considering employing extra help, the Management Committee ceased.

The need to upgrade the Guildhall toilets, particularly those upstairs and an investigation and community consultation three years ago led to a decision to upgrade disabled access throughout the building along with generally upgrading the facilities. Predictably, as with older buildings, unforeseen expenses occur, it is thirty-two years since the last major alteration project which left the trust with little money in 1990, and funds have to be raised. Planning approval for the current scheme was achieved in 2022, and funding is needed for the architect to discharge planning conditions and commence the first phase

Trust donations during the year have been made towards the town Christmas lights/trees, to applicants to the Roger Hepburn Educational Trust and the annual gift vouchers each to the value of £10 to be spent at Spar distributed to widows/widowers aged over 70 from the parochial charities fund. No small grants were offered to local organisations this year owing to lack of income and upcoming project needs. We rely upon our charitable status and lettings for income, and our policy is to keep Guildhall charges at an acceptable level. Upkeep of the cottages and fields continues, and all are successfully tenanted.

The future: The Trustees continue our wish to consult with the community and listen to ideas and comments to improve the facilities and activities at the Guildhall and these can be made as above or to any Trustee. We depend on local support.

Thank you to all for their generous support once again over the last year. We are proud of the service which our Guildhall provides and of the achievements in the past year and we look forward to a successful year ahead.

Signed on behalf of the Trustees:



Chair of Trustees

Report to the trustees/  
members of

BRADNINCH TOWN TRUST

On accounts for the year  
ended

31 DECEMBER 2022

Charity no  
(if any)

200847

Set out on pages

1 - 3

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

*Alison Waple*

Date:

26 October 2023

Name:

Alison Waple

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

Associate Member of The Institute of Chartered Accountants in England and Wales  
Membership number: 7311904

Address:

17, Hen Street, Bradninch, Devon EX5 4NR

## Town Trust Account Aggregates 2022

Receipts	2021	2022
Rents	£8,010.40	£8,010.40
Lettings	£8,095.50	£13,844.00
Investment Income	£2,400.37	£2,415.79
Parochial Charities Donations	£1,200.00	£1,200.00
Bar	£93.10	£0.00
Film Nights	£0.00	£0.00
Covid-19 Support	£18,565.15	£0.00
Building Project Grants/Donations	£2,665.00	£6.00
Other Grants/Fundraising	£400.00	£642.62
Other	£448.60	£332.91
<b>Total</b>	<b>£41,878.12</b>	<b>£26,451.72</b>

Payments	2021	2022
Wages	£12,530.54	£9,586.04
Admin Costs	£104.00	£434.84
Utilities	£4,999.61	£4,418.13
Insurance	£1,569.83	£1,795.65
Cleaning & Repairs	£4,654.00	£6,164.02
Properties Maintenance	£10,094.97	£1,791.37
Bar	£399.05	£0.00
Film Nights	£0.00	£0.00
Grants	£0.00	£175.00
Building Project Work	£2,631.40	£0.00
Other	£253.59	£930.63
<b>Total</b>	<b>£37,236.99</b>	<b>£25,295.68</b>

<b>Receipts less Payments</b>	<b>£4,641.13</b>	<b>£1,156.04</b>
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## Town Trust Schedule of Balances for 2022

<b>Lloyds Current Accounts</b>	
<b>Account No. 00552830 - Town Trust Charities</b>	
Opening Balance at Bank:	£14,607.07
Receipts:	£9,759.10
Payments:	-£5,102.14
Receipts less Payments:	£4,656.96
Transfers From(+)/to(-) Investments:	£0.00
Closing Balance at Bank:	£19,264.03
Other funds within this account:	
War Memorial Fund	£506.87
S A Morgan	£685.65
Guildhall Upkeep Fund	£455.78
Billiards Fund	£182.91
Net Town Trust balance:	£17,432.82
<b>Account No. 00553055 - Guildhall Lettings Account</b>	
Opening Balance at Bank:	£11,089.14
Of which are Reserves	-£720.00
Initial Working Balance	£11,809.14
Receipts:	£16,686.62
Payments:	-£20,193.54
Total Transfers to Reserves	£720.00
Receipts less Payments:	-£4,226.92
Transfers From(+)/to(-) Investments:	£0.00
Final Working Balance:	£7,582.22
Final Reserves:	£0.00
Closing Balance at Bank:	£7,582.22
<b>Account NO. 22738560 - Guildhall Building Project</b>	
Opening Balance at Bank:	£298.66
Receipts:	£6.00
Payments:	£0.00
Receipts less Payments:	£304.66

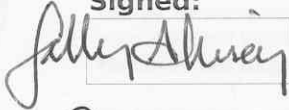

## Town Trust Investments for 2022

<b>Town Trust General Fund (Parmenion No: PCP35845)</b>	
Opening Balance:	£30,447.97
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	-£3,404.63
Interest Drawn Down:	£0.00
Closing Balance:	£27,043.34
<b>Town Trust Endowment (Parmenion No: PCP6601)</b>	
Opening Balance:	£121,378.90
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	-£11,909.88
Interest Drawn Down:	-£2,400.00
Closing Balance:	£107,069.02

**Town Trust Assets and Liabilities 2022**

<b>Properties</b>		
Bradninch Guildha		£1
Bussell's Orchard		£1
10 Jubilee Road		£300,000
<b>Other Assets</b>		
None		
<b>Liabilities</b>		
None		

**Signed:**

	Sally Livsey Trustee	26/10/23
	Philip Chambers Trustee	26/10/23

Report to the trustees/  
members of

BRADNINCH TOWN TRUST

On accounts for the year  
ended

31 DECEMBER 2022

Charity no  
(if any)

200847

Set out on pages

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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:

*Alison Waple*

Date:

26 October 2023

Name:

Alison Waple

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

Associate Member of The Institute of Chartered Accountants in England and Wales  
Membership number: 7311904

Address:

17, Hen Street, Bradninch, Devon EX5 4NR

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Other Grants/Fundraising	£400.00	£642.62
Other	£448.60	£332.91
<b>Total</b>	<b>£41,878.12</b>	<b>£26,451.72</b>

Payments	2021	2022
Wages	£12,530.54	£9,586.04
Admin Costs	£104.00	£434.84
Utilities	£4,999.61	£4,418.13
Insurance	£1,569.83	£1,795.65
Cleaning & Repairs	£4,654.00	£6,164.02
Properties Maintenance	£10,094.97	£1,791.37
Bar	£399.05	£0.00
Film Nights	£0.00	£0.00
Grants	£0.00	£175.00
Building Project Work	£2,631.40	£0.00
Other	£253.59	£930.63
<b>Total</b>	<b>£37,236.99</b>	<b>£25,295.68</b>

<b>Receipts less Payments</b>	<b>£4,641.13</b>	<b>£1,156.04</b>
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## Town Trust Schedule of Balances for 2022

<b>Lloyds Current Accounts</b>	
<b>Account No. 00552830 - Town Trust Charities</b>	
Opening Balance at Bank:	£14,607.07
Receipts:	£9,759.10
Payments:	-£5,102.14
Receipts less Payments:	£4,656.96
Transfers From(+)/to(-) Investments:	£0.00
Closing Balance at Bank:	£19,264.03
Other funds within this account:	
War Memorial Fund	£506.87
S A Morgan	£685.65
Guildhall Upkeep Fund	£455.78
Billiards Fund	£182.91
Net Town Trust balance:	£17,432.82
<b>Account No. 00553055 - Guildhall Lettings Account</b>	
Opening Balance at Bank:	£11,089.14
Of which are Reserves	-£720.00
Initial Working Balance	£11,809.14
Receipts:	£16,686.62
Payments:	-£20,193.54
Total Transfers to Reserves	£720.00
Receipts less Payments:	-£4,226.92
Transfers From(+)/to(-) Investments:	£0.00
Final Working Balance:	£7,582.22
Final Reserves:	£0.00
Closing Balance at Bank:	£7,582.22
<b>Account NO. 22738560 - Guildhall Building Project</b>	
Opening Balance at Bank:	£298.66
Receipts:	£6.00
Payments:	£0.00
Receipts less Payments:	£304.66

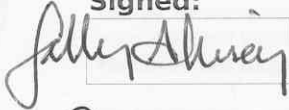

## Town Trust Investments for 2022

<b>Town Trust General Fund (Parmenion No: PCP35845)</b>	
Opening Balance:	£30,447.97
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	-£3,404.63
Interest Drawn Down:	£0.00
Closing Balance:	£27,043.34
<b>Town Trust Endowment (Parmenion No: PCP6601)</b>	
Opening Balance:	£121,378.90
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	-£11,909.88
Interest Drawn Down:	-£2,400.00
Closing Balance:	£107,069.02

**Town Trust Assets and Liabilities 2022**

<b>Properties</b>		
Bradninch Guildha		£1
Bussell's Orchard		£1
10 Jubilee Road		£300,000
<b>Other Assets</b>		
None		
<b>Liabilities</b>		
None		

**Signed:**

	Sally Livsey Trustee	26/10/23
	Philip Chambers Trustee	26/10/23

**THE BRADNINCH TOWN TRUST**

England & Wales - Charity number 200847

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# Accounts

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## **Bradninch Town Trust**

### **Report of the Trustees for the year ending 31 December 2021.**

Charity number 200847.

Current Correspondence Address:	2021 Correspondence Address:
Springfield, Millway	29 Passmore Road
Bradninch	Bradninch
Exeter	Exeter
EX5 4NL	EX5 4QT

The Trustees of Bradninch Town Trust present their annual report and independently examined accounts for the year ended 31 December 2021.

The Trust was created by a scheme of 1889 to take over the assets of the former Corporation of the Borough of Bradninch which had been dissolved by the Municipal Corporations Act of 1883. The principal asset was and is the Guildhall in Bradninch and the principal duty of the Trust is to maintain the Guildhall as a reading room and a place of recreation and assembly for the inhabitants of Bradninch. To this end, the Trustees hire out the various rooms in the Guildhall for a range of organisations and individuals. These are overwhelmingly used by local residents. The Trustees had regard to the Charity Commission's guidance on Public Benefit.

Other assets are: a house which is let on a commercial basis; a small piece of land attached to the Guildhall which is rented as a garden to a neighbour; an endowment fund held in a portfolio of investment funds and a general fund also held in a portfolio of investment funds.

The Trustees of this Trust are also Trustees of Bradninch Parochial Charities (201496), George Pearse's Educational Foundation (306850) and the Roger Hepburn Educational Foundation (306923).

The body of trustees is made up of four Representative Trustees who are appointed by Bradninch Town Council and five Co-optative Trustees who are appointed by the trustees.

Trustees for 2021 were:

(Margaret) Jane Webber, Chair: Appointed by Bradninch Town Council

Philip Chambers, Contact: Appointed by Bradninch Town Council

Joan Brown: Appointed by Bradninch Town Council

Peter Lucey: Co-opted by the Trustees

Jenny Richards: Co-opted by the Trustees

Martin White: Co-opted by the Trustees

Nigel Coveney: Appointed by Bradninch Town Council

Martin Myhill: Co-opted by the Trustees

One Co-optative trustee vacancy.

The Clerk for the period up to September 2<sup>nd</sup> was Sarah Wicks. Following her resignation, while a new Clerk was sought, Trustees shared her responsibilities between themselves.

2021 was a year in which the trust's activities were substantially affected by the Covid-19 outbreak, in that the rooms in the Guildhall could not be hired out as would be usual. This resulted in a major reduction in income from lettings. On the other hand, the Trust benefited from a series of Government Small Business Support grants.

Despite the Covid-19 difficulties the Trust continued to make progress in drawing up plans for a major programme of work to improve access facilities for people with mobility problems. Trustees managed to raise grant funding to partly pay for this work with the balance being taken from Trust reserves.

During this time the Trust did not have an explicit policy on reserves but did maintain a separate account holding funds not involved in the Guildhall lettings income and expenditure which is used for building repairs where grants cannot be obtained.

An endowment fund is held in an investment account with the aim of providing a small income while maintaining its real value in the long term.

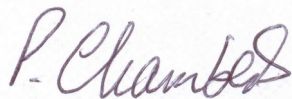
Another non-endowment fund is held in an investment account with the aim of maintaining its value in the long term.

Signed on behalf of the Trustees:



Chair of Trustees

22nd September 2022



Trustee

22nd September 2022

**Town Trust Summary 2021**

**Town Trust Charities 30-98-61 00552830**

<b>Receipts</b>	<b>2020</b>	<b>2021</b>
Rents	£8,010.40	£8,010.40
Investment Income	£22.35	£0.37
Parochial Charities Donations	£1,200.00	£1,200.00
Grants	£0.00	£0.00
Furlough Support	£541.49	£0.00
Covid-19 Support	£0.00	£8,000.00
Other	£150.00	£75.00
<b>Total</b>	<b>£9,924.24</b>	<b>£17,285.77</b>

<b>Payments</b>		
Wages	£1,568.63	£1,835.22
Admin Costs	£600.00	£104.00
Insurance	£771.15	£1,569.83
Cleaning & Repairs	£0.00	£0.00
Properties Maintenance	£759.93	£10,094.97
Covid-19 Equipment	£327.74	£0.00
Other	£304.00	£84.72
<b>Total</b>	<b>£4,331.45</b>	<b>£13,688.74</b>

<b>Receipts less Payments</b>	<b>£5,592.79</b>	<b>£3,597.03</b>
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<b>Transfers From Other TT Accounts</b>	£2,000.00	£0.00
<b>Transfers To Other TT Accounts</b>	£11,900.00	£0.00
<b>Net Transfers</b>	<b>-£9,900.00</b>	<b>£0.00</b>

**Lettings Account 30-98-61 00553055**

<b>Receipts</b>	<b>2020</b>	<b>2021</b>
Lettings	£3,192.70	£8,095.50
Bar	£1,832.03	£93.10
Investment Income	£2,400.00	£2,400.00
Film Nights	£325.00	£0.00
Furlough Support	£3,603.06	£0.00
Covid-19 Grant	£10,000.00	£10,565.15
Grants	£0.00	£400.00
Other	£0.00	£373.60
<b>Total</b>	<b>£21,352.79</b>	<b>£21,927.35</b>

<b>Payments</b>		
Wages	£10,840.36	£10,695.32
Admin Costs	£600.00	£0.00
Insurance	£1,694.52	£0.00
Utilities	£3,708.98	£4,999.61
Cleaning & Repairs	£75.12	£4,654.00
Bar	£728.14	£399.05
Film Nights	£44.97	£0.00
Other	£2,172.34	£168.87
<b>Total</b>	<b>£19,864.43</b>	<b>£20,916.85</b>

<b>Receipts less Payments</b>	<b>£1,488.36</b>	<b>£1,010.50</b>
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<b>Transfers From Other TT Accounts</b>	£0.00	£0.00
<b>Transfers To Other TT Accounts</b>	£0.00	£0.00
<b>Net Transfers</b>	<b>£0.00</b>	<b>£0.00</b>

**Building Account 30-97-77 22738560**

<b>Receipts</b>	<b>2020</b>	<b>2021</b>
Grants and Donations	£4,890.00	£2,665.00
<b>Total</b>	<b>£4,890.00</b>	<b>£2,665.00</b>

<b>Payments</b>		
Fire & Electrical	£11,475.45	£0.00
Architect Fees	£3,066.00	£2,631.40
<b>Total</b>	<b>£14,541.45</b>	<b>£2,631.40</b>

<b>Receipts less Payments</b>	<b>-£9,651.45</b>	<b>£33.60</b>
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<b>Transfers From Other TT Accounts</b>	£11,900.00	£0.00
<b>Transfers To Other TT Accounts</b>	£2,000.00	£0.00
<b>Net Transfers</b>	<b>£9,900.00</b>	<b>£0.00</b>

<b>Aggregate of Accounts</b>		
<b>Total Receipts</b>	£36,167.03	£41,878.12
<b>Total Payments</b>	£38,737.33	£37,236.99
<b>Total Receipts less Payments</b>	<b>-£2,570.30</b>	<b>£4,641.13</b>

## Town Trust Agregated Summary 2021

<b>Receipts</b>	<b>2020</b>	<b>2021</b>
Rents	£8,010.40	£8,010.40
Lettings	£3,192.70	£8,095.50
Investment Income	£2,422.35	£2,400.37
Parochial Charities Donations	£1,200.00	£1,200.00
Bar	£1,832.03	£93.10
Film Nights	£325.00	£0.00
Covid-19 Support	£10,000.00	£18,565.15
Furlough Support	£4,144.55	£0.00
Building Project Grants/Donations	£4,890.00	£2,665.00
Other Grants	£0.00	£400.00
Other	£150.00	£448.60
<b>Total</b>	<b>£36,167.03</b>	<b>£41,878.12</b>

<b>Payments</b>		
Wages	£12,408.99	£12,530.54
Admin Costs	£1,200.00	£104.00
Utilities	£3,708.98	£4,999.61
Insurance	£2,465.67	£1,569.83
Cleaning & Repairs	£75.12	£4,654.00
Properties Maintenance	£759.93	£10,094.97
Bar	£728.14	£399.05
Film Nights	£44.97	£0.00
Covid-19 Equipment	£327.74	£0.00
Building Project Work	£14,541.45	£2,631.40
Other	£2,476.34	£253.59
<b>Total</b>	<b>£38,737.33</b>	<b>£37,236.99</b>

<b>Receipts less Payments</b>	<b>-£2,570.30</b>	<b>£4,641.13</b>
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**Report to the trustees/  
members of**

BRADNINCH TOWN TRUST

**On accounts for the year  
ended**

31 DECEMBER 2021

**Charity no  
(if any)**

200847

**Set out on pages**

1 - 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2021

**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.

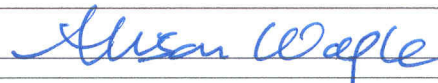
**Independent  
examiner's statement**

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:**

20 July 2023

**Name:**

Alison Waple

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

Associate Member of The Institute of Chartered Accountants in England and Wales  
Membership number: 7311904

**Address:**

17, Hen Street, Bradninch, Devon EX5 4NR

## Town Trust Aggregated Summary 2021

Receipts	2020	2021
Rents	£8,010.40	£8,010.40
Lettings	£3,192.70	£8,095.50
Investment Income	£2,422.35	£2,400.37
Parochial Charities Donations	£1,200.00	£1,200.00
Bar	£1,832.03	£93.10
Film Nights	£325.00	£0.00
Covid-19 Support	£10,000.00	£18,565.15
Furlough Support	£4,144.55	£0.00
Building Project Grants/Donations	£4,890.00	£2,665.00
Other Grants	£0.00	£400.00
Other	£150.00	£448.60
<b>Total</b>	<b>£36,167.03</b>	<b>£41,878.12</b>

Payments		
Wages	£12,408.99	£12,530.54
Admin Costs	£1,200.00	£104.00
Utilities	£3,708.98	£4,999.61
Insurance	£2,465.67	£1,569.83
Cleaning & Repairs	£75.12	£4,654.00
Properties Maintenance	£759.93	£10,094.97
Bar	£728.14	£399.05
Film Nights	£44.97	£0.00
Covid-19 Equipment	£327.74	£0.00
Building Project Work	£14,541.45	£2,631.40
Other	£2,476.34	£253.59
<b>Total</b>	<b>£38,737.33</b>	<b>£37,236.99</b>

<b>Receipts less Payments</b>	<b>-£2,570.30</b>	<b>£4,641.13</b>
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*P. Chambers*

*20/7/2023*

*Jill Shiner*

*20/7/23*

**Town Trust Balances for 2021**

<b>Lloyds Current Accounts</b>	
<b>Account No. 00552830 - Town Trust Charities</b>	
Opening Balance at Bank:	£11,010.04
Receipts:	£17,285.77
Payments:	-£13,688.74
Receipts less Payments:	£3,597.03
Transfers From(+)/to(-) Investments:	£0.00
Internal Transfers In	£0.00
Internal Transfers Out	£0.00
Closing Balance at Bank:	£14,607.07
Other funds within this account:	
War Memorial Fund	£506.87
S A Morgan	£685.65
Guildhall Upkeep Fund	£455.78
Net Town Trust balance:	£12,958.77
<b>Account No. 00553055 - Guildhall Lettings Account</b>	
Opening Balance at Bank:	£10,078.64
Receipts:	£21,927.35
Payments:	-£20,916.85
Receipts less Payments:	£1,010.50
Transfers From(+)/to(-) Investments:	£0.00
Internal Transfers In	£0.00
Internal Transfers Out	£0.00
Closing Balance at Bank:	£11,089.14
<b>Account NO. 22738560 - Guildhall Building Project</b>	
Opening Balance at Bank:	£265.06
Receipts:	£2,665.00
Payments:	-£2,631.40
Internal Transfers In	£0.00
Internal Transfers Out	£0.00
Receipts less Payments:	£298.66

**Town Trust Investments for 2021**

<b>Town Trust General Fund (Parmenion No: PCP35845)</b>	
Opening Balance:	£28,593.38
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	£1,854.59
Interest Drawn Down:	£0.00
Closing Balance:	£30,447.97
<b>Town Trust Endowment (Parmenion No: PCP6601)</b>	
Opening Balance:	£113,958.48
Transfers in(+)/out(-):	£0.00
Interest and Capital gain:	£9,820.42
Interest Drawn Down:	-£2,400.00
Closing Balance:	£121,378.90

**Assets and Liabilities 2021**

<b>Properties</b>		
	Bradninch Guildhall	£1
	Bussell's Orchard	£1
	10 Jubilee Road	£300,000
<b>Other Assets</b>	None	
<b>Liabilities</b>	None	

*Jalley Hussein*  
20/7/23

*R. Craven*  
20/7/2023

**THE BRADNINCH TOWN TRUST**

England & Wales - Charity number 200847

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# Accounts

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## **Bradninch Town Trust**

### **Report of the Trustees for the year ending 31 December 2020.**

Charity number 200847.

Current Correspondence Address:	2020 Correspondence Address:
Springfield, Millway	29 Passmore Road
Bradninch	Bradninch
Exeter	Exeter
EX5 4NL	EX5 4QT

The Trustees of Bradninch Town Trust present their annual report and independently examined accounts for the year ended 31 December 2020.

The Trust was created by a scheme of 1889 to take over the assets of the former Corporation of the Borough of Bradninch which had been dissolved by the Municipal Corporations Act of 1883. The principal asset was and is the Guildhall in Bradninch and the principal duty of the Trust is to maintain the Guildhall as a reading room and a place of recreation and assembly for the inhabitants of Bradninch. To this end, the Trustees hire out the various rooms in the Guildhall for a range of organisations and individuals. These are overwhelmingly used by local residents. The Trustees had regard to the Charity Commission's guidance on Public Benefit.

Other assets are: a house which is let on a commercial basis; a small piece of land attached to the Guildhall which is rented as a garden to a neighbour; an endowment fund held in a portfolio of investment funds and a general fund also held in a portfolio of investment funds.

The Trustees of this Trust are also Trustees of Bradninch Parchical Charities (201496), George Pearse's Educational Foundation (306850) and the Roger Hepburn Educational Foundation (306923).

The body of trustees is made up of four Representative Trustees who are appointed by Bradninch Town Council and five Co-optative Trustees who are appointed by the trustees.

Trustees for 2020 were:

(Margaret) Jane Webber, Chair: Appointed by Bradninch Town Council

Philip Chambers, Contact: Appointed by Bradninch Town Council

Joan Brown: Appointed by Bradninch Town Council

Peter Lucey: Co-opted by the Trustees

Jenny Richards: Co-opted by the Trustees

Martin White: Co-opted by the Trustees

Nigel Coveney: Appointed by Bradninch Town Council from 25 March 2020

Two Co-optative trustee vacancies.

The Clerk for the period was Sarah Wicks, though she was on furlough for some of the time.

2020 was a year in which the trust's activities were substantially affected by the Covid-19 outbreak, in that the rooms in the Guildhall could not be hired out as would be usual. This

resulted in a major reduction in income from lettings. On the other hand, the Trust benefited from a Government Business Support grant and furlough payments while employees were on furlough.

Despite the Covid-19 difficulties the Trust replaced the Guildhall's fire alarm and emergency lighting systems to meet current safety requirements. They also made progress in drawing up plans for a major programme of work to improve access facilities for people with mobility problems. Trustees managed to raise grant funding to partly pay for this work with the balance being taken from Trust reserves.

During this time the Trust did not have an explicit policy on reserves but did maintain a separate account holding funds not involved in the Guildhall hiring income and expenditure which is used for building repairs where grants cannot be obtained.

An endowment fund is held in an investment account with the aim of providing a small income while maintaining its real value in the long term.

Another non-endowment fund is held in an investment account with the aim of maintaining its value in the long term.

Signed on behalf of the Trustees:

***Jane Webber***

Chair of Trustees

22nd September 2022

***Philip Chambers***

Trustee

22nd September 2022

Report to the trustees/  
members of

BRADNINCH TOWN TRUST

On accounts for the year  
ended

31 DECEMBER 2020

Charity no  
(if any)

200847

Set out on pages

1 - 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:

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- 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:

*Alison Waple*

Date:

29 September 2022

Name:

Alison Waple

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

Associate Member of The Institute of Chartered Accountants in England and Wales  
Membership number: 7311904

Address:

17, Hen Street, Bradninch, Devon EX5 4NR