

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 2nd 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		
Receipts	2020	2021
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
Total	£9,924.24	£17,285.77

Payments		
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
Total	£4,331.45	£13,688.74

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

Lettings Account 30-98-61 00553055		
Receipts	2020	2021
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
Total	£21,352.79	£21,927.35

Payments		
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
Total	£19,864.43	£20,916.85

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

Building Account 30-97-77 22738560		
Receipts	2020	2021
Grants and Donations	£4,890.00	£2,665.00
Total	£4,890.00	£2,665.00

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

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

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

Town Trust Agregated 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
Total	£36,167.03	£41,878.12

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
Total	£38,737.33	£37,236.99

Receipts less Payments	-£2,570.30	£4,641.13
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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.

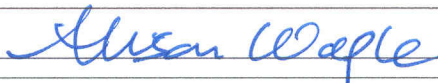
**Independent
examiner's statement**

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 Agregated 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
Total	£36,167.03	£41,878.12

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
Total	£38,737.33	£37,236.99

Receipts less Payments	-£2,570.30	£4,641.13
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P. Chambers

20/7/2023

Jill Shiner

20/7/23

Town Trust Balances for 2021

Lloyds Current Accounts	
Account No. 00552830 - Town Trust Charities	
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
Account No. 00553055 - Guildhall Lettings Account	
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
Account NO. 22738560 - Guildhall Building Project	
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

Town Trust General Fund (Parmenion No: PCP35845)	
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
Town Trust Endowment (Parmenion No: PCP6601)	
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

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

Jalil Shuein
20/7/23

P. Chaudhary
20/7/2023