

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 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 2022 were:

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

Philip Chambers, Contact: Appointed by Bradninch Town Council

Joan Brown (to 31st April): Appointed by Bradninch Town Council

Peter Lucey (up to 20th 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 29th November): Co-opted by the Trustees

Anne Porteus (from 13th June): Appointed by Bradninch Town Council

Ronald Purcell (from 21st July): Co-opted by the Trustees

Anthony Richards (from 12th 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.

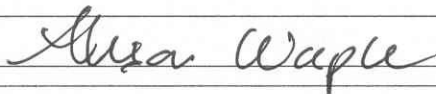
**Independent
examiner's statement**

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:



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
Total	£41,878.12	£26,451.72

Payments		
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
Total	£37,236.99	£25,295.68

Receipts less Payments	£4,641.13	£1,156.04
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Town Trust Schedule of Balances for 2022

Lloyds Current Accounts

Account No. 00552830 - Town Trust Charities

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

Account No. 00553055 - Guildhall Lettings Account

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

Account NO. 22738560 - Guildhall Building Project

Opening Balance at Bank:	£298.66
Receipts:	£6.00
Payments:	£0.00
Receipts less Payments:	£304.66

Town Trust Investments for 2022

Town Trust General Fund (Parmenion No: PCP35845)

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

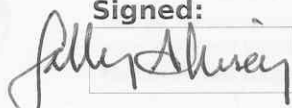

Town Trust Endowment (Parmenion No: PCP6601)

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

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

Signed:

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

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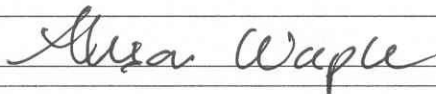
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