CHIPPING CAMPDEN TOWN TRUST

England & Wales · Charity number 203889

Details

Status	Registered
Legal form	Other
Registered	1962-04-18
Register	View on the Charity Commission register

Contact

Address	The Old Police Station High Street Chipping Campden Glos Gl55 6hb GL55 6HB
Phone	01386841298
Email	clerk@chippingcampden-tc.gov.uk

Activities

Objects: THE TRUSTEE SHALL APPLY THE INCOME OF THE CHARITY IN THEFOLLOWING WAYS:(1) IN DEFRAYING ALL PROPER COSTS, CHARGES AND EXPENSES OF AND INCIDENTAL TO THEADMINISTRATION AND MANAGEMENT OFTHE CHARITY;(2) IN INSURING AS AFORESAID AND IN MAINTAINING AND REPAIRING THE TOWN HALL AND OTHERPROPERTY OF THE CHARITY INCLUDING THE FURNITURE AND EFFECTS THEREIN AND IN PAYING ALLOTHER CHARGES AND OUTGOINGS;(3) IN MAKING PAYMENTS TO THE EXTRAORDINARY REPAIR FUND AS HEREINAFTER PROVIDED. (SEE SCHEME FOR FURTHER DETAILS.)

Activities: The objects of the Charity are to maintain, insure, keep repaired, fit and adapt the Town Hall and other property for the purpose of the benefit of the town

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Environment/conservation/heritage
- **Who:** Other Defined Groups, The General Public/mankind

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Geography

- **Area of benefit:** CHIPPING CAMPDEN
- Gloucestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£59,482	£40,261	-	-
2024-03-31	£58,081	£61,987	-	-
2023-03-31	£50,010	£50,177	-	-
2022-03-31	£59,634	£43,938	-	-
2021-03-31	£41,343	£33,648	-	-

Trustees

Name	Role	Appointed
CHIPPING CAMPDEN TOWN COUNCIL		1996-07-02

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CHIPPING CAMPDEN TOWN TRUST

England & Wales - Charity number 203889

Accounts

Chipping Campden Town Trust
Report of the Trustees for Year Ending 31 March 2025

Introduction
The Trustees are pleased to present their report together with the Financial Statement for year ending 31 March 2025.

Constitution
Chipping Campden Town Trust is constituted by a Deed sealed on 2 July 1996 and is a registered Charity in England and Wales, number 203889.

Trustees Responsibilities in Relation to the Financial Statements
The Charities Act requires the Trustees to prepare financial statements that give a true and fair view of the state of affairs of the charity at the end of the financial year and of its surplus or deficit for the financial year. In doing so the trustees are required to: -

1 select suitable accounting policies and to apply them consistently.

2 make judgements and estimates that are reasonable and prudent, and

3 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 maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position to the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. 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.

Aims and objectives of Charity
The objects of the Charity are to maintain, insure, keep repaired, and adapt the Town Hall and other property for the purpose for the benefit of the town.

Public Benefit
The Trustees confirm that they have complied with the requirement in the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit in exercising their powers and duties. They have referred to this guidance when reviewing the charity's objects and aims and in planning its future activities and are satisfied that the Charity's activities comply with this guidance and are of public benefit. The Trust maintains the Town Hall and other property for use by members of the public.

Future Plans

The Trust appointed Arnold Bartosch Ltd to project manage the schedule of works for the future maintenance and care of the Town Hall.

Arnold Bartosch Ltd have drawn up a detailed priority works list. Amongst other items these include repair works to the boiler room roof, the flat WC roof, the clock tower roof, restoration of two first floor windows overlooking the High Street, replacement of the badly corroded metal decorative finial on the north elevation, rainwater hopper and gutter repairs.

Listed Building Consent was sought for the repair of two first floor timber casement windows on the front / southern elevation of the town hall. Consent was granted 10 January 2025. Requests to quote have been issued to appropriately qualified conservation window and building specialists to carry out the necessary works.

A choice of options / schemes has been provided by a structural engineer for the repairs to the boiler room roof. The conservation officer has commented, and Arnold Bartosch are in the process of assessing the options / schemes available and will advise accordingly. As works are to include the temporary removal of the upper entrance steps and pavement above the boiler room Arnold Bartosch are now looking at improving the streetscape, both aesthetically and in practical terms, between the town hall porch and WWII memorial wall as part of the works. Once an appropriate option. / scheme has been identified Listed Building Consent will be sought.

The repair of the flat WC roof is proving more complicated than first thought following comment from the conservation officer. Victorian Architectural elements have been identified within the lower section of the structure and therefore Arnold Bartosch are to revisit and draw up a more sympathetic scheme for that area. In the meantime, a temporary fix of the flat roof has successfully eradicated the leak.

The Town Trust in the first instance are concentrating on the structural elements of the building but also plan to start a parallel programme of refreshing the décor, including repairs to historic repairs and the upgrading of fixtures and fittings in the Town Hall.

A first estimate of the full cost of all maintenance is in excess of £200,000 and the Trustees are reviewing how that will be financed over the coming months and years. The Trust earns revenue from two sources - Town Hall lettings and the car park and has accumulated savings in a specialised charity savings account over the years. The total is insufficient to cover the full costs.

Chipping Campden Town Trust

Financial Review
The operating income generated by the Charity during the year was a respectable £59,482, a combination of Town Hall letting, car park takings and miscellaneous income.

At 31 March 2025, the Trust had a balance of unrestricted funds of £222,466 including investments of £130,118.

Trustees
The Town Council is the Sole Trustee of the Town Trust. Therefore, on appointment to the Town Council that Councillor automatically becomes a Managing Trustee of the Town Trust.

Organisation
A board of Managing Trustees, of up to eleven members, meet three times a year and at other times that may be necessary to administer the charity. A Secretary is appointed to manage the day-to-day operation of the charity.

Risk Management
The Managing Trustees have a duty to identify and renew the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Investments Power
The Managing Trustees regularly review the Charities investments. Under the deed of Trust, the charity has the power to make any investments which the Managing Trustees see of a benefit to the trust.

Reserves Policy
The Managing Trustees policy is to review the reserve levels of the Charity on an annual basis. This review will encompass the nature of the income and expenditure streams, the need to match income with commitments and the nature of the Charity's reserves. The Managing Trustees also take into consideration the future plans of the Charity, the uncertainty over some elements of future streams and other key risks identified during the risk review process.

Chipping Campden Town Trust

Town Hall bookings continue to be healthy with the Upper Town Hall maintaining its popularity as a venue for weekend craft fairs, markets, and art exhibitions / sales.

During the week it continues to be used in the evening by local groups such as the Bridge Club, the Chipping Campden History Society, the Campden Society, Chipping Campden Art Society, the monthly Rural Cinema and for Chipping Campden Town Council meetings.

The annual Scuttlebrook Wake and Dovers Games made use of the Market Square car park and Town Hall for their weekend events providing a much needed central venue for the organisers, volunteers and bands for these historical town events.

Campden Home Nursing (CHN) provided refreshments from the Lower Town Hall over the Campden Open Gardens weekend, held annually, and raising funds for the good work provided by CHN in the local area.

The Lower Town Hall continues to be used by community groups – the weekly Country Market and the monthly Campden Market – and is still seeing regular bookings from a couple of small businesses - one selling Teak garden furniture and the other Persian rugs. With priority always given to local community organisations.

Family birthday celebrations ranging from as young as six years old to sixty years old have seen the whole building utilised for the occasion, bringing life and fun to the Town Hall.

A Chipping Campden Youth Club has been set up, December 2024. The club operates during term time on a Monday evening in the lower town hall with a Junior session running from 6.00pm until 7.30pm and a Senior session running from 7.30pm until 9.00pm. Providing a much-needed youth provision for the town and immediate local area.

Reserves
The reserves will not meet the full repair costs identified by the condition survey and the Trust will be seeking to identify and raise additional revenue by other means and possibly various heritage grants.

Independent Examination
The Trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011) and that an independent examination is required.
A resolution will also be proposed at the Annual General Meeting that the Independent Examiner be appointed to the charity for the ensuing year.

By Order of the Trustees:

.....

Victoria Bates
Chairman

.....
Michael Haines

9.12.2025

CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES

FOR YEAR ENDED 31 MARCH 2025

	General Fund 2025 £	Designated Fund 2025 £	Restricted Fund 2025 £	Total 2025 £	Total 2024 £
INCOMING RESOURCES					
Charitable trading activities					
Town Hall lettings	18,660	-	-	18,660	15,631
Car Park Income	40,039	-	-	40,039	41,229
Investment income	711	-	-	711	790
Sundry income	72	-	-	72	430
TOTAL INCOMING RESOURCES	**59,482**	-	-	**59,482**	**58,081**
EXPENDITURE					
Direct charitable expenditure					
Repairs decorations and renewals	5,736	-	-	5,736	13,417
Cleaning and materials	4,929	-	-	4,929	5,249
Caretaking costs	80	-	-	80	-
Car park costs	6,437	-	-	6,437	6,435
		-	-		
		-	-		
Management and administration of the charity					
Salaries and NIC contributions	587	-	-	587	6,963
Water, heating and lighting	4,396	-	-	4,396	3,592
Administration by Council	-	-	-	-	2,624
Rates	2,031	-	-	2,031	1,961
Insurance	1,040	-	-	1,040	1,040
Accountancy & Independent examiners fee	3,343	-	-	3,343	4,820
Postage, Printing and Stationery	80	-	-	80	47
Software	403	-	-	403	384
Sundry Costs	382	-	-	382	4,172
Bad debts	218	-	-	218	-
Professional fees	10,159	-	-	10,159	10,843
Equipment depreciation	439	-	-	439	439
		-	-		
NET EXPENDITURE	**40,261**	-	-	**40,261**	**61,987**
NET INCOMING RESOURCES (EXPENDITURE)	19,221	-	-	19,221	(3,906)
INVESTMENT REVALUATION	(1,301)	-	-	(1,301)	13,657
	17,920	-	-	17,920	9,750
Transfers between funds	-	-	-	-	-
BALANCE OF FUNDS AT 1 APRIL 2024	204,546	10,000	549,072	763,618	753,868
BALANCE OF FUNDS AT 31 MARCH 2025	**222,466**	**10,000**	**549,072**	**781,538**	**763,618**

CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31st MARCH 2025

	Note	2025 £	2024 £
FIXED ASSETS			
Tangible assets	2	549,933	550,372
Investments	3	130,118	131,419
		680,051	681,791
NET CURRENT ASSETS			
Debtors and Prepayments	4	43,934	45,843
Cash at Bank	5	70,897	51,354
		114,831	97,197
CURRENT LIABILITIES payable within one year			
Creditors and Accruals	6	13,344	15,371
NET CURRENT ASSETS		101,487	81,827
NET ASSETS		781,538	763,618
REPRESENTED BY:	7		
General Fund		222,466	204,546
Designated Fund		10,000	10,000
Restricted Fund		549,072	549,072
		781,538	763,618

The Financial Statements were approved by the Trustees on 17.7. 2025

Victoria Bates

Michael Haines

CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS

AS AT 31st MARCH 2025

2 FIXED ASSETS

For Use by the Charity

	Freehold Property	Civic Regalia	Furniture & Equipment	Town Hall Refurb	2025 Total
Gross Book Value	£	£	£		£
at 1st April 2024	450,000	99,070	33,946	118,711	701,727
Additions	-	-	-	-	-
Revaluation	-	-	-	-	-
at 31st March 2025	450,000	99,070	33,946	118,711	701,727
Depreciation					
at 1st April 2024	-	-	32,645	118,710	151,355
Charge for the year	-	-	439	-	439
at 31st March 2025	-	-	33,084	118,710	151,794
Net Book Value 2024	450,000	99,070	1,301	1	550,372
Net Book Value 2025	450,000	99,070	862	1	549,933

3 Investments	Units	2025 £	2024 £
COIF Charity Fund Account No. 349820001R (valued at 31st March)	101.51	25,576	26,095
COIF Charity Fund Account No. 349820001A (valued at 31st March)	1378.66	13,358	12,622
COIF Charity Fund Account No. 126001001R (valued at 31st March)	171.19	43,133	44,007
COIF Charity Fund Account No. 12601001AB (valued at 31st March)	8306.21	43,051	43,695
National Savings Income Bond NO: 889770398 (November 1988)		2,000	2,000
National Savings Income Bond NO: 903100306 (March 1990)		3,000	3,000
		130,118	**131,419**

The COIF Investments are accumulation units and shown at the market value at the Balance Sheet date. Increases and decreases in value are taken to the SOFA.

CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS CONTINUED

AS AT 31st MARCH 2025

	2025 Total £	2024 Total £
4 Debtors and Prepayments		
Hirers Fees	1,517	1,569
Parking Fees	40,039	41,229
Other debtors	9	839
Prepayments	2,369	2,207
	43,934	**45,843**
5 Cash at Bank		
Lloyds bank accounts	70,897	51,354
	70,897	**51,354**
6 Creditors and Accruals		
Overdrafts	-	851
Trade Creditors	3,229	3,317
Carpark costs	6,437	6,435
PAYE & Net Wages	-	808
Accruals	3,678	3,960
	13,344	**15,371**

7 Analysis of net assets between fund	General Fund	Designated Fund	Restricted Fund	Total Funds
Tangible Assets	861	-	549,072	549,933
Investments	130,118	-	-	130,118
Cash in Bank	60,897	10,000	-	70,897
Other Net Current Assets/(Liabilities)	30,591	-	-	30,591
	222,466	**10,000**	**549,072**	**781,538**

8 Statement of Cashflows

	General Fund	Designated Fund	Restricted Fund	Total
Balances at 1 April 2024	204,546	10,000	549,072	763,618
Operating income	58,771	-	-	58,771
Investment income	711	-	-	711
Total	264,028	10,000	549,072	823,100
Resources Expended	40,261		-	40,261
	223,767	10,000	549,072	782,840
Transfers for Asset purchases	-	-	-	-
Transfer between funds	-	-	-	-
Investment revaluation	(1,301)	-	-	(1,301)
Balances at 31 March 2025	**222,466**	**10,000**	**549,072**	**781,538**

Under the charitable order dated 2 July 1996, the Trustees are to maintain an Extraordinary Repair Fund. Funds of £10,000 are kept in a designated fund for this purpose.

Chipping Campden Town Trust

Notes to the accounts 31st March 2025

1 ACCOUNTING POLICIES

Accounting convention
The Charity constitutes a public benefit entity defined by FRS 102. 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) issued on October 2019, the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019. The accounts for the year ended 31 March 2017 were the first accounts of the charity prepared in accordance with FRS 102, the financial reporting standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1st April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

Funds Structure
Unrestricted funds comprise the General Fund which the Trustees are free to use for any purpose in furtherance of the Charity's objectives, and a Designated Fund for property repairs that maybe required in the future. The Restricted Fund comprises the freehold property, Civic Regalia, furniture and equipment.

Depreciation
Depreciation is charged on furniture and equipment which is written off on a straight-line basis of 20% per year.

Fixed Assets Investments
Investments are stated at market value as at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Unrealised gains and losses
All gains and losses are taken to the statement of financial activities as they arise. Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or purchase date if later).

Incoming Resources
All incoming resources are recognised once the charity has entitlement to them, it is certain that they will be received, and their monetary value can be measured with reasonable reliability.

Resources Expended

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under the appropriate headings.

2. ANALYSIS OF EXPENDITURE

	2025 £	2024 £
The following have been charged in the statement of Financial Activities:		
Examiner's remuneration (accountancy and examination fee)	3,343	4,820
Staff Wages	587	6,963

There was one employee during the year, and no one was paid in excess of £60,000.

The Trustees receive no remuneration

Trustee's expenses refunded during the year:

Richard Orr	nil	2024 – £32.30
Victoria Bates	£636.76	2024 – £414.13
Chipping Campden Town Council (insurance)	£1,040	2024 - £1,040
Chipping Campden Town Council (admin)	nil	2024 - £2,624

Independent Examiners Report to the Chipping Campden Town Trust

I report on the accounts of the Trust for year ending 31 March 2025, which are set out on the pages 9 to 14

Respective Responsibilities of Trustees and Examiner
The charity's trustees are responsible for the preparation the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to: -

1 Examine the accounts under section 145 of the 2011 Act;

2 To follow the procedures laid down in the General Directions given by the Charity Commission (under section 145 (5) (b): and

3 To state whether particular matters have come to my attention.

Basis of Independent Examiner's Report
My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual item or disclosures in the accounts and seeking explanation from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement
In connection with my examination, no matter has come to my attention:

1 which gives me reasonable cause to believe that in any material respect the requirements to ensure that proper accounting records are kept in accordance with section 130 of the 2011 Act: and accounts are prepared which accord with the accounting records and comply with accounting requirements of the 2011 Act or

2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

It should be noted that I have been unable to verify the balance of NS&I income bonds purchased in 1988 and 1990 respectively, although the interest paid on these deposits is within expected parameters for the cash investment held.

.....
Daniel Colwell FCCA CTA AAT

22-12-2025

The Old Bull Pens
Sezincote
Moreton in Marsh
Gloucestershire GL56 9AW

CHIPPING CAMPDEN TOWN TRUST

England & Wales - Charity number 203889

Accounts

CHIPPING CAMPDEN TOWN TRUST

A REGISTERED CHARITY

GLOUCESTERSHIRE - 203889

REPORT AND FINANCIAL STATEMENTS

YEAR ENDING 31 MARCH 2024

CHIPPING CAMPDEN TOWN TRUST

A REGISTERED CHARITY - GLOUCESTERSHIRE - 203889

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Chipping Campden Town Trust

General Information

Trustees

Victoria Bates – Chairperson
Michael Haines
Christopher Jones
Elizabeth Hodges
Michael Allchin – resigned 4.5.2023
Janet Wilkinson
Paul Welford – appointed 10.10.2023
Patrick Spink
Graham Greenall – resigned 4.5.2023
Bob King – resigned 4.5.2023
Teresa Newman – resigned 12.3.2024
Richard Orr – resigned 4.5.2023
Nic Cary – appointed 10.10.2023

Clerk to the Trust
Joanna Harrigan

Address of Town Trust
Town Hall
High Street
Chipping Campden
Gloucestershire
GL55 6AT

Correspondence Address:
The Old Police Station
High Street
Chipping Campden
Gloucestershire
GL55 6HB

Charity Number: 203889

Bankers
Lloyds Bank Plc
High Street
Evesham
WR11 4DQ

CCLA Investment Management Ltd
80 Cheapside
London
EC2V 6DZ

Independent Examiner
Daniel Colwell FCCA CTA ATT
The Old Bull Pens
Sezincote
Moreton in Marsh
GL56 9AW

Chipping Campden Town Trust
Report of the Trustees for Year Ending 31 March 2024

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1 select suitable accounting policies and to apply them consistently.

2 make judgements and estimates that are reasonable and prudent, and

3 Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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Public Benefit
The Trustees confirm that they have complied with the requirement in the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit in exercising their powers and duties. They have referred to this guidance when reviewing the charity's objects and aims and in planning its future activities and are satisfied that the Charity's activities comply with this guidance and are of public benefit. The Trust maintains the Town Hall and other property for use by members of the public.

Future Plans

The Trust appointed Arnold Bartosch Ltd to manage the schedule of works project for the future maintenance and care of the Town Hall.

Repairs to the Town Hall finial vase and the damaged mullion on the West face Diocletian window were due to be completed end April. However, due to unforeseen circumstances another suitable stonemason had to be found which further delayed the works to the Vase and Mullion repairs. A certificate of practical completion was successfully issued 25 October 2023. Additional minor remedial works were also carried out to the West gable taking advantage of the scaffolding while still in situ – two small indents to second floor window, filling of an open joint to the first-floor window and shelter coat on the damaged stonework beneath, mortar repair to fill a horizontal crack, followed by a shelter coat for extra protection. Also, where accessible from the scaffolding, the open joints around the base of the vase plinth were filled.

Arnold Bartosch Ltd have drawn up a detailed priority works list. Amongst other items these include repair works to the boiler room roof, the flat WC roof, the clock tower roof, restoration of two first floor windows overlooking the High Street, replacement of the badly corroded metal decorative finial on the north elevation, rainwater hopper and gutter repairs.

A first estimate of the full cost of all maintenance is in the order of £200,000 and the Trustees are reviewing how that will be financed over the coming months and years. The Trust earns revenue from two sources - Town Hall lettings and the car park and has accumulated savings in a specialised charity savings account over the years. The total is insufficient to cover the full costs.

Chipping Campden Town Trust

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Chipping Campden Town Trust

Town Hall bookings are steadily increasing with the Upper Town Hall continuing its popularity as a venue for weekend craft fairs, markets, and art exhibitions / sales. A successful fundraiser was held January 2024 for a much-needed Campden Community First Responder vehicle, hosted by the Campden CFR Team and Campden Rotary. This will further support and help the Campden CFR Team carry out their important work in the community.

During the week it continues to be used in the evening by local groups such as the Bridge Club, the History Society, the Campden Society, the Rural Cinema and the Town Council and every other Tuesday morning by the Probus group.

The annual Scuttlebrook Wake and Dovers Games made use of the Market Square car park and Town Hall for their weekend events. Campden Home Nursing provided refreshments from the Lower Town Hall over the Campden Open Gardens weekend, held annually, and raising funds for the good work provided by CHN in the local area.

The Lower Town Hall continues to be used by community groups – weekly Country Market and the monthly Campden Market – and is still seeing regular bookings from a couple of small businesses - one selling Teak garden furniture and the other Persian rugs. With priority always given to local community organisations.

Later in the year a local family will be holding their wedding reception at the Town Hall, a third generation to do so, utilising the whole building for their special occasion.

Reserves
The reserves will not meet the full repair costs identified by the condition survey and the Trust will be seeking to identify and raise additional revenue by other means and possibly various heritage grants.

Independent Examination
The Trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011) and that an independent examination is required.
A resolution will also be proposed at the Annual General Meeting that the Independent Examiner be appointed to the charity for the ensuing year.

By Order of the Trustees:

.....

Victoria Bates
Chairman

.....
Michael Haines

12:09:2024

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It is my responsibility to: -

1 Examine the accounts under section 145 of the 2011 Act;

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3 To state whether particular matters have come to my attention.

Basis of Independent Examiner's Report
My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual item or disclosures in the accounts and seeking explanation from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement
In connection with my examination, no matter has come to my attention:

1 which gives me reasonable cause to believe that in any material respect the requirements to ensure that proper accounting records are kept in accordance with section 130 of the 2011 Act: and accounts are prepared which accord with the accounting records and comply with accounting requirements of the 2011 Act or

2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

It should be noted that I have been unable to verify the balance of NS&I income bonds purchased in 1988 and 1990 respectively, although the interest paid on these deposits is within expected parameters for the cash investment held.

Daniel Colwell FCCA CTA AAT

05/12/2024

The Old Bull Pens
Sezincote
Moreton in Marsh
Gloucestershire GL56 9AW

CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES

FOR YEAR ENDED 31 MARCH 2024

	General Fund 2024 £	Designated Fund 2024 £	Restricted Fund 2024 £	Total 2024	Total 2023 £
INCOMING RESOURCES					
Charitable trading activities					
Town Hall lettings	15,631	-	-	15,631	10,809
Car Park Income	41,229	-	-	41,229	37,829
Investment income	790	-	-	790	199
Sundry income	430	-	-	430	1,173
TOTAL INCOMING RESOURCES	58,081	-	-	58,081	50,010
EXPENDITURE					
Direct charitable expenditure					
Repairs decorations and renewals	13,417	-	-	13,417	10,978
Cleaning and materials	5,249	-	-	5,249	6,586
Car park costs	6,435	-	-	6,435	6,289
Management and administration of the charity					
Salaries and NIC contributions	6,963	-	-	6,963	9,441
Water, heating and lighting	3,592	-	-	3,592	2,334
Administration by Council	2,624	-	-	2,624	1,010
Rates	1,961	-	-	1,961	2,755
Insurance	1,040	-	-	1,040	1,040
Accountancy & Independent examiners fee	4,820	-	-	4,820	3,008
Postage, Printing and Stationery	47	-	-	47	-
Software	384	-	-	384	-
Sundry Costs	4,172	-	-	4,172	10
Professional fees	10,843	-	-	10,843	6,498
Equipment depreciation	439	-		439	1,733
NET EXPENDITURE £	61,987	-	-	61,987	51,682
NET INCOMING RESOURCES (EXPENDITURE)	(£3,906)	-	£0	(£3,906)	(£1,672)
INVESTMENT REVALUATION	£13,657	-	-	£13,657	(£1,746)
	£9,750	-	£0	£9,750	(£3,418)
Transfers between funds	-	-	-	-	-
BALANCE OF FUNDS AT 1 APRIL 2023	194,796	10,000	549,072	753,868	757,286
BALANCE OF FUNDS AT 31 MARCH 2024 £	204,546	10,000	549,072	763,618	753,868

CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31st MARCH 2024

	Note	2024 £	2023 £
FIXED ASSETS			
Tangible assets	2	550,372	549,755
Investments	3	131,419	117,762
		681,791	667,517
NET CURRENT ASSETS			
Debtors and Prepayments	4	45,843	41,692
Cash at Bank	5	51,354	63,489
		97,197	105,181
CURRENT LIABILITIES payable within one year			
Creditors and Accruals	6	15,371	18,830
NET CURRENT ASSETS		81,827	86,351
NET ASSETS		763,618	753,868
REPRESENTED BY:	7		
General Fund		204,546	194,796
Designated Fund		10,000	10,000
Restricted Fund		549,072	549,072
		763,618	753,868

The Financial Statements were approved by the Trustees on 12.09.2024

.....
Victoria Bates

.....
Michael Haines

CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS

AS AT 31st MARCH 2024

2 FIXED ASSETS

For Use by the Charity

	Freehold Property	Civic Regalia	Furniture & Equipment	Town Hall Refurb	2024 Total
Gross Book Value	£	£	£		£
at 1st April 2023	450,000	99,070	32,890	118,711	700,671
Additions	-	-	1,056	-	1,056
Revaluation	-	-	-	-	-
at 31st March 2024	450,000	99,070	33,946	118,711	701,727
Depreciation					
at 1st April 2023	-	-	32,206	118,710	150,916
Charge for the year	-	-	439		439
at 31st March 2024	-	-	32,645	118,710	151,355
Net Book Value 2023	450,000	99,070	684	1	549,755
Net Book Value 2024	450,000	99,070	1,301	1	550,372

3 Investments	Units	2024 £	2023 £
COIF Charity Fund Account No. 349820001R (valued at 31st March)	101.51	26,095	23,235
COIF Charity Fund Account No. 349820001A (valued at 31st March)	1378.66	12,622	11,769
COIF Charity Fund Account No. 126001001R (valued at 31st March)	171.19	44,007	39,184
COIF Charity Fund Account No. 12601001AB (valued at 31st March)	8306.21	43,695	38,575
National Savings Income Bond NO: 889770398 (November 1988)		2,000	2,000
National Savings Income Bond NO: 903100306 (March 1990)		3,000	3,000
		131,419	117,763

The COIF Investments are accumulation units and shown at the market value at the Balance Sheet date. Increases and decreases in value are taken to the SOFA.

CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS CONTINUED

AS AT 31st MARCH 2024

	2024 Total £	2023 Total £
4 Debtors and Prepayments		
Hirers Fees	1,569	140
Parking Fees	41,229	37,829
Other debtors	839	1,549
Prepayments	2,207	2,174
	45,843	41,692
5 Cash at Bank		
Lloyds bank accounts	51,354	63,489
	51,354	63,489
6 Creditors and Accruals		
Overdrafts	851	
Trade Creditors	3,317	4,271
Carpark costs	6,435	6,289
PAYE & Net Wages	808	484
Accruals	3,960	7,786
	15,371	18,830

7 Analysis of net assets between fund	General Fund	Designated Fund	Restricted Fund	Total Funds
Tangible Assets	1,300	-	549,072	550,372
Investments	131,419	-	-	131,419
Cash in Bank	41,354	10,000	-	51,354
Other Net Current Assets/(Liabilities)	30,473	-	-	30,473
	204,545	10,000	549,072	763,618

8 Statement of Cashflows

	General Fund	Designated Fund	Restricted Fund	Total
Balances at 1 April 2023	194,796	10,000	549,072	753,868
Operating income	57,290	-	-	57,290
Investment income	790	-	-	790
Total	252,877	10,000	549,072	811,949
Resources Expended	61,987		-	61,987
	190,890	10,000	549,072	749,963
Transfers for Asset purchases	-	-	-	-
Transfer between funds	-	-	-	-
Investment revaluation	13,657	-	-	13,657
Balances at 31 March 2024	204,546	10,000	549,072	763,618

Under the charitable order dated 2 July 1996, the Trustees are to maintain an Extraordinary Repair Fund. Funds of £10,000 are kept in a designated fund for this purpose.

Chipping Campden Town Trust
Notes to the accounts 31st March 2024

1 ACCOUNTING POLICIES

Accounting convention
The Charity constitutes a public benefit entity defined by FRS 102. 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) issued on 16 July 2014, the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015. The accounts for the year ended 31 March 2017 are the first accounts of the charity prepared in accordance with FRS 102, the financial reporting standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1st April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

Funds Structure
Unrestricted funds comprise the General Fund which the Trustees are free to use for any purpose in furtherance of the Charity's objectives, and a Designated Fund for property repairs that maybe required in the future. The Restricted Fund comprises the freehold property, Civic Regalia, furniture and equipment.

Depreciation
Depreciation is charged on furniture and equipment which is written off on a straight-line basis of 15% and 20% per year.

Fixed Assets Investments
Investments are stated at market value as at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Unrealised gains and losses
All gains and losses are taken to the statement of financial activities as they arise. Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or purchase date if later).

Incoming Resources
All incoming resources are recognised once the charity has entitlement to them, it is certain that they will be received and their monetary value can be measured with reasonable reliability.

Resources Expended

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under the appropriate headings.

2. ANALYSIS OF EXPENDITURE

	2024 £	2023 £
The following have been charged in the statement of Financial Activities:		
Examiner's remuneration (accountancy and examination fee)	4,820	3,008
Staff Wages	6,963	9441

There was one employee during the year and no one was paid in excess of £60,000.

The Trustees receive no remuneration

Trustee's expenses refunded during the year:

Richard Orr	£32.30	2023 - (£257.73)
Victoria Bates	£414.13	2023 - nil

CHIPPING CAMPDEN TOWN TRUST

England & Wales - Charity number 203889

Accounts

CHIPPING CAMPDEN TOWN TRUST

A REGISTERED CHARITY

GLOUCESTERSHIRE - 203889

REPORT AND FINANCIAL STATEMENTS

YEAR ENDING 31 MARCH 2023

CHIPPING CAMPDEN TOWN TRUST

A REGISTERED CHARITY - GLOUCESTERSHIRE - 203889

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Chipping Campden Town Trust

General Information

Trustees

Patrick Spink
Trevor Webb – resigned Aug 2022
Christopher Jones
Elizabeth Hodges
Michael Allchin
Victoria Bates – Chairperson
Graham Greenall
Michael Haines
Bob King
Teresa Newman
Richard Orr
Janet Wilkinson – appointed Oct 2022

Clerk to the Trust
Joanna Harrigan

Address of Town Trust
Town Hall
High Street
Chipping Campden
Gloucestershire
GL55 6AT

Correspondence Address:
The Old Police Station
High Street
Chipping Campden
Gloucestershire
GL55 6HB

Charity Number: 203889

Bankers
Lloyds Bank Plc
High Street
Evesham
WR11 4DQ

CCLA Investment Management Ltd
80 Cheapside
London
EC2V 6DZ

Independent Examiner
Daniel Colwell FCCA CTA ATT
The Old Bull Pens
Sezincote
Moreton in Marsh
GL56 9AW

Chipping Campden Town Trust

Report of the Trustees for Year Ending 31 March 2023

Introduction

The Trustees are pleased to present their report together with the Financial Statements for year ending 31 March 2023.

Constitution

Chipping Campden Town Trust is constituted by a Deed sealed on 2 July 1996 and is a registered Charity in England and Wales, number 203889.

Trustees Responsibilities in Relation to the Financial Statements

The Charities Act requires the Trustees to prepare financial statements that give a true and fair view of the state of affairs of the charity at the end of the financial year and of its surplus or deficit for the financial year. In doing so the trustees are required to: -

1 select suitable accounting policies and to apply them consistently.

2 make judgements and estimates that are reasonable and prudent, and

3 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 maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position to the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. 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.

Aims and objectives of Charity

The objects of the Charity are to maintain, insure, keep repaired, and adapt the Town Hall and other property for the purpose for the benefit of the town.

Public Benefit

The Trustees confirm that they have complied with the requirement in the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit in exercising their powers and duties. They have referred to this guidance when reviewing the charity's objects and aims and in planning its future activities and are satisfied that the Charity's activities comply with this guidance and are of public benefit. The Trust maintains the Town Hall and other property for use by members of the public.

Review of Activities and Achievements

Town Hall bookings are steadily increasing with the Upper Town Hall continuing its popularity as a venue for weekend craft fairs, markets, and art exhibitions / sales.

During the week it continues to be used in the evening by local groups such as the Bridge Club, the History Society, the Campden Society, the Rural Cinema and the Town Council and every other Tuesday morning by the Probus group.

The Lower Town Hall used to be fully booked every weekend by alternating antique fairs but since the pandemic these groups have all retired from the trade and regular new ones have not taken their place. It continues to be used on an ad hoc basis by a couple of small businesses with one selling teak garden furniture and the other Persian rugs and craft fairs and art exhibitors utilising the Upper and Lower rooms. With priority always given to local community organisations.

This year the Chipping Campden RBL is hosting its first craft fair in the Town Hall to raise money for the charity and the RNLI will once again be utilising the Town Hall for their good cause.

Future Plans

The updated Condition Survey, November 2022, confirmed various levels of priority repair works with most urgent, those requiring attention within twelve months, those within five years and those works beyond five years and nice to have items.

Listed Building Consent for repairs to the Town Hall finial vase and the damaged mullion on the West face Diocletian window was confirmed by Cotswold District Council Friday 3 March with works scheduled week commencing Monday 6 March. Unfortunately, the arrival of snow meant a postponement of works. Now due to be completed end April. The Trust has appointed Arnold Bartosch Ltd to manage the schedule of works project for the future maintenance and care of the Town Hall.

Initial focus is also being placed on the urgent priority works list. These being repair works to the clock tower roof, replacement of felt on the flat roof, restoration of two first floor windows overlooking the High Street, replacement of the badly corroded metal decorative finial on the north elevation, rainwater hopper and gutter repairs.

A first estimate of the full cost of all maintenance is in the order of £200,000 and the Trustees are reviewing how that will be financed over the coming months and years. The Trust earns revenue from two sources - Town Hall lettings and the car park and has accumulated savings in a specialised charity savings account over the years. The total is insufficient to cover the full costs.

Financial Review

The operating income generated by the Charity during the year was a respectable £50,010, a combination of Town Hall letting, car park takings and miscellaneous income.

At 31 March 2023, the Trust had a balance of unrestricted funds of £195,196 including investments of £117,762.

Trustees

The Town Council is the Sole Custodial Trustee of the Town Trust. Therefore, on appointment to the Town Council that Councillor automatically becomes a Trustee of the Town Trust.

Organisation
A board of Trustees, of up to eleven members, meet three times a year and at other times that may be necessary to administer the charity. A Clerk is appointed to manage the day-to-day operation of the charity.

Risk Management
The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Investments Power
The Trustees regularly review the Charities investments. Under the deed of Trust, the charity has the power to make any investments which the Trustees see of a benefit to the trust.

Reserves Policy
The Trustees' policy is to review the reserve levels of the Charity on an annual basis. This review will encompass the nature of the income and expenditure streams, the need to match income with commitments and the nature of the Charity's reserves. The Trustees also take into consideration the future plans of the Charity, the uncertainty over some elements of future streams and other key risks identified during the risk review process.

Reserves
The reserves will not meet the full repair costs identified by the condition survey and the Trust will be seeking to identify and raise additional revenue by other means and possibly various heritage grants.

Independent Examination
The Trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011) and that an independent examination is required.
A resolution will also be proposed at the Annual General Meeting that the Independent Examiner be appointed to the charity for the ensuing year.

By Order of the Trustees:

.....
Victoria Bates
Chairperson

.....
Christopher Jones

20 . 12 . ..2023

Independent Examiners Report to the Chipping Campden Town Trust

I report on the accounts of the Trust for year ending 31 March 2023, which are set out on the pages 7 to 10.

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.

Daniel Colwell FCCA CTA AAT
Daniel Colwell & Co
Chartered Certified Accountant
The Old Bull Pens
Sezincote
Moreton in Marsh
Gloucestershire GL56 9AW

Date:

CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES

FOR YEAR ENDED 31st MARCH 2023

	General Fund 2023	Designated Fund 2023	Restricted Fund 2023	Total 2023	Total 2022
	£	£	£	£	£
INCOMING RESOURCES					
Charitable trading activities					
Town Hall lettings	10,809	-	-	10,809	22,144
Car Park Income	37,829	-	-	37,829	34,492
Investment income	199	-	-	199	11
Sundry income	1,173	-	-	1,173	2,987
TOTAL INCOMING RESOURCES	50,010	-	-	50,010	59,634
EXPENDITURE					
Direct charitable expenditure					
Repairs decorations and renewals	10,978	-	-	10,978	7,047
Cleaning and materials	6,586	-	-	6,586	6,447
Car park costs	6,289	-	-	6,289	6,010
Management and administration of the charity					
Salaries and NIC contributions	9,441	-	-	9,441	9,802
Water, heating and lighting	2,334	-	-	2,334	1,553
Administration by Council	1,010	-	-	1,010	1,010
Rates	2,755	-	-	2,755	2,579
Insurance	1,040	-	-	1,040	1,040
Accountancy & Independent examiners fee	3,008	-	-	3,008	2,088
Sundry Costs	10	-	-	10	492
Grants	-	-	-	-	4,000
Professional fees	6,498	-	-	6,498	1,260
Equipment depreciation	228	-	1,505	1,733	2,141
NET EXPENDITURE	50,177	-	1,505	51,682	45,467
NET INCOMING RESOURCES (EXPENDITURE)	- 167	-	(1,505)	(1,672)	14,166
INVESTMENT REVALUATION	(1,746)	-	-	(1,746)	10,090
	(1,913)	-	(1,505)	(3,418)	24,257
Transfers between funds	-	-	-	-	-
BALANCE OF FUNDS AT 1 APRIL 2022	196,709	10,000	550,577	757,286	733,029
BALANCE OF FUNDS AT 31 MARCH 2023	194,796	10,000	549,072	753,868	757,286

CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31st MARCH 2023

	Note	2023 £	2022 £
FIXED ASSETS			
Tangible assets	2	549,755	551,488
Investments	3	117,762	119,508
		667,517	670,996
NET CURRENT ASSETS			
Debtors and Prepayments	4	41,692	39,056
Cash at Bank	5	63,489	61,509
		105,181	100,565
CURRENT LIABILITIES payable within one year			
Creditors and Accruals	6	18,830	14,275
NET CURRENT ASSETS		86,351	86,290
NET ASSETS		753,868	757,286
REPRESENTED BY:	7		
General Fund		194,796	196,709
Designated Fund	8	10,000	10,000
Restricted Fund		549,072	550,577
		753,868	757,286

The Financial Statements were approved by the Trustees on 28.11.2023

Victoria Bates

Christopher Jones

CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS

AS AT 31st MARCH 2023

1 ACCOUNTING POLICIES

Accounting convention

The Charity constitutes a public benefit entity defined by FRS 102. 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) issued on 16 July 2014, the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015. The accounts for the year ended 31 March 2017 are the first accounts of the charity prepared in accordance with FRS 102, the financial reporting standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1st April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

Funds Structure

Unrestricted funds comprise the General Fund which the Trustees are free to use for
any purpose in furtherance of the Charity's objectives, and a Designated Fund for property repairs that maybe required in the future. The Restricted Fund comprises the freehold property, Civic Regalia, furniture and equipment.

Depreciation

Depreciation is charged on furniture and equipment which is written off on a straight-line basis of 15% and 20% per year.

Fixed Assets Investments

Investments are stated at market value as at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Unrealised gains and losses

All gains and losses are taken to the statement of financial activities as they arise. Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or purchase date if later).

Incoming Resources

All incoming resources are recognised once the charity has entitlement to them, it is certain that they will be received and their monetary value can be measured with reasonable reliability.

Resources expended

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under the appropriate headings.

2 FIXED ASSETS

For Use by the Charity

	Freehold Property	Civic Regalia	Furniture & Equipment	Town Hall Refurb	2022 Total
Gross Book Value	£	£	£		£
at 1st April 2022	450,000	99,070	32,890	118,711	700,671
Additions	-	-	-	-	-
Revaluation	-	-	-	-	-
at 31st March 2023	450,000	99,070	32,890	118,711	700,671
Depreciation					
at 1st April 2022	-	-	31,978	117,205	149,183
Charge for the year	-	-	228	1,505	1,733
at 31st March 2023	-	-	32,206	118,710	150,916
Net Book Value 2022	450,000	99,070	912	1,506	551,488
Net Book Value 2023	450,000	99,070	684	1	549,755

CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS CONTINUED

AS AT 31st MARCH 2023

		2023 Total £	2022 Total £
3 Investments	Units		
COIF Charity Fund Account No. 349820001R (valued at 31st March)	101.51	39,184	23,435
COIF Charity Fund Account No. 349820001A (valued at 31st March)	1378.66	11,769	12,205
COIF Charity Fund Account No. 126001001R (valued at 31st March)	171.19	23,235	39,521
COIF Charity Fund Account No. 12601001AB (valued at 31st March)	8306.21	38,575	39,347
National Savings Income Bond NO: 889770398 (November 1988)		2,000	2,000
National Savings Income Bond NO: 903100306 (March 1990)		3,000	3,000
		117,763	119,508

The COIF Investments are accumulation units and shown at the market value at the Balance Sheet date. Increases and decreases in value are taken to the SOFA.

4 Debtors and Prepayments		
Hirers Fees	140	1,153
Parking Fees	37,829	34,492
Other debtors	1,549	-
Prepayments	2,174	3,411
	41,692	39,056
5 Cash at Bank		
Lloyds bank accounts	63,489	61,509
	63,489	61,509
6 Creditors and Accruals		
Trade Creditors	4,271	2,050
Car park costs	6,289	6,010
PAYE & Net Wages	484	808
Accruals	7,786	5,407
	18,830	14,275

7 Analysis of net assets between fund	General Fund	Designated Fund	Restricted Fund	Total Funds
Tangible Assets	683	-	549,072	549,755
Investments	117,763	-	-	117,763
Cash in Bank	53,489	10,000	-	63,489
Other Net Current Assets/(Liabilities)	22,862	-	-	22,862
	194,796	10,000	549,072	753,868

8 Designated fund

Under the charitable order dated 2 July 1996, the Trustees are to maintain an Extraordinary Repair Fund. Funds of £10,000 are kept in a designated fund for this purpose.

9 Analysis of expenditure

	2023 Total £	2022 Total £
The following have been charged in the Statement of Financial Activities:		
Examiner's remuneration (accountancy and examination fee)	2,608	2,088
Staff wages	9,441	9,802

There was 1 employee during the year (2022: 1) and no one was paid in excess of £60,000.

The Trustees receive no remuneration.

Trustees' expenses refunded during the year:

Richard Orr £257.73 (2022: £440.39)

CHIPPING CAMPDEN TOWN TRUST

England & Wales - Charity number 203889

Accounts

CHIPPING CAMPDEN TOWN TRUST

A REGISTERED CHARITY

GLOUCESTERSHIRE - 203889

REPORT AND FINANCIAL STATEMENTS

YEAR ENDING 31 MARCH 2022

CHIPPING CAMPDEN TOWN TRUST

A REGISTERED CHARITY - GLOUCESTERSHIRE - 203889

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Report of the Trustees

Report of the Independent Examiner

A Statement of Financial Activities

A Statement of Financial Position

Notes forming a part of the Financial Statements

Chipping Campden Town Trust

General Information

Trustees

Patrick Spink
Trevor Webb
Christopher Jones
Elizabeth Hodges
Michael Allchin
Victoria Bates
Graham Greenall
Michael Haines
Bob King
Teresa Newman
Richard Orr

Clerk to the Trust
Joanna Harrigan

Address of Town Trust
Town Hall
High Street
Chipping Campden
Gloucestershire
GL55 6AT

Correspondence Address:
The Old Police Station
High Street
Chipping Campden
Gloucestershire
GL55 6HB

Charity Number: 203889

Bankers
Lloyds Bank Plc
High Street
Evesham
WR11 4DQ

CCLA Investment Management Ltd
80 Cheapside
London
EC2V 6DZ

Independent Examiner
Daniel Colwell FCCA CTA ATT
The Old Bull Pens
Sezincote
Moreton in Marsh
GL56 9AW

Chipping Campden Town Trust
Report of the Trustees for Year Ending 31 March 2022

Introduction
The Trustees are pleased to present their report together with the Financial Statement for year ending 31 March 2022.

Constitution
Chipping Campden Town Trust is constituted by a Deed sealed on 2 July 1996 and is a registered Charity in England and Wales, number 203889.

Trustees Responsibilities in Relation to the Financial Statements
The Charities Act requires the Trustees to prepare financial statements that give a true and fair view of the state of affairs of the charity at the end of the financial year and of its surplus or deficit for the financial year. In doing so the trustees are required to: -

1 select suitable accounting policies and to apply them consistently.

2 make judgements and estimates that are reasonable and prudent, and

3 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 maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position to the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. 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.

Aims and objectives of Charity
The objects of the Charity are to maintain, insure, keep repaired, and adapt the Town Hall and other property for the purpose for the benefit of the town.

Public Benefit
The Trustees confirm that they have complied with the requirement in the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit in exercising their powers and duties. They have referred to this guidance when reviewing the charity's objects and aims and in planning its future activities and are satisfied that the Charity's activities comply with this guidance and are of public benefit. The Trust maintains the Town Hall and other property for use by members of the public.

Future Plans
Following the completion of the condition Survey in November 2021, a working party was appointed to produce an action plan for the future maintenance and care of the Town Hall. Unfortunately, before it could meet a large piece of the stone finial on the roof overlooking the town square broke off in early February. This has necessitated the erection of scaffolding with scaffold netting and Heras fencing to protect the public in case more of the stone fell. Due to the

fact that the Town Hall is Grade II* listed the repairs to the vase will need consent from Cotswold District Council and Heritage England. The Trust has appointed James Mackintosh Architects to manage this project. It was decided to also seek permission to repair the damaged mullion on the West face window at the same time. The cost of these urgent works are estimated to be in the region of nearly £20,000.

In addition, whilst Condition Survey confirmed that the Town Hall is in a "fair condition" it makes observations at 4 levels of priority repair works required in the future. The four categories being urgent works, works required in 5 years, works beyond 5 years and desirable works.

The Working Party is currently meeting to review these recommended actions, initially focusing on the urgent works priority. These are repair works to the clock tower roof, replacement of felt on the flat roof, restoration of two first floor windows overlooking the High Street, replacement of the badly corroded metal decorative finial on the north elevation, rainwater hopper and gutter repairs.

A first estimate of the full cost of all maintenance is in the order of £200,000 and the Trustees are reviewing how that will be financed over the coming months and years. The Trust earns revenue from two sources - Town Hall lettings and the car park and has accumulated savings in a specialised charity savings account over the years. The total is insufficient to cover the full costs.

Chipping Campden Town Trust

Financial Review
The operating income generated by the Charity during the year was a respectable £53,624. Lettings income was back up to £22,144 and the net takings from the car park were £28,482.

At 31 March 2022, the Trust had a balance of unrestricted funds of £196,708 including investments of £119,508.

Trustees
The Town Council is the Sole Managing Trustee of the Town Trust. Therefore, on appointment to the Town Council that Councillor automatically becomes a Trustee of the Town Trust.

Organisation
A board of Trustees, of up to eleven members, meet three times a year and at other times that may be necessary to administer the charity. A Clerk is appointed to manage the day-to-day operation of the charity.

Risk Management
The Trustees have a duty to identify and renew the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Investments Power
The Trustees regularly review the Charities investments. Under the deed of Trust, the charity has the power to make any investments which the Trustees see of a benefit to the trust.

Reserves Policy
The Trustees policy is to review the reserve levels of the Charity on an annual basis. This review will encompass the nature of the income and expenditure streams, the need to match income with commitments and the nature of the Charity's reserves. The Trustees also take into consideration the future plans of the Charity, the uncertainty over some elements of future streams and other key risks identified during the risk review process.

Chipping Campden Town Trust

Following the pandemic, Town Hall bookings are steadily increasing with the Upper Town Hall continuing its popularity as a venue for weekend craft fairs, markets and art exhibitions/sales.

During the week it continues to be used in the evening by local groups such as the Bridge Club, the History Society, the Campden Society, the Rural Cinema and the Town Council and every other Tuesday morning by the Probus group.

The Lower Town Hall used to be fully booked every weekend by alternating antique fairs but since the pandemic these groups have all retired from the trade and new ones have not taken their place.

Chipping Campden Town Trust

Reserves
The reserves will not meet the full repair costs identified by the condition survey and the Trust will be appointing a working party to raise additional revenue from various heritage grants.

Indendent Examination
The Trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011) and that an independent examination is required.
A resolution will also be proposed at the Annual General Meeting that the Independent Examiner be appointed to the charity for the ensuing year.

By Order of the Trustees:

Richard Orr
Chairman

.....
Christopher Jones

28 June ..2022

Independent Examiners Report to the Chipping Campden Town Trust

I report on the accounts of the Trust for year ending 31 March 2022, which are set out on the pages 8 to 13

Respective Responsibilities of Trustees and Examiner
The charity's trustees are responsible for the preparation the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to: -

1 Examine the accounts under section 145 of the 2011 Act;

2 To follow the procedures laid down in the General Directions given by the Charity Commission (under section 145 (5) (b): and

3 To state whether particular matters have come to my attention.

Basis of Independent Examiner's Report
My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual item or disclosures in the accounts and seeking explanation from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement
In connection with my examination, no matter has come to my attention:

1 which gives me reasonable cause to believe that in any material respect the requirements to ensure that proper accounting records are kept in accordance with section 130 of the 2011 Act: and accounts are prepared which accord with the accounting records and comply with accounting requirements of the 2011 Act or

2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

It should be noted that I have been unable to verify the balance of NS&I income bonds purchased in 1988 and 1990 respectively, although the interest paid on these deposits is within expected parameters for the cash investment held.

Daniel Colwell FCCA CTA AAT

The Old Bull Pens
Sezincote
Moreton in Marsh
Gloucestershire GL56 9AW

2022

CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES

FOR YEAR ENDED 31 MARCH 2022

	General Fund 2022 £	Designated Fund 2022 £	Restricted Fund 2022 £	Total 2022	Total 2021 £
INCOMING RESOURCES					
Charitable trading activities	22,144	-	-	22,144	2,609
Town Hall lettings	34,492	-	-	34,492	18,910
Car Park Income	11	-	-	11	42
Investment income	2,987	-	-	2,987	114
Sundry income	-	-	-	-	19,669
Covid grants					
TOTAL INCOMING RESOURCES	59,634	-	-	59,634	41,343
EXPENDITURE					
Direct charitable expenditure					
Repairs decorations and renewals	7,047	-	-	7,047	1,683
Cleaning and materials	6,447	-	-	6,447	6,165
Car park costs	6,010	-	-	6,010	5,040
Management and administration of the charity					
Salaries and NIC contributions	9,802	-	-	9,802	9,489
Water, heating and lighting	1,553	-	-	1,553	2,754
Administration by Council	1,010	-	-	1,010	1,010
Rates	2,579	-	-	2,579	2,470
Insurance	1,040	-	-	1,040	1,040
Accountancy & Independent examiners fee	2,088	-	-	2,088	1,844
Sundry Costs	492	-	-	492	568
Sponsorship	-	-	-	-	1,200
Grants	4,000	-	-	4,000	-
Professional fees	1,260	-	-	1,260	-
Equipment depreciation	612	-	1,529	2,141	3,529
NET EXPENDITURE £	43,938	-	1,529	45,467	36,793
NET INCOMING RESOURCES (EXPENDITURE)	15,695	-	(1,529)	14,166	4,550
INVESTMENT REVALUATION	10,090	-	-	10,090	14,841
	25,785	-	(1,529)	24,257	19,392
Transfers between funds	-	-	-	-	-
BALANCE OF FUNDS AT 1 APRIL 2021	170,923	10,000	552,106	733,029	713,637
BALANCE OF FUNDS AT 31 MARCH 2022 £	196,708	10,000	550,577	757,286	733,029

CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31st MARCH 2022

	Note	2022 £	2021 £
FIXED ASSETS			
Tangible assets	2	551,488	552,490
Investments	3	119,508	109,418
		670,996	661,908
NET CURRENT ASSETS			
Debtors and Prepayments	4	39,056	21,553
Cash at Bank	5	61,509	63,632
		100,565	85,185
CURRENT LIABILITIES payable within one year			
Creditors and Accruals	6	14,275	14,064
NET CURRENT ASSETS		86,290	71,121
NET ASSETS		757,286	733,029
REPRESENTED BY:	7		
General Fund		196,709	170,923
Designated Fund		10,000	10,000
Restricted Fund		550,577	552,106
		757,287	733,029

The Financial Statements were approved by the Trustees on 28th June 2022

Richard Orr

.....

Richard Orr

.....

Christopher Jones

CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS

AS AT 31st MARCH 2022

2 FIXED ASSETS

For Use by the Charity

	Freehold Property	Civic Regalia	Furniture & Equipment	Town Hall Refurb	2022 Total
Gross Book Value	£	£	£		£
at 1st April 2021	450,000	99,070	31,750	118,711	699,531
Additions	-	-	1,140	-	1,140
Revaluation	-	-	-	-	-
at 31st March 2022	450,000	99,070	32,890	118,711	700,671
Depreciation					
at 1st April 2021	-	-	31,258	115,783	147,041
Charge for the year	-	-	720	1,422	2,142
at 31st March 2022	-	-	31,978	117,205	149,183
Net Book Value 2021	450,000	99,070	492	2,928	552,490
Net Book Value 2022	450,000	99,070	912	1,506	551,488

3 Investments	Units	**2022** £	**2021** £
COIF Charity Fund Account No. 349820001R (valued at 31st March)	101.51	23,435	20,986
COIF Charity Fund Account No. 349820001A (valued at 31st March)	1378.66	12,205	12,778
COIF Charity Fund Account No. 126001001R (valued at 31st March)	171.19	39,521	35,391
COIF Charity Fund Account No. 12601001AB (valued at 31st March)	8306.21	39,347	35,263
National Savings Income Bond NO: 889770398 (November 1988)		2,000	2,000
National Savings Income Bond NO: 903100306 (March 1990)		3,000	3,000
		119,508	**109,418**

The COIF Investments are accumulation units and shown at the market value at the Balance Sheet date. Increases and decreases in value are taken to the SOFA.

CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS CONTINUED

AS AT 31st MARCH 2022

	2022 Total £	2021 Total £
4 Debtors and Prepayments		
Hirers Fees	1,153	-
Parking Fees	34,492	20,969
Prepayments	3,411	584
	39,056	21,553
5 Cash at Bank		
Lloyds bank accounts	61,509	63,632
	61,509	63,632
6 Creditors and Accruals		
Trade Creditors	2,050	1,300
Carpark costs	6,010	5,040
PAYE & Net Wages	808	784
Accruals	5,407	6,940
	14,275	14,064

7 Analysis of net assets between fund	General Fund	Designated Fund	Restricted Fund	Total Funds
Tangible Assets	912	-	550,577	551,489
Investments	119,508	-	-	119,508
Cash in Bank	51,509	10,000	-	61,509
Other Net Current Assets/(Liabilities)	24,780	-	-	24,780
	196,709	**10,000**	**550,577**	**757,286**

8 Statement of Cashflows

	General Fund	Designated Fund	Restricted Fund	Total
Balances at 1 April 2021	170,923	10,000	552,106	733,029
Operating income	59,623	-	-	59,623
Investment income	11	-	-	11
Total	230,557	10,000	552,106	792,663
Resources Expended	43,938		1,529	45,467
	186,618	10,000	550,577	747,196
Transfers for Asset purchases	-	-	-	-
Transfer between funds	-	-	-	-
Investment revaluation	10,090	-	-	10,090
Balances at 31 March 2022	**196,709**	**10,000**	**550,577**	**757,286**

Under the charitable order dated 2 July 1996, the Trustees are to maintain an Extraordinary Repair Fund. Funds of £10,000 are kept in a designated fund for this purpose.

Chipping Campden Town Trust
Notes to the accounts 31st March 2022

1 ACCOUNTING POLICIES

Accounting convention

The Charity constitutes a public benefit entity defined by FRS 102. 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) issued on 16 July 2014, the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015. The accounts for the year ended 31 March 2017 are the first accounts of the charity prepared in accordance with FRS 102, the financial reporting standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1st April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

Funds Structure

Unrestricted funds comprise the General Fund which the Trustees are free to use for any purpose in furtherance of the Charity's objectives, and a Designated Fund for property repairs that maybe required in the future. The Restricted Fund comprises the freehold property, Civic Regalia, furniture and equipment.

Depreciation

Depreciation is charged on furniture and equipment which is written off on a straight-line basis of 15% and 20% per year.

Fixed Assets Investments

Investments are stated at market value as at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Unrealised gains and losses

All gains and losses are taken to the statement of financial activities as they arise. Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or purchase date if later).

Incoming Resources

All incoming resources are recognised once the charity has entitlement to them, it is certain that they will be received and their monetary value can be measured with reasonable reliability.

Resources Expended

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under the appropriate headings.

2. ANALYSIS OF EXPENDITURE

	2022 £	2021 £
The following have been charged in the statement of Financial Activities:		
Examiner's remuneration (accountancy and examination fee)	2,088	1,844
Staff Wages	9,802	9,489

There was one employee during the year and no one was paid in excess of £60,000.

The Trustees receive no remuneration

Trustee's expenses refunded during the year:

Richard Orr £440.39 2021 - (£151.12)

CHIPPING CAMPDEN TOWN TRUST

England & Wales - Charity number 203889

Accounts

CHIPPING CAMPDEN TOWN TRUST

A REGISTERED CHARITY

GLOUCESTERSHIRE - 203889

REPORT AND FINANCIAL STATEMENTS

YEAR ENDING 31 MARCH 2021

CHIPPING CAMPDEN TOWN TRUST

A REGISTERED CHARITY - GLOUCESTERSHIRE - 203889

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Report of the Trustees

Report of the Independent Examiner

A Statement of Financial Activities

A Statement of Financial Position

Notes forming a part of the Financial Statements

Chipping Campden Town Trust

General Information

Trustees

Patrick Spink
John Ellis
Christopher Jones
Elizabeth Hodges
Michael Allchin
Simon Cluley
Graham Greenall
Michael Haines
Bob King
Teresa Newman
Richard Orr

Clerk to the Trust
Joanna Harrigan

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Town Hall
High Street
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Chipping Campden Town Trust
Report of the Trustees for Year Ending 31 March 2021

Introduction

The Trustees are pleased to present their report together with the Financial Statement for year ending 31 March 2021.

Constitution

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Trustees Responsibilities in Relation to the Financial Statements

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1 select suitable accounting policies and to apply them consistently.

2 make judgements and estimates that are reasonable and prudent, and

3 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 maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position to the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. 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.

Aims and objectives of Charity

The objects of the Charity are to maintain, insure, keep repaired, and adapt the Town Hall and other property for the purpose for the benefit of the town.

Public Benefit

The Trustees confirm that they have complied with the requirement in the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit in exercising their powers and duties. They have referred to this guidance when reviewing the charity's objects and aims and in planning its future activities and are satisfied that the Charity's activities comply with this guidance and are of public benefit. The Trust maintains the Town Hall and other property for use by members of the public.

Future Plans

Following the completion of the Condition Survey in November 2021, a working party will be appointed to produce an action plan for the future maintenance and care of the Town Hall. In January 2022, temporary repairs to the clock tower will be undertaken to stop the leak into the attic before more substantial repairs are undertaken later in the year. A working party will also be appointed to review the caretaking and cleaning contracts.

Chipping Campden Town Trust

Financial Review

The operating income generated by the Charity, including Covid grants from the District Council, during the year was £41,343. Understandably, the Trust's lettings income was severely hit by the Covid lockdowns with nearly all lettings being cancelled. Lettings income was down by nearly £17,000 from £19,428 in 2020 to £2,609 in 2021.

The Covid lockdown not only affected the lettings in the town hall but the income generated by the car park. With travel severely restricted the car park income fell from £41,430 to £18,910.

Thankfully, due to the Covid grants net income at £41,343 still exceeded net expenditure at £36,793.

At 31 March 2021, the Trust had a balance of unrestricted funds of £170,923 with investments of £109,418.

Trustees

The Town Council is the Sole Managing Trustee of the Town Trust. Therefore, on appointment to the Town Council that Councillor automatically becomes a Trustee of the Town Trust.

Organisation

A board of Trustees, of up to eleven members, meet three times a year and at other times that may be necessary to administer the charity. A Clerk is appointed to manage the day-to-day operation of the charity.

Risk Management

The Trustees have a duty to identify and renew the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Investments Power

The Trustees regularly review the Charities investments. Under the deed of Trust, the charity has the power to make any investments which the Trustees see of a benefit to the trust.

Reserves Policy

The Trustees policy is to review the reserve levels of the Charity on an annual basis. This review will encompass the nature of the income and expenditure streams, the need to match income with commitments and the nature of the Charity's reserves. The Trustees also take into consideration the future plans of the Charity, the uncertainty over some elements of future streams and other key risks identified during the risk review process.

Chipping Campden Town Trust

Due to the Pandemic, this year has been an extremely strange one for the Trust. During the first lock down the normally busy town and car park resembled a ghost town and the Town Hall which normally bustled with antique fairs, craft fairs, art exhibitions and local groups enjoying a variety of pastimes including bridge, probus, rural cinema and not forgetting council and committee meetings, lay empty.

When restrictions were eased and some limited uses of the hall were permitted, an intensive clean was undertaken by the caretaker and hand sanitisers and new anti-viral cleaning equipment was provided. New guidance was produced and issued to anyone wishing to use the hall, including advise as to social distancing, reduced maximum permitted numbers, hand-sanitising, mask-wearing, increased ventilation and the frequent wiping down of touched surfaces with anti-viral solution.

Despite this extraordinary year, the Trust finances are in a healthy state.

Finally, thanks are due to the strong support from the committee, the Town Clerk and Caretaker.

Chipping Campden Town Trust

Reserves
The reserves are at a satisfactory level for the on-going maintenance of the Town Hall.

Independent Examination
The Trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011) and that an independent examination is required.
A resolution will also be proposed at the Annual General Meeting that the Independent Examiner be appointed to the charity for the ensuing year.

By Order of the Trustees:

Richard Orr

Richard Orr
Chairman

7th December 2021

Independent Examiners Report to the Chipping Campden Town Trust

I report on the accounts of the Trust for year ending 31 March 2021, which are set out on the pages 8 to 13

Respective Responsibilities of Trustees and Examiner
The charity's trustees are responsible for the preparation the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to: -

1 Examine the accounts under section 145 of the 2011 Act;

2 To follow the procedures laid down in the General Directions given by the Charity Commission (under section 145 (5) (b): and

3 To state whether particular matters have come to my attention.

Basis of Independent Examiner's Report
My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual item or disclosures in the accounts and seeking explanation from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement
In connection with my examination, no matter has come to my attention:

1 which gives me reasonable cause to believe that in any material respect the requirements to ensure that proper accounting records are kept in accordance with section 130 of the 2011 Act: and accounts are prepared which accord with the accounting records and comply with accounting requirements of the 2011 Act or

2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Daniel Colwell FCCA CTA AAT

The Old Bull Pens
Sezincote
Moreton in Marsh
Gloucestershire GL56 9AW

2021

CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES

FOR YEAR ENDED 31 MARCH 2021

	General Fund 2021 £	Designated Fund 2021 £	Restricted Fund 2021 £	Total 2021	Total 2020 £
INCOMING RESOURCES					
Charitable trading activities					
Town Hall lettings	2,609	-	-	2,609	19,428
Car Park Income	18,910	-	-	18,910	41,430
Investment income	42	-	-	42	58
Sundry income	114	-	-	114	92
Covid grants	19,669	-	-	19,669	-
TOTAL INCOMING RESOURCES	**41,343**	**-**	**-**	**41,343**	**61,008**
EXPENDITURE					
Direct charitable expenditure					
Repairs decorations and renewals	1,683	-	-	1,683	6,836
Cleaning and materials	6,165	-	-	6,165	6,453
Car park costs	5,040	-	-	5,040	4,062
Management and administration of the charity					
Salaries and NIC contributions	9,489	-	-	9,489	9,199
Water, heating and lighting	2,754	-	-	2,754	2,807
Administration by Council	1,010	-	-	1,010	1,010
Rates	2,470	-	-	2,470	2,430
Insurance	1,040	-	-	1,040	1,040
Accountancy & Independent examiners fee	1,844	-	-	1,844	1,659
Sundry Costs	568	-	-	568	294
Sponsorship	1,200	-	-	1,200	-
Bad debts	-	-	-	-	366
Equipment depreciation	384	-	3,145	3,529	4,320
NET EXPENDITURE £	**33,648**	**-**	**3,145**	**36,793**	**40,476**
NET INCOMING RESOURCES (EXPENDITURE)	7,695	-	(3,145)	4,550	20,532
INVESTMENT REVALUATION	14,841	-	-	14,841	480
	22,537	-	(3,145)	19,392	21,012
Transfers between funds	(29,466)	-	29,466	-	-
BALANCE OF FUNDS AT 1 APRIL 2020	177,852	10,000	525,785	713,637	692,625
BALANCE OF FUNDS AT 31 MARCH 2021 £	**170,923**	**10,000**	**552,106**	**733,029**	**713,637**

CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31st MARCH 2021

	Note	2021 £	2020 £
FIXED ASSETS			
Tangible assets	2	552,490	556,019
Investments	3	109,418	74,576
		661,908	630,595
NET CURRENT ASSETS			
Debtors and Prepayments	4	21,553	45,665
Cash at Bank	5	63,632	48,161
		85,185	93,826
CURRENT LIABILITIES payable within one year			
Creditors and Accruals	6	14,064	10,784
NET CURRENT ASSETS		71,121	83,042
NET ASSETS		733,029	713,637
REPRESENTED BY:	7		
General Fund		170,923	177,852
Designated Fund		10,000	10,000
Restricted Fund		552,106	525,785
		733,029	713,637

The Financial Statements were approved by the Trustees on 2021

Richard Orr

Michael Allchin

CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS

AS AT 31st MARCH 2021

2 FIXED ASSETS

For Use by the Charity

	Freehold Property	Civic Regalia	Furniture & Equipment	Town Hall Refurb	2021 Total
Gross Book Value	£	£	£		£
at 1st April 2020	450,000	99,070	31,750	118,711	699,531
Additions	-	-	-	-	-
Revaluation	-	-	-	-	-
at 31st March 2021	450,000	99,070	31,750	118,711	699,531
Depreciation					
at 1st April 2020	-	-	29,798	113,714	143,512
Charge for the year	-	-	1,460	2,069	3,529
at 31st March 2021	-	-	31,258	115,783	147,041
Net Book Value 2020	450,000	99,070	1,952	4,997	556,019
Net Book Value 2021	450,000	99,070	492	2,928	552,490

3 Investments	Units	**2021** £	**2020** £
COIF Charity Fund Account No. 349820001R (valued at 31st March)	101.51	20,986	16,875
COIF Charity Fund Account No. 349820001A (valued at 31st March)	1378.66	12,778	12,576
COIF Charity Fund Account No. 126001001R (valued at 31st March)	120.52	25,391	20,035
purchased 22.10.20	50.67	10,000	-
COIF Charity Fund Account No. 12601001AB (valued at 31st March)	5863.73	25,263	20,090
purchased 22.10.20	2442.48	10,000	-
National Savings Income Bond NO: 889770398 (November 1988)		2,000	2,000
National Savings Income Bond NO: 903100306 (March 1990)		3,000	3,000
		109,418	**74,576**

The COIF Investments are accumulation units and shown at the market value at the Balance Sheet date. Increases and decreases in value are taken to the SOFA. During 2021, £20,000 was invested equally into both the COIF Accumulation and COIF Ethical Investment fund.

CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS CONTINUED

AS AT 31st MARCH 2021

	2021 Total £	2020 Total £
4 Debtors and Prepayments		
Hirers Fees	-	965
Parking Fees	20,969	41,430
Prepayments	584	3,270
	21,553	45,665
5 Cash at Bank		
Lloyds bank accounts	63,632	48,161
		-
	63,632	48,161
6 Creditors and Accruals		
Trade Creditors	1,300	1,339
Carpark costs	5,040	4,062
PAYE & Net Wages	784	760
Accruals	6,940	4,623
	14,064	10,784

7 Analysis of net assets between fund	General Fund	Designated Fund	Restricted Fund	Total Funds
Tangible Assets	384	-	552,106	552,490
Investments	109,418	-	-	109,418
Cash in Bank	53,632	10,000	-	63,632
Other Net Current Assets/(Liabilities)	7,489	-	-	7,489
	170,923	**10,000**	**552,106**	**733,029**

8 Statement of Cashflows

	General Fund	Designated Fund	Restricted Fund	Total
Balances at 1 April 2020	177,852	10,000	525,785	713,637
Operating income	41,302	-	-	41,302
Investment income	42	-	-	42
Total	219,195	10,000	525,785	754,980
Resources Expended	33,648		3,145	36,793
	185,547	10,000	522,640	718,187
Transfers for Asset purchases	-	-	-	-
Transfer between funds	(29,466)	-	29,466	-
Investment revaluation	14,841	-	-	14,841
Balances at 31 March 2021	**170,923**	**10,000**	**552,106**	**733,029**

Under the charitable order dated 2 July 1996, the Trustees are to maintain an Extraordinary Repair Fund. Funds of £10,000 are kept in a designated fund for this purpose.

Chipping Campden Town Trust
Notes to the accounts 31st March 2021

1 ACCOUNTING POLICIES

Accounting convention

The Charity constitutes a public benefit entity defined by FRS 102. 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) issued on 16 July 2014, the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015. The accounts for the year ended 31 March 2017 are the first accounts of the charity prepared in accordance with FRS 102, the financial reporting standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1st April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

Funds Structure

Unrestricted funds comprise the General Fund which the Trustees are free to use for any purpose in furtherance of the Charity's objectives, and a Designated Fund for property repairs that maybe required in the future. The Restricted Fund comprises the freehold property, Civic Regalia, furniture and equipment.

Depreciation

Depreciation is charged on furniture and equipment which is written off on a straight-line basis of 15% and 20% per year.

Fixed Assets Investments

Investments are stated at market value as at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Unrealised gains and losses

All gains and losses are taken to the statement of financial activities as they arise. Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or purchase date if later).

Incoming Resources

All incoming resources are recognised once the charity has entitlement to them, it is certain that they will be received and their monetary value can be measured with reasonable reliability.

Resources Expended

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under the appropriate headings.

2. ANALYSIS OF EXPENDITURE

	2021 £	2020 £
The following have been charged in the statement of Financial Activities:		
Examiner's remuneration (accountancy and examination fee)	1,844	1,659
Staff Wages	9,489	9,199

There was one employee during the year and no one was paid in excess of £60,000.

The Trustees receive no remuneration

Trustee's expenses refunded during the year:

Richard Orr £151.12