

# **TOPSHAM MARKET HOUSE TRUST**

**(Registered Number 206696)**

## **ANNUAL REPORT 2024**

The Trustees met on three occasions.

### **BUSINESS CONDUCTED**

1. Eastgate Financial Services and Brewin Dolphin continued to manage and oversee the Trusts investments including the M.G. Edds legacy. The Trustees reviewed their investment strategy and reaffirmed to adopt category 4.
2. Resulting from the M.G. Edds legacy £1,000 was paid to Topsham School to assist with swimming provision.
3. Grants totalling £6,600 were made in support of Topsham School, Topsham Charter Day, Topsham Birdwatching Society, Topsham Museum and Topsham Music Festival
4. The renewal of the lease for Central Garage, Topsham.
5. The title of the properties had been registered at the Land Registry and the properties were transferred from the outgoing Trustees to the continuing and new Trustees. It was agreed that the title be vested in the name of the Official Custodian of Charities.

### **ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER, 2024**

The Receipt and Payments Account for the year ended 31<sup>st</sup> December 2023 was examined and certified by Gravita Western Limited, Chartered Accountants, Exeter.

**D.J. TUCKER**  
**SECRETARY/TREASURER TO THE TRUSTEES**

## Independent Examiner's Report to the Trustees of Topsham Market House Trust

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2024.

### Responsibilities and basis of report

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

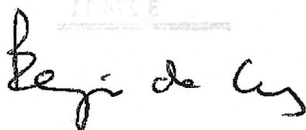
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### 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 giving me cause to believe that in any material respect:

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



Benjamin De Cruz BA FCA  
Gravita Western Limited  
3 Southernhay West  
Exeter  
Devon  
EX2 7TD

Date 7. April 2025

**TOPSHAM MARKET HOUSE TRUST**

Charity number 206696

**RECEIPTS AND PAYMENTS ACCOUNT**

Year ended 31 December 2024

General account	2024	2023
	£ p	£ p
<b>Receipts</b>		
Rent 69a, 70, 70a Fore Street	19,753.17	20,034.41
Central Garage	16,933.27	15,999.96
Sale of Investments	111,000.95	140,284.84
Income from Investments	12,031.69	10,071.97
Miscellaneous		
<b>Total receipts</b>	<b>159,719.08</b>	<b>186,391.18</b>
<b>Payments</b>		
Postage, printing and stationery	151.38	86.98
Insurances	3,897.87	3,731.82
Property costs	22,646.11	18,214.83
Grants	6,600.00	2,100.00
Secretary and treasurer's allowances	2,004.00	2,000.00
Miscellaneous		
Portfolio Management fee	3,662.01	3,520.04
Professional fees	1,833.30	752.00
Investment purchases	124,669.44	152,711.40
<b>Total payments</b>	<b>165,464.11</b>	<b>183,117.07</b>
<b>Net (payments)/receipts</b>	<b>(5,745.03)</b>	<b>3,274.11</b>
<b>Cash funds at 31 December 2022</b>	<b>90,737.21</b>	<b>87,463.10</b>
<b>Net receipts</b>	<b>(5,745.03)</b>	<b>3,274.11</b>
<b>Cash funds at 31 December 2023</b>	<b>84,992.18</b>	<b>90,737.21</b>



**TOPSHAM MARKET HOUSE TRUST**  
Charity number 206696

**STATEMENT OF ASSETS & LIABILITIES**  
Year ended 31 December 2024

	2024 £ p	2023 £ p
<b>Monetary assets</b>		
Cash at bank		
Lloyds Bank treasurers account	80,823.47	81,269.69
Brewin Dolphin deposit account	4,168.71	9,467.52
<b>Total</b>	<b>84,992.18</b>	<b>90,737.21</b>
Other monetary assets:		
 Brewin Dolphin Investments - Market value	 <u>£397,952.05</u>	 <u>£381,108.30</u>
	£ p	£ p
Rent due (Exeter City Council)	-	-
Rent due (70b Fore Street)	-	-
<b>Total</b>	<b>-</b>	<b>-</b>
<b>Non-monetary assets</b>		
Freehold of Nos. 69a, 70 and 70a Fore Street, Topsham, Devon		
<b>Liabilities</b>		
	£ p	£ p
Security deposits	930.00	930.00
Independent examiner's fee	300.00	300.00
G Edds Legacy	15,000.00	15,000.00
Topsham Adventure centre	30,000.00	
Topsham Museum	4,000.00	
Fishermans friend mural	1,000.00	
Topsham School (G Edds Legacy)	1,000.00	
<b>Total</b>	<b>52,230.00</b>	<b>16,230.00</b>

**DECLARATION**

The receipts and payments account set out on page 1 for the financial year ended on 31 December 2024 and the statement of assets and liabilities as at that date set out on page 2 are approved by the Trustees.

Trustee authorised to sign on behalf of all trustees



## Independent Examiner's Report to the Trustees of Topsham Market House Trust

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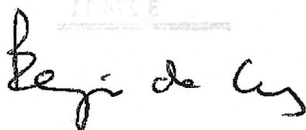
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