

# **TOPSHAM MARKET HOUSE TRUST**

**(Registered Number 206696)**

## **ANNUAL REPORT 2025**

The Trustees met on two 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 £1,500 was paid to Topsham School to assist with swimming provision.
3. Grants totalling £12,000 were made in support of Topsham Community Association, 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.
6. Amalgamation with John Shere and Others Charities. Scheme submitted to the Charity Commission.

### **ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER, 2025**

The Receipt and Payments Account for the year ended 31<sup>st</sup> December 2025 was examined and certified by Gravita Western Limited, Chartered Accountants, Exeter.

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

**REGISTERED CHARITY NUMBER: 206696**

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED  
31 DECEMBER 2025  
FOR  
TOPSHAM MARKET HOUSE TRUST**

# **TOPSHAM MARKET HOUSE TRUST**

**(Registered Number 206696)**

## **ANNUAL REPORT 2025**

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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
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### **ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025**

The Receipt and Payments Account for the year ended 31<sup>st</sup> December 2025 was examined and certified by Gravita Audit 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 2025

### **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.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

Jade Quaintance FCA

Gravita Audit Western Limited

Keble House

Southernhay Gardens

Exeter

EX1 1NT

Date

**TOPSHAM MARKET HOUSE TRUST**  
**Charity number 206696**

**RECEIPTS AND PAYMENTS ACCOUNT**  
**Year ended 31 December 2025**

General account	2025		2024	
	£	p	£	p
<b>Receipts</b>				
Rent 69a, 70, 70a Fore Street	21,000.00		19,753.17	
Central Garage	17,599.92		16,933.27	
Sale of Investments	68,952.14		111,000.95	
Income from Investments	11,958.62		12,031.69	
Total receipts	<u>119,510.68</u>		<u>159,719.08</u>	
<b>Payments</b>				
Postage, printing and stationery	122.50		151.38	
Insurances	4,149.49		3,897.87	
Property costs	3,767.02		22,646.11	
Grants	12,000.00		6,600.00	
Secretary and treasurer's allowances	2,004.00		2,004.00	
Miscellaneous	50.00			
Portfolio Management fee	3,854.02		3,662.01	
Professional fees	3,494.60		1,833.30	
Investment purchases	123,180.65		124,669.44	
Total payments	<u>152,622.28</u>		<u>165,464.11</u>	
<b>Net (payments)/receipts</b>	<u>(33,111.60)</u>		<u>(5,745.03)</u>	
 <b>Cash funds at 31 December 2024</b>	 84,992.18		 90,737.21	
Net receipts	(33,111.60)		(5,745.03)	
 <b>Cash funds at 31 December 2025</b>	 <u>51,880.58</u>		 <u>84,992.18</u>	

**TOPSHAM MARKET HOUSE TRUST**  
Charity number 206696

**STATEMENT OF ASSETS & LIABILITIES**  
Year ended 31 December 2025

	2025	2024
	£ p	£ p
<b>Monetary assets</b>		
Cash at bank		
Lloyds Bank treasurers account	43,835.78	80,823.47
Brewin Dolphin deposit account	8,044.80	4,168.71
Total	<b>51,880.58</b>	<b>84,992.18</b>
Other monetary assets:		
 Brewin Dolphin Investments - Market value	 <u>£480,046.41</u>	 <u>£397,952.05</u>
	£ p	£ p
Rent due (Exeter City Council)	-	-
Rent due (70b Fore Street)	-	-
Total	<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	1,200.00	300.00
G Edds Legacy	15,000.00	15,000.00
Topsham Adventure centre	30,000.00	30,000.00
Topsham Museum		4,000.00
Fishermans friend mural		1,000.00
Topsham School (G Edds Legacy)	1,500.00	1,000.00
Total	<b>48,630.00</b>	<b>52,230.00</b>

**DECLARATION**

The receipts and payments account set out on page 1 for the financial year ended on 31 December 2025 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

**REGISTERED CHARITY NUMBER: 206696**

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED  
31 DECEMBER 2025  
FOR  
TOPSHAM MARKET HOUSE TRUST**

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**(Registered Number 206696)**

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