

**HARLING TOWN LANDS TRUST**  
**Charity Number 211118**  
**ANNUAL REPORT 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025**

The Charity historically owns a small farm, which is leased to a tenant on a 10-year lease expiring in 2028. More recently the Charity has acquired three domestic properties which all have paying Tenants. In addition, the Charity owns Peppers Drive, which is the only vehicle access to a village play area. This is leased by the Parish Council on a 10-year lease.

The income from these properties is the main charity income, and is distributed to the three Beneficiaries on an annual basis after expenses have been covered.

We also have a small investment with the COIF which pays a quarterly income.

**HARLING TOWN LANDS TRUST  
RECEIPTS AND PAYMENT SUMMARY**

**1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025**

**Bals at bank brought forward 1<sup>st</sup> April 2024** **£31,496.96**

**Receipts**

|                                 |           |
|---------------------------------|-----------|
| Peppers Corner Rent (12 Months) | 1,600.00  |
| COIF Interest (12 Months)       | 154.37    |
| 12 Spinney Drive Rental Income  | 11,400.00 |
| 11 Kemps Barn Rental Income     | 9,930.00  |
| 46 Garlondes Rental Income      | 8,628.04  |
| Town Farm Rental Income         | 10,000.00 |
| Wayleave                        | 15.67     |
| Bank Interest                   | 315.69    |

**Total Income** **42,043.77**

**Expenses**

|  |          |
|--|----------|
| Management Fees 12 Spinney Drive             | 1,185.60 |
| Management Fees 11 Kemps Barn                | 953.28   |
| Management Fees 46 Garlondes                 | 828.29   |
| Trust Insurance                              | 294.97   |
| Insurance 12 Spinney Drive                   | 407.66   |
| Insurance 11 Kemps Barn                      | 389.14   |
| Insurance 46 Garlondes                       | 205.26   |
| Bank Charges                                 | 73.91    |
| Boiler Service 11 Kemps Barn                 | 96.00    |
| Boiler Service 46 Garlondes & Cooker Test    | 130.00   |
| Call out for Boiler problem 12 Spinney Drive | 191.56   |
| Boiler investigation 12 Spinney Drive        | 195.00   |
| Underfloor Heating Repair 12 Spinney Drive   | 110.00   |
| Boiler Breakdown 12 Spinney Drive            | 90.00    |
| Boiler Repairs 12 Spinney Drive              | 559.58   |
| Gas Safety check 12 Spinney Drive            | 85.00    |
| Call out and repair 12 Spinney Drive         | 281.91   |
| Envirovent 12 Spinney Drive                  | 1,891.30 |
| Call out to Washing Machine 12 Spinney Drive | 84.00    |
| Washing Machine 12 Spinney Drive             | 479.00   |
| Dehumidifier Rental 12 Spinney Drive         | 114.00   |
| Water leak under sink, 12 Spinney Drive      | 631.78   |
| Water Leak 12 Spinney Drive                  | 54.00    |
| Rent Review Letters                          | 180.00   |
| Reference Fee 46 Garlondes                   | 30.00    |

|                                      |           |
|--------------------------------------|-----------|
| Grant paid to Harling PCC            | 11,200.00 |
| Grant paid to Harling TIF            | 11,200.00 |
| Grant paid to Educational Foundation | 5,600.00  |

|                       |                   |
|-----------------------|-------------------|
| <b>Total Expenses</b> | <b>£37,541.24</b> |
|-----------------------|-------------------|

|   |                   |
|---|-------------------|
| <b>Balance at Bank 31<sup>st</sup> March 2025 C/Fwd</b> | <b>£35,999.49</b> |
|---|-------------------|

|                                |                   |
|--------------------------------|-------------------|
| <b>COIF Fund current value</b> | <b>£ 5,637.28</b> |
|--------------------------------|-------------------|

### **Charity Assets**

**Town Farm**  
**Pepper Drive**  
**12 Spinney Drive**  
**11 Kemps Barn**  
**46 Garlondes**



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13<sup>th</sup> January 2026

The income and expenditure accounts of Harling Town Lands Trust, a registered charity (Charity Number 211118), for the year ended 31<sup>st</sup> March 2025, have been audited. They show a total income of £42,043.77 and total expenditure of £37,541.24 and provide a true and fair view of the charity's financial activities during the year.

A handwritten signature in black ink, appearing to read 'G. Hipperson'.

**Gemma Hipperson**

Director

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