

THE GILLBARD CENTENARY FLATS (INCORPORATING THE GILLBARD HOMES TRUST)

England & Wales · Charity number 214083

Details

Other names	GILLBARD HOMES TRUST
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Status	Registered
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Legal form	Trust
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Registered	1996-10-18
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Register	View on the Charity Commission register
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Contact

Address	Eureka House Higher Downgate Callington PL17 8HL
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Phone	01579370297
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Email	bookbusters@btinternet.com
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Activities

Objects: HOUSES FLATS FOR USE AS SEPARATE DWELLINGS BY PERSONS OF THE WORKING CLASSES

Activities: The provision of low cost houses and flats for rent to persons in need, with preference being given to those born or who have lived for the last 10 years in the former borough of Launceston. Such charitable purposes for the benefit of the residents as the trustees decide.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

Geography

- Cornwall

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£77,617	£31,367	-	-
2024-12-31	£81,794	£18,998	-	-
2023-12-31	£66,463	£54,074	-	-
2022-12-31	£51,301	£19,298	-	-
2021-12-31	£56,549	£22,142	-	-
2020-12-31	£60,137	£40,060	-	-

Trustees

Name	Role	Appointed
DOROTHY DAVEY	Chair	
Alison Elizabeth Gerry		2018-11-08
CLIVE KIDMAN		
JAMES TANCOCK		
KAREN FOWLER		
MAVIS TANCOCK		
PHILIP GILLBARD		
ROGER GILLBARD		
WENDY WHITE		

Accounts

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

Charity number: 214083

Annual Accounts for the Year Ended 31st December 2025

Trustee's Annual Report	1
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Receipts and Payments Account	3
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Profit and Loss account	5
Balance Sheet	6

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The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

Charity number: 214083

Annual Report 2025

Trustee report for year ended 31st December 2025

Charity address:

Eureka House, Higher Downgate, Callington, Cornwall

Trustees

Mrs D Davey (Chairlady)
Mr R Gillbard (Treasurer)
Mr P Gillbard (Vice Chairman)
Mr C Kidman (Secretary)
Mrs M Tancock
Mrs K Fowler
Mrs W White
Mr J Tancock
Mrs A Gerry

Accountants: Kelly Accountancy, Room 1, Tavistock Physio Clinic, Lamerton, PL19 8QA

Aims and objectives

The provision of low cost houses and flats for rent to persons in need, with preference being given to those born or who have lived for the last 10 years in the former borough of Launceston

Such charitable purposes for the benefit of the residents as the Trustees decide.

Reserves policy

The Trustees consider that substantial reserves are required for the future maintenance of their 32 properties.

Declaration

I declare in my capacity of charity trustee that the trustees have approved the report above and have authorised me to sign it on their behalf.

Chairman of the Trustees:.....

DT Davey. (info @ trethorne leisure.com)

Date:.....

2-6-26

**Independent Examiner's Report to the trustees of The Gillbard Centenary Flats Trust
(Incorporating The Gillbard Homes Trust)
Charity number: 214083**

I report on the accounts of the trust for the year ended 31st December 2025, which are set out on pages 3 and 4.

Respective responsibilities of Trustees and Examiner

The Charity's trustees are responsible for the preparation of the accounts.

The Charity's trustees consider that an audit is not required for this year under section 144 of The Charities Act 2011 (the charities act) and that an independent examination is needed. It is our responsibility to examine the accounts under Section 145 of The Charities Act 2011, to follow the procedures laid down in the general directions given by The Charities Commission (under section 145 (5) (b) of The Charities Act), and 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 Commission. 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 explanations 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

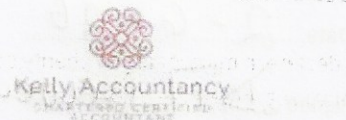
I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in, any material respect:

The accounting records were not kept in respect of the charity as required by section 130 of the Act: or
the receipts and payments accounts do not accord with those records: or, do not comply with the accounting requirements of the 2011 Act.

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 receipts and payments account to be reached.

Cath Kelly F.C.C.A

Cath Kelly F.C.C.A
Kelly Accountancy



The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)
Receipts and Payments account for the year ended 31 December 2025
Charity number: 214083

	2025	2024
Income		
Rents received	56,839	60,897
Bank Interest	7,108	7,828
N.S.B Investment AC interest	368	368
Hereford and Worcester Bond interest	180	65
Coop Bond interest	13,122	12,636
 Total income	 77,617	 81,794
 Less expenditure		
Bank charges	74	147
Repairs and renewals	23,189	11,377
Insurance	2,924	3,111
Ground upkeep	1,120	1,050
Accountancy	550	550
Travelling	1,350	540
Rates	1,210	1,015
Subscriptions	620	599
Sundries	22	21
Utilities	308	588
 Total payments	 31,367	 18,998
 Net receipts for the year	 46,250	 62,796

Approved by the trustees

Date.....2-6-26.....

Signed.....J.T. Dawey.....

Signed by, on behalf of the trustees.....J.T. Dawey.....

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)
Statement of Assets and Liabilities as at 31st December 2025
Charity number: 214083

Cash funds	2025	2024
HSBC current account	8,083	7,632
HSBC high interest account	464,033	428,533
NSB investment account	75,935	75,567
Hereford and Worcester Bond		1,500
Coop Bond	354,495	341,373
Total	902,545	854,605
Debtors		
Prepayments		582
Less Current Liabilities		
Sundry Creditors	4,127	3,066
Net Assets	898,419	852,121
Capital Account		
Opening balance	852,121	789,324
Surplus for the year	46,250	62,797
	898,371	852,121

Approved by the trustees

Date 2-6-26.

Signed D T Davy,

Signed by, on behalf of the trustees D T Davy.

Note: The Trust owns 8 houses (The Gillbard Homes) and 24 flats (The Gillbard Centenary Flats) at Chapel Park, Launceston, Cornwall. This is a permanent endowment and in accordance with the Charity objectives generates the rental income shown in the receipts and payments account.

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)
Profit and Loss Account for the year ended 31st December 2025
Charity number: 214083

	2025	2024
Income		
Rents received	56,839	60,897
Bank Interest	7,108	7,828
N.S.B Investment AC interest	368	368
Hereford and Worcester Bond interest	180	65
Britannia interest	13,122	12,636
Total income	<u>77,617</u>	<u>81,794</u>
Less expenditure		
Bank charges	74	147
Repairs and renewals	23,189	11,377
Insurance	2,924	3,111
Ground upkeep	1,120	1,050
Accountancy	550	550
Travelling	1,350	540
Rates	1,210	1,015
Subscriptions	620	599
Sundries	22	21
Utilities	308	588
Total payments	<u>31,367</u>	<u>18,998</u>
Net profit	<u>46,250</u>	<u>62,796</u>

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

Balance sheet as at 31st December 2025

Charity number: 214083

Bank accounts	2025	2024
HSBC current account	8,083	7,632
HSBC high interest account	464,033	428,533
NSB investment account	75,935	75,567
Hereford and Worcester Bond		1,500
Britannia	354,495	341,373
Debtors		
Prepayments		582
Less Current Liabilities		
Sundry Creditors	-4,127	-3,066
Net Assets	898,418	852,121
Capital Account		
Capital account	744,932	744,932
Income account	107,236	44,391
Net profit for the year	46,250	62,797
Total funds	898,418	852,121

Accounts

Annual Accounts for the Year Ended 31st December 2024

Annual Accounts for the Year Ended 31st December 2024

Chairman's Report

Report of the Trustees

Balance Sheet

Income Statement

Statement of Financial Position

Statement of Changes in Equity

Statement of Cash Flows

Notes to the Accounts

Director's Report

Chairman's Report

Trustees' Report

Balance Sheet

Chairman's Report

The Trustees have pleasure in presenting to you the Annual Accounts for the year ended 31st December 2024.

The Accounts show a profit of £1,234,567 for the year ended 31st December 2024.

The profit is made up of £1,234,567 less £0 for the year ended 31st December 2024.

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Report of the Trustees

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Chairman's Report

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Chairman's Report

Date:

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The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

Annual Report 2024

Trustee report for year ended 31st December 2024

Charity address:

Eureka House, Higher Downgate, Callington, Cornwall

Trustees

Mrs D Davey (Chairlady)
Mr R Gillbard (Treasurer)
Mr P Gillbard (Vice Chairman)
Mr C Kidman (Secretary)
Mrs M Tancock
Mrs K Fowler
Mrs W White
Mr J Tancock
Mrs A Gerry

Accountants: Kelly Accountancy, Room 1, Tavistock Physio Clinic, Lamerton, PL19 8QA

Aims and objectives

The provision of low cost houses and flats for rent to persons in need, with preference being given to those born or who have lived for the last 10 years in the former borough of Launceston who have lived for the last 10 years in the former borough of Launceston.
Such charitable purposes for the benefit of the residents as the Trustees decide.

Reserves policy

The Trustees consider that substantial reserves are required for the future maintenance of their 32 properties.

Declaration

I declare in my capacity of charity trustee that the trustees have approved the report above and have authorised me to sign it on their behalf.

Chairman of the Trustees:.....*DT Davey*.....

Date:.....*2-9-2025*.....

Independent Examiner's Report to the trustees of The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

I report on the accounts of the trust for the year ended 31st December 2024, which are set out on pages 3 and 4.

Respective responsibilities of Trustees and Examiner

The Charity's trustees are responsible for the preparation of the accounts.

The Charity's trustees consider that an audit is not required for this year under section 144 of The Charities Act 2011 (the charities act) and that an independent examination is needed. It is our responsibility to examine the accounts under Section 145 of The Charities Act 2011, to follow the procedures laid down in the general directions given by The Charities Commission (under section 145 (5) (b) of The Charities Act), and 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 Commission. 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 explanations 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

I have completed my examination. I can 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:

The accounting records were not kept in respect of the charity as required by section 130 of the Act: or
the receipts and payments accounts do not accord with those records: or, do not comply with the accounting requirements of the 2011 Act.

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 receipts and payments account to be reached.

Cath Roberts

Cath Roberts F.C.C.A
Kelly Accountancy



Kelly Accountancy
CHARTERED CERTIFIED
ACCOUNTANT

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)
Receipts and Payments account for the year ended 31 December 2024

	2024	2023
Income		
Rents received	60,897	48,180
Bank Interest	7,828	5,684
N.S.B Investment AC interest	368	368
Hereford and Worcester Bond interest	65	75
Coop Bond interest	12,636	-
Britannia interest	-	12,157
Total income	<u>81,794</u>	<u>66,464</u>
Less expenditure		
Bank charges	147	191
Repairs and renewals	11,377	48,657
Insurance	3,111	2,824
Ground upkeep	1,050	-
Accountancy	550	574
Travelling	540	480
Rates	1,015	614
Subscriptions	599	417
Sundries	21	152
Utilities	588	166
Total payments	<u>18,998</u>	<u>54,075</u>
Net receipts for the year	<u>62,797</u>	<u>12,389</u>

Approved by the trustees

Date.....4-9-25.....

SignedDM Davy.....

Signed by, on behalf of the trustees.....

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)
Statement of Assets and Liabilities as at 31st December 2024

Cash funds	2024	2023
HSBC current account	7,632	5,674
HSBC high interest account	428,533	386,402
NSB investment account	75,567	75,199
Hereford and Worcester Bond	1,500	1,590
Coop Bond	341,373	
Britannia	-	328,758
Total	854,604	797,623
Debtors		
Prepayments	582	582
Less Current Liabilities		
Sundry Creditors	3,066	8,881
Net Assets	852,120	789,324
Capital Account		
Opening balance	789,324	776,935
Surplus for the year	62,797	12,389
	852,120	789,324

Approved by the trustees

Date.....4-9-25.....

SignedD M Dawry.....

Signed by, on behalf of the trustees.....

Note: The Trust owns 8 houses (The Gillbard Homes) and 24 flats (The Gillbard Centenary Flats) at Chapel Park, Launceston, Cornwall. This is a permanent endowment and in accordance with the Charity objectives generates the rental income shown in the receipts and payments account.

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)
Profit and Loss Account for the year ended 31st December 2024

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Income		
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	-	
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Less expenditure		
Bank charges	147	191
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Total payments	<u>18,998</u>	<u>54,075</u>
Net profit	<u>62,797</u>	<u>12,389</u>

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

Balance sheet as at 31st December 2024

Bank accounts	2024	2023
HSBC current account	7,632	5,674
HSBC high interest account	428,533	386,402
NSB investment account	75,567	75,199
Hereford and Worcester Bond	1,500	1,590
Britannia	341,373	328,758
	-	-
Debtors		
Prepayments	582	582
Less Current Liabilities		
Sundry Creditors	- 3,066 -	8,881
Net Assets	852,120	789,324
Capital Account		
Capital account	744,932	744,932
Income account	44,391	32,003
Net profit for the year	62,797	12,389
Total funds	852,120	789,324

Accounts

The Gillbard Centenary Flats Trust
(Incorporating The Gillbard Homes Trust)

Accounts for the Year Ended
31st December 2022

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

Annual Report 2022

Charity Number 214083

Address: Eureka House, Higher Downgate, Callington, Cornwall.

Trustees: Mrs D Davey (Chairlady)
Mr R Gillbard (Treasurer)
Mr P Gillbard (Vice Chairman)
Mr C Kidman (Secretary)
Mrs M Tancock
Mrs K Fowler
Mrs W White
Mr J Tancock
Mrs A Gerry

Accountants/Independent Examiner: Azets, 20 Western Road, Launceston, Cornwall, PL15 7BA.

Solicitors: Messrs WBW Solicitors, Westgate, Launceston, Cornwall, PL15 9AD

Aims and Objectives:

The provision of low cost houses and flats for rent to persons in need, with preference being given to those born or who have lived for the last 10 years in the former Borough of Launceston. Such charitable purposes for the benefit of the residents as the Trustees decide.

Review of the Years Activities

£14,773 was spent on repairs and renewals during the year. It is anticipated that substantial amounts will need to be spent in the future to maintain the properties in their current condition.

Reserves Policy

The Trustees consider that substantial reserves are required for the future maintenance of their 32 properties.

Independent Examiner's Report to the Trustees of The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

I report on the accounts of the Trust for the year ended 31st December 2022, which are set out on pages 3 to 4.

Respective responsibilities of Trustees and Examiner

The Charity's Trustees are responsible for the preparation of the Accounts. The Charity's Trustees consider that an audit is not required for this year under section 144 the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is our responsibility to: examine the Accounts under Section 145 of the Charities Act, to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145 (5) (b) of the Charities Act), and 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 explanations 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 our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare Accounts which accord with the accounting records and to comply with the accounting requirements of the Charities Act have not been met:

Or

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



B J Wevill ACA
Azets
ACCOUNTANTS & BUSINESS ADVISORS
20 Western Road
LAUNCESTON

23 August 2023

THE GILLBARD CENTENARY FLATS TRUST (INCORPORATING THE GILLBARD HOMES TRUST)

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2022

	2022	2021
INCOME:		
Rents Received	49,264	51,856
Bank Interest	675	43
N.S.B. Investment A/C Interest	370	360
Hereford and Worcester Bond Interest	15	0
Britannia	977	4,290
Total Income	51,301	56,549
LESS EXPENDITURE:		
Bank Charges	208	0
Repairs and Renewals	14,773	17,668
Insurance	2,122	1,888
Ground Upkeep	900	850
Accountancy	770	696
Travelling	470	350
Subscriptions	0	604
Sundries	55	86
	19,298	22,142
Surplus for the Year	<u>£32,003</u>	<u>£34,407</u>

THE GILLBARD CENTENARY FLATS TRUST (INCORPORATING THE GILLBARD HOMES TRUST)

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DECEMBER 2022

	2022	2021
CURRENT ASSETS:		
HSBC Current Account	9,252	10,662
HSBC High Interest Account	482,882	443,381
N.S.B. Investment Account	74,831	74,461
Hereford and Worcester Bond	1,515	1,500
Britannia	<u>216,601</u>	<u>215,623</u>
	785,081	745,627
LESS CURRENT LIABILITIES:		
Sundry Creditors	<u>8,147</u>	<u>696</u>
NET ASSETS	<u><u>£776,934</u></u>	<u><u>£744,931</u></u>
CAPITAL ACCOUNT:		
Opening Balance	744,931	710,524
Surplus for the year	<u>32,003</u>	<u>34,407</u>
	<u><u>£776,934</u></u>	<u><u>£744,931</u></u>

Note

The Trust owns 8 houses (The Gillbard Homes) and 24 flats (The Gillbard Centenary Flats) at Chapel Park, Launceston, Cornwall. This is a permanent endowment and in accordance with the Charity's objectives generates the rental income shown in the Receipts and Payments Account.

Accounts

The Gillbard Centenary Flats Trust
(Incorporating The Gillbard Homes Trust)

Accounts for the Year Ended
31st December 2022

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

Annual Report 2022

Charity Number 214083

Address: Eureka House, Higher Downgate, Callington, Cornwall.

Trustees: Mrs D Davey (Chairlady)
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Accountants/Independent Examiner: Azets, 20 Western Road, Launceston, Cornwall, PL15 7BA.

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Or

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



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20 Western Road
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23 August 2023

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Hereford and Worcester Bond	1,515	1,500
Britannia	<u>216,601</u>	<u>215,623</u>
	785,081	745,627
LESS CURRENT LIABILITIES:		
Sundry Creditors	<u>8,147</u>	<u>696</u>
NET ASSETS	<u><u>£776,934</u></u>	<u><u>£744,931</u></u>
CAPITAL ACCOUNT:		
Opening Balance	744,931	710,524
Surplus for the year	<u>32,003</u>	<u>34,407</u>
	<u><u>£776,934</u></u>	<u><u>£744,931</u></u>

Note

The Trust owns 8 houses (The Gillbard Homes) and 24 flats (The Gillbard Centenary Flats) at Chapel Park, Launceston, Cornwall. This is a permanent endowment and in accordance with the Charity's objectives generates the rental income shown in the Receipts and Payments Account.

Accounts

The Gillbard Centenary Flats Trust
(Incorporating The Gillbard Homes Trust)

Accounts for the Year Ended
31st December 2021

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

Annual Report 2021

Charity Number 214083

Address: Eureka House, Higher Downgate, Callington, Cornwall.

Trustees: Mrs D Davey (Chairlady)
Mr R Gillbard (Treasurer)
Mr P Gillbard (Vice Chairman)
Mr C Kidman (Secretary)
Mrs M Tancock
Mrs K Fowler
Mrs W White
Mr J Tancock
Mrs A Gerry

Accountants/Independent Examiner: Azets, 20 Western Road, Launceston, Cornwall, PL15 7BA.

Solicitors: Messrs WBW Solicitors, Westgate, Launceston, Cornwall, PL15 9AD

Aims and Objectives:

The provision of low cost houses and flats for rent to persons in need, with preference being given to those born or who have lived for the last 10 years in the former Borough of Launceston. Such charitable purposes for the benefit of the residents as the Trustees decide.

Review of the Years Activities

£17,668 was spent on repairs and renewals during the year. It is anticipated that substantial amounts will need to be spent in the future to maintain the properties in their current condition.

Reserves Policy

The Trustees consider that substantial reserves are required for the future maintenance of their 32 properties.

Independent Examiner's Report to the Trustees of The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

I report on the accounts of the Trust for the year ended 31st December 2021, which are set out on pages 3 to 4.

Respective responsibilities of Trustees and Examiner

The Charity's Trustees are responsible for the preparation of the Accounts. The Charity's Trustees consider that an audit is not required for this year under section 144 the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is our responsibility to: examine the Accounts under Section 145 of the Charities Act, to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145 (5) (b) of the Charities Act), and 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 explanations 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 our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements
- to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare Accounts which accord with the accounting records and to comply with the accounting requirements of the Charities Act have not been met:

Or

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



A D Baker FCA

Azets

ACCOUNTANTS & BUSINESS ADVISORS

20 Western Road

LAUNCESTON

29 September 2022

THE GILLBARD CENTENARY FLATS TRUST (INCORPORATING THE GILLBARD HOMES TRUST)
RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2021

INCOME:	2021	2020
Rents Received	51,856	55,176
Bank Interest	43	381
N.S.B. Investment A/C Interest	360	353
Hereford and Worcester Bond Interest	0	11
Britannia	4,290	4,216
Total Income	56,549	60,137
LESS EXPENDITURE:		
Repairs and Renewals	17,668	16,708
Insurance	1,888	1,783
Electricity	0	32
Ground Upkeep	850	750
Accountancy	696	690
Travelling	350	0
Subscriptions	604	0
Sundries	86	114
	22,142	20,077
Surplus for the Year	<u>£34,407</u>	<u>£40,060</u>

THE GILLBARD CENTENARY FLATS TRUST (INCORPORATING THE GILLBARD HOMES TRUST)

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DECEMBER 2021

	2021	2020
CURRENT ASSETS:		
HSBC Current Account	10,662	7,492
HSBC High Interest Account	443,381	416,787
N.S.B. Investment Account	74,461	74,101
Hereford and Worcester Bond	1,500	1,500
Britannia	<u>215,623</u>	<u>211,334</u>
	745,627	711,214
 LESS CURRENT LIABILITIES:		
Sundry Creditors	<u>696</u>	<u>690</u>
 NET ASSETS	 <u><u>£744,931</u></u>	 <u><u>£710,524</u></u>
 CAPITAL ACCOUNT:		
Opening Balance	710,524	670,464
Surplus for the year	<u>34,407</u>	<u>40,060</u>
	<u><u>£744,931</u></u>	<u><u>£710,524</u></u>

Note

The Trust owns 8 houses (The Gillbard Homes) and 24 flats (The Gillbard Centenary Flats) at Chapel Park, Launceston, Cornwall. This is a permanent endowment and in accordance with the Charity's objectives generates the rental income shown in the Receipts and Payments Account.

Accounts

The Gillbard Centenary Flats Trust
(Incorporating The Gillbard Homes Trust)

Accounts for the Year Ended
31st December 2020

The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

Annual Report 2020

Charity Number 214083

Address: Eureka House, Higher Downgate, Callington, Cornwall.

Trustees: Mrs D Davey (Chairlady)
Mr R Gillbard (Treasurer)
Mr P Gillbard (Vice Chairman)
Mr C Kidman (Secretary)
Mrs M Tancock
Mrs K Fowler
Mrs W White
Mr J Tancock
Mrs A Gerry

Accountants/Independent Examiner: Azets, 20 Western Road, Launceston, Cornwall, PL15 7BA.

Solicitors: Messrs WBW Solicitors, Westgate, Launceston, Cornwall, PL15 9AD

Aims and Objectives:

The provision of low cost houses and flats for rent to persons in need, with preference being given to those born or who have lived for the last 10 years in the former Borough of Launceston. Such charitable purposes for the benefit of the residents as the Trustees decide.

Review of the Years Activities

£16,708 was spent on repairs and renewals during the year. It is anticipated that substantial amounts will need to be spent in the future to maintain the properties in their current condition.

Reserves Policy

The Trustees consider that substantial reserves are required for the future maintenance of their 32 properties.

Independent Examiner's Report to the Trustees of The Gillbard Centenary Flats Trust (Incorporating The Gillbard Homes Trust)

I report on the accounts of the Trust for the year ended 31st December 2020, which are set out on pages 3 to 4.

Respective responsibilities of Trustees and Examiner

The Charity's Trustees are responsible for the preparation of the Accounts. The Charity's Trustees consider that an audit is not required for this year under section 144 the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is our responsibility to: examine the Accounts under Section 145 of the Charities Act, to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145 (5) (b) of the Charities Act), and 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 explanations 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.

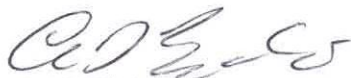
Independent Examiner's Statement

In connection with our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare Accounts which accord with the accounting records and to comply with the accounting requirements of the Charities Act have not been met:

Or

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



A D Baker FCA

Azets

ACCOUNTANTS & BUSINESS ADVISORS

20 Western Road

LAUNCESTON

28 October 2021

THE GILLBARD CENTENARY FLATS TRUST (INCORPORATING THE GILLBARD HOMES TRUST)

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2020

	2020	2019
INCOME:		
Rents Received	55,176	43,436
Bank Interest	381	709
N.S.B. Investment A/C Interest	353	347
Hereford and Worcester Bond Interest	11	11
Britannia	4,216	4,107
Total Income	60,137	48,610
LESS EXPENDITURE:		
Repairs and Renewals	16,708	16,939
CCC - Council Tax	0	488
Insurance	1,783	1,753
Electricity	32	0
Ground Upkeep	750	630
Accountancy	690	1,020
Travelling	0	450
Subscriptions	0	281
Sundries	114	0
	20,077	21,561
Surplus for the Year	<u><u>£40,060</u></u>	<u><u>£27,049</u></u>

THE GILLBARD CENTENARY FLATS TRUST (INCORPORATING THE GILLBARD HOMES TRUST)

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DECEMBER 2020

	2020	2019
CURRENT ASSETS:		
HSBC Current Account	7,492	4,000
HSBC High Interest Account	416,787	386,054
N.S.B. Investment Account	74,101	73,748
Hereford and Worcester Bond	1,500	1,500
Britannia	211,334	207,118
	711,214	672,420
LESS CURRENT LIABILITIES:		
Sundry Creditors	690	1,956
NET ASSETS	<u>£710,524</u>	<u>£670,464</u>
CAPITAL ACCOUNT:		
Opening Balance	670,464	643,415
Surplus for the year	40,060	27,049
	<u>£710,524</u>	<u>£670,464</u>

Note

The Trust owns 8 houses (The Gillbard Homes) and 24 flats (The Gillbard Centenary Flats) at Chapel Park, Launceston, Cornwall. This is a permanent endowment and in accordance with the Charity's objectives generates the rental income shown in the Receipts and Payments Account.