

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

Charity number: 214083

Annual Accounts for the Year Ended 31st December 2025

	Page
Trustee's Annual Report	1
Independent Examiner's Report	2
Receipts and Payments Account	3
Statement of Assets and Liabilities	4
Profit and Loss account	5
Balance Sheet	6

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 @ trelthorne 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	<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 receipts for the year	<u>46,250</u>	<u>62,796</u>

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