

SAINT PETROX TRUST LANDS

England & Wales · Charity number 230593

Details

Other names	TRUST LANDS, DARTMOUTH
Status	Registered
Legal form	Other
Registered	1964-04-01
Register	View on the Charity Commission register

Contact

Address	15A Mount Boone Dartmouth Devon TQ6 9PB
Phone	01803835455
Email	hilarybastone@hotmail.co.uk

Activities

Objects: GENERAL BENEFIT OF THE POOR OF THE BENEFICIAL AREA AND REPAIR AND RESTORATION OF BUILDINGS OF HISTORICAL OR ARCHITECTURAL INTEREST IN THE BENEFICIAL AREA.

Activities: Relief of the poor and the support of ancient and historical buildings in the Parish of Dartmouth and particularly within the Parish of St Petrox, Dartmouth.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training, The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities, Environment/conservation/heritage, Economic/community Development/employment
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** AREA OF THE ANCIENT PARISH OF ST PETROX, DARTMOUTH AND THE ECCLESIASTICAL PARISH OF ST SAVIOUR WITH ST CLEMENT, DARTMOUTH
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£96,006	£53,102	-	-
2024-03-31	£89,647	£65,075	-	-
2023-03-31	£102,238	£115,860	-	-
2022-03-31	£79,128	£33,134	-	-
2021-03-31	£75,535	£161,663	-	-

Trustees

Name	Role	Appointed
SARAH KATE RYDER	Chair	
Barrie French		2017-04-11
Councillor Dawn Lesley Shepherd		2022-07-12
DAVID MICHAEL GENT		
Graham John Webb		2025-07-08
LESLEY ANN HODGE		
NICOLETTE DAISY COWARD MBE		
Robin Springett		2015-05-14

SAINT PETROX TRUST LANDS

England & Wales - Charity number 230593

Accounts

SAINT PETROX TRUST LANDS

Registered Charity No: 230593.

Annual Report of the Trustees of the Saint Petrox Trust Lands
for the year ended 31st March, 2025.

The Scheme

In the matter of the of Charity known as the Trust Lands, in the Ancient Parish of St. Petrox, Dartmouth, in the County Devon, comprised in a Scheme of the Charity Commissioners of 28th August, 1906, and in the matter of the Charities Act, 1960. The Charity Commissioners for England and Wales approved and established the Scheme for the regulation of the above-mentioned Charity. Under the power given in the Charities Act 1993 the Charity Commissioners for England and Wales approved an Order dated 30th April, 2003, to alter or affect the governing document of the charity known as Saint Petrox Trust Lands (230593) at Dartmouth, Devon.

A copy of the full details of the Scheme is available from the Clerk/Treasurer.

The Trustees

The Trustees during the period of the Report were:

Councillor Catherine Campos. (Resigned 15th October, 2024)
Mrs Nicolette Coward, MBE.
Mr Barrie French.
Mr David Gent.
Mrs Lesley Hodge.
Mrs Kate Ryder.
Mr Robin Springett.
Councillor Dawn Shepherd.

The Clerk/Treasurer

The Clerk/Treasurer during the period of the Report was:

Hilary D. Bastone, Esq.,
15A, Mount Boone,
DARTMOUTH,
Devon. TQ6 9PB.
Telephone: (01803) 835455.
Email: hilarybastone@hotmail.co.uk

Independent Examiner of Accounts

D.M. Callard Accountancy Services, 8, Seale Close, Dartmouth, Devon. TQ6 9TB.

Bankers

Lloyds TSB Bank Plc, 31, Fore Street, Totnes, Devon. TQ9 5HN.

Solicitor

Wollens, The Harbour Side at, 67, The Terrace, Torquay, Devon. TQ1 1DP.

Finance

(a) Income.

Income for the year totalled £96,006 (2024 - £89,647)

(b) Expenditure.

Expenditure for the year totalled £53,102 (2024 – 65,075)

(c) Surplus/Deficit.

The surplus for the year was £42,904 (2024 - £24,572)

(d) Investments.

As at the 31st March, 2023, the Trust's investments were:

Current Account	£75,678 (2024 - £43,723)
Deposit Accounts	£203,459 (2024 - £192,510)
Shares in the Charities Official Investment Fund	£56,020 (Market value - £464,328) (2024 - Market value - £487,019)

Properties £483,644 (For an approximate Market Value - See (i) Freehold property values)

(e) The General Charitable Purposes Scheme.

The General Charitable Purposes Scheme stands at £615,673 (2024 - £597,520 following distributions of £30,866 (2024 - £8,492) during the year.

(f) The Ancient Buildings Scheme.

The Ancient Buildings Scheme stands at £204,694 (2024 - £180,185 following no grants (2023 - £nil) during the year.

(g) Property.

The Trust's properties are at Stapledon House, 15, South Town, Dartmouth (Four apartments); Island House, Lower Street, Dartmouth (Five apartments and a shop); and the conduit at Bayards Cove. The Trustees have over the past thirty years invested wisely in the repair and maintenance of the Trust's aging properties. They are now of a good standard. The Trustees carry out an annual detailed inspection of the Trust's properties.

(h) Assets.

The total book value of the assets of the Trust stand at £820367 (2024 - £777,705). However, this sum does not reflect current market values of the Trust's investments and properties which are much greater than the book value.

(i) Freehold property values.

In November, 2005, the freehold properties were revalued for insurance purposes by external valuers, Scorer Property Services Limited. The Trust's properties were given a market value in accordance with the Royal Institute of Chartered Surveyors Appraisal and Valuation manual of £1,765,000 - Island House £1,120,000 and Stapledon House £645,000. A re-valuation of Stapledon House was undertaken in 2012 and Scorer Property Services Limited advised a market value of £795,000. Further works have been carried out on the Trust's properties in the intervening period which have been capitalised. The current book value of the Trust's properties is £483,644 (2023 - £483,644).

At the end of 2020 the Trustees requested that Irvine Nott LLP undertake a full buildings survey including the sea wall at Island House. This led to a request for a fresh insurance valuation for Island House which Irvine Nott LLP set at £1,970,000.

Current indexed property insurance cover to the sum of £5,496,833 is held for the two properties. Island House £3,807,230 and Stapledon House £1,689,603.

(j) Future liabilities.

In accordance with the Trust's Scheme the Trustees are committed to applying income from the Ancient Buildings Scheme towards defraying the cost of the repair or restoration of buildings situate in the Parish of Dartmouth which are of historical or architectural interest and open to public inspection and of ancient conduits situate in the said area. However, substantial grants in recent years have depleted the fund to almost the reserve figure. As at the 31st March, 2025, the Trustees had no outstanding commitments. Under the General Charitable Purposes Scheme the Trustees have no outstanding commitments.

Reserves Policy

The reserve for maintenance of properties and flat refurbishment has been maintained at £150,000. The reserve for distributions for the relief of the poor and public purposes and grants for ancient buildings has been maintained at £90,000.

Risk Management

The Trustees have considered the major risks to which the charity is exposed and are continually reviewing those risks. The Trustees have established systems and procedures to manage those risks. The Trust has in place an Independent Examiner of Accounts; undertakes on a regular basis an independent fire risk assessment; has fire alarm systems installed; maintains its properties to a good standard; has an alarm line facility available to tenants; ensures that all electrical work is certificated by ELECSA; reviews on a regular basis its investments; reviews its rentals annually; and reviews its reserves policy annually. The Trustees hold quarterly meetings in order to monitor and manage the Trust.

Following the horrific fire at Grenfell Tower the Trustees asked their fire risk assessor to investigate the possible installation of a sprinkler system at both Island House and Stapledon House but this was not considered applicable. However, The Trustees have requested regular inspections from the Environmental Health Officer of South Hams District Council under the House of Multiple Occupation regulations.

During the year ended 31st March, 2025, the Trustees have continued to invest in fire prevention. In recent years the Trustees have also undertaken an asbestos survey and rectification on its properties; have requested a flood risk assessment on Island House; and as part of a climate change programme sought planning advice on the installation of solar panels.

Conclusion

The Trustees continue to manage the Trust's asset portfolio with considerable success. The Trust also continues its support for ancient buildings such as St Petrox Church, St Saviour's Church and St Clement's Church as and when necessary. The Trustees have made strenuous efforts to target those in need with distributions for the relief of the poor and public purposes. They have not been entirely successful in these times of the Welfare State but have continued to seek out the needy within the boundaries of the Parish of Dartmouth, particularly within the Ancient Parish of St Petrox, and have forged links with Dartmouth Caring, Dartmouth Community Chest, Dartmouth Food Bank, Flavel Pantry, Citizens Advice, Westcountry Housing and LiveWest.

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CHARITIES

St Petrox Trust Lands

Accounts

for the year ended 31st March 2025

Charity No. 230593

St Petrox Trust Lands

Charity Information

Chairperson: S Ryder

Trustees: N Coward MBE
D Gent
L Hodge
S Ryder
R Springett
B French
Cllr. C Campos (Resigned 15/10/24)
Cllr. D Shepherd

Charity number: 230593

Clerk/Treasurer: H Bastone
15A Mount Boone
Dartmouth
Devon
TQ6 9PB

Independent examiner: D M Callard Accountancy Services
8 Seale Close
Dartmouth
Devon
TQ6 9TB

Bankers: Lloyds plc
39 Fore Street
Totnes
Devon
TQ9 5HH

St Petrox Trust Lands

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Receipts and Payments Account	Page 2
Statement of Assets and Liabilities	Page 3

**Independent Examiner's Report to the Trustees of
St Petrox Trust Lands**

I report on the accounts of the Charity, for the year ended 31st March 2025, which are set out on pages 2 to 5.

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 has been requested.

It is my 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 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 items or disclosures in the accounts and seeking explanations from the 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 my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in, any material respect, the requirements:
 - o to keep accounting records in accordance with section 130 of the Charities Act; and
 - o to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met.
- (2) to which, in my opinion, attention should be drawn, in order to enable a proper understanding of the accounts to be reached.



D M Callard
D M Callard Accountancy Services
8 Seale Close
Dartmouth
Devon
TQ6 9TB

Dated -

16/07/25

St Petrox Trust Lands

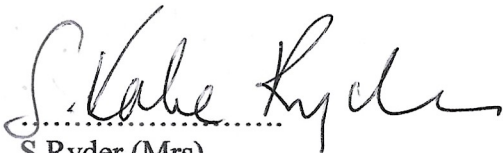
Receipts and Payments Account: General Fund for the year ended 31st March 2025

		2025		2024	
	£	£		£	£
Interest/dividends received from investments:					
Deposit accounts		9,350		8,736	
Shares in Charities Official Investment Fund		13,245		12,986	
		22,595		21,722	
Rents received:					
Island House and Stapledon House		71,771		66,193	
Other income:					
Donations - St Barnabas Trust		-		52	
- Scoliosis SOS		1,600		1,600	
Miscellaneous		40		80	
		96,006		89,647	
Expenditure:					
Repairs and maintenance of properties		7,797		37,374	
Distributions and grants		30,866		8,492	
Clerk's fees		7,750		7,500	
Insurance		5,163		4,432	
Professional fees		-		5,575	
Independent examiner's fees		55		475	
Printing, postage, stationery and advertising		81		234	
Electricity and gas		800		924	
Sundry expenses and software		95		69	
		53,102		65,075	
Total payments		53,102		65,075	
Net receipts for the year		42,904		24,572	
Bank balances at 1 st April 2024		236,233		211,661	
Bank balances at 31st March 2025		£ 279,137		£ 236,233	


St Petrox Trust Lands

Statement of Assets and Liabilities at 31st March 2025

	2025 £	2024 £
Monetary assets (General fund)		
Bank balances	£ 279,137	£ 236,233
Debtors and prepayments (General fund)		
Accrued rents receivable	550	500
Property insurances paid in advance	2,196	1,903
	£ 2,746	£ 2,403
Creditors (General fund)		
Advanced rents received	630	45
Independent examiner's fees	550	550
	£ 1,180	£ 595
Investment properties		
Island House and Stapledon House at cost	£ 483,644	£ 483,644
Investments		
Shares in Charities Official Investment fund at cost	56,020	56,020
Unrealised appreciation	408,308	430,999
Market value at 31 st March 2025	£ 464,328	£ 487,019



S Ryder (Mrs)
Trustee/Chairperson



H D Bastone
Clerk/Treasurer

CHARITIES

St Petrox Trust Lands

Accounts

for the year ended 31st March 2025

Charity No. 230593

St Petrox Trust Lands

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Chairperson:

S Ryder

Trustees:

N Coward MBE
D Gent
L Hodge
S Ryder
R Springett
B French
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Dated -

16/07/25

St Petrox Trust Lands

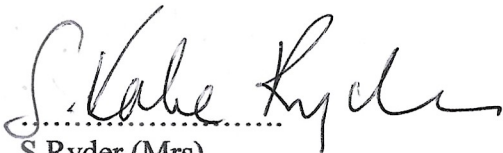
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Rents received:					
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Miscellaneous		40		80	
		96,006		89,647	
Expenditure:					
Repairs and maintenance of properties		7,797		37,374	
Distributions and grants		30,866		8,492	
Clerk's fees		7,750		7,500	
Insurance		5,163		4,432	
Professional fees		-		5,575	
Independent examiner's fees		55		475	
Printing, postage, stationery and advertising		81		234	
Electricity and gas		800		924	
Sundry expenses and software		95		69	
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Total payments		53,102		65,075	
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St Petrox Trust Lands

Statement of Assets and Liabilities at 31st March 2025

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Investment properties		
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Investments		
Shares in Charities Official Investment fund at cost	56,020	56,020
Unrealised appreciation	408,308	430,999
Market value at 31 st March 2025	£ 464,328	£ 487,019



S Ryder (Mrs)
Trustee/Chairperson



H D Bastone
Clerk/Treasurer

SAINT PETROX TRUST LANDS

England & Wales - Charity number 230593

Accounts

CHARITY

St Petrox Trust Lands

Accounts

for the year ended 31st March 2024

Charity No. 230593

St Petrox Trust Lands

Charity Information

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S Ryder

Trustees:

N Coward MBE
D Gent
L Hodge
S Ryder
R Springett
B French
Cllr. C Campos
Cllr. D Shepherd

Charity number:

230593

Clerk/Treasurer:

H Bastone
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TQ6 9PB

Independent examiner:

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St Petrox Trust Lands

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

Dated -

.....
D M Callard
D M Callard Accountancy Services
8 Seale Close
Dartmouth
Devon
TQ6 9TB

St Petrox Trust Lands

Receipts and Payments Account: General Fund for the year ended 31st March 2024

	2024		2023	
	£	£	£	£
Interest/dividends received from investments:				
Deposit accounts		8,736		3,120
Shares in Charities Official Investment Fund		12,986		12,985
		21,722		16,106
Rents received:				
Island House and Stapledon House		66,193		65,548
Other income:				
Donations - St Barnabas Trust		52		-
- Scoliosis SOS		1,600		1,600
- Bequest		-		19,029
Miscellaneous		80		-
		89,647		102,283
Total receipts				
Expenditure:				
Repairs and maintenance of properties		37,374		103,271
Distributions and grants		8,492		19,654
Clerk's fees		7,500		7,250
Insurance		4,432		3,798
Professional fees		5,575		-
Independent examiner's fees		475		475
Printing, postage, stationery and advertising		234		58
Electricity and gas		924		257
Sundry expenses and software		69		365
		65,075		135,128
Total payments				
Net receipts/(payments) for the year		24,572		(32,845)
Bank balances at 1 st April 2023		211,661		244,506
Bank balances at 31st March 2024		£ 236,233		£ 211,661

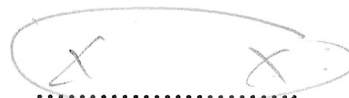
St Petrox Trust Lands

Statement of Assets and Liabilities at 31st March 2024

	2024 £	2023 £
Monetary assets (General fund)		
Bank balances	£ 236,233	£ 211,661
	<u> </u>	<u> </u>
Debtors and prepayments (General fund)		
Accrued rents receivable	500	-
Property insurances paid in advance	1,903	1,608
	<u> </u>	<u> </u>
	£ 2,403	£ 1,608
	<u> </u>	<u> </u>
Creditors (General fund)		
Advanced rents received	45	45
Independent examiner's fees	550	475
	<u> </u>	<u> </u>
	£ 595	£ 520
	<u> </u>	<u> </u>
Investment properties		
Island House and Stapledon House at cost	£ 483,644	£ 483,644
	<u> </u>	<u> </u>
Investments		
Shares in Charities Official Investment fund at cost	56,020	56,020
Unrealised appreciation	430,999	390,574
	<u> </u>	<u> </u>
Market value at 31 st March 2024	£ 487,019	£ 446,594
	<u> </u>	<u> </u>



S Ryder (Mrs)
Trustee/Chairperson



H D Bastone
Clerk/Treasurer

SAINT PETROX TRUST LANDS

Registered Charity No: 230593.

Annual Report of the Trustees of the Saint Petrox Trust Lands

for the year ended 31st March, 2024.

The Scheme

In the matter of the of Charity known as the Trust Lands, in the Ancient Parish of St. Petrox, Dartmouth, in the County Devon, comprised in a Scheme of the Charity Commissioners of 28th August, 1906, and in the matter of the Charities Act, 1960. The Charity Commissioners for England and Wales approved and established the Scheme for the regulation of the above-mentioned Charity. Under the power given in the Charities Act 1993 the Charity Commissioners for England and Wales approved an Order dated 30th April, 2003, to alter or affect the governing document of the charity known as Saint Petrox Trust Lands (230593) at Dartmouth, Devon.

A copy of the full details of the Scheme is available from the Clerk/Treasurer.

The Trustees

The Trustees during the period of the Report were:

Councillor Catherine Campos.
Mrs Nicolette Coward, MBE.
Mr Barrie French.
Mr David Gent.
Mrs Lesley Hodge.
Mrs Kate Ryder.
Mr Robin Springett.
Councillor Dawn Shepherd.

The Clerk/Treasurer

The Clerk/Treasurer during the period of the Report was:

Hilary D. Bastone, Esq.,
15A, Mount Boone,
DARTMOUTH,
Devon. TQ6 9PB.
Telephone: (01803) 835455.
Email: hilarybastone@hotmail.co.uk

Independent Examiner of Accounts

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Bankers

Lloyds TSB Bank Plc, 31, Fore Street, Totnes, Devon. TQ9 5HN.

Solicitor

Wollens, The Harbour Side at, 67, The Terrace, Torquay, Devon. TQ1 1DP.

Finance

(a) Income.

Income for the year totalled £90,147 (2023 - £102,238).

(b) Expenditure.

Expenditure for the year totalled £56,363 (2023 - £115,860).

(c) Surplus/Deficit.

The surplus for the year was £33,784 (2023 - £13,622 deficit).

(d) Investments.

As at the 31st March, 2023, the Trust's investments were:

Current Account	£43,723 (2023 - £29,487)
Deposit Accounts	£192,510 (2023 - £182,174)
Shares in the Charities Official Investment Fund	£56,020 (Market value - £487,019) (2023 Market Value - £446,594)

Properties £483,644 (For an approximate Market Value - See (i) Freehold property values)

(e) The General Charitable Purposes Scheme.

The General Charitable Purposes Scheme stands at £597,520 (2023 - £583,489) following distributions of £8,492 (2023 - £18,734) during the year.

(f) The Ancient Buildings Scheme.

The Ancient Buildings Scheme stands at £180,185 (2023 - £168,924) following no grants (2023 - £920) during the year.

(g) Property.

The Trust's properties are at Stapledon House, 15, South Town, Dartmouth (Four apartments); Island House, Lower Street, Dartmouth (Five apartments and a shop); and the conduit at Bayards Cove. The Trustees have over the past thirty years invested wisely in the repair and maintenance of the Trust's aging properties. They are now of a good standard. The Trustees carry out an annual detailed inspection of the Trust's properties.

(h) Assets.

The total book value of the assets of the Trust stand at £777,705 (2023 - £752,413). However, this sum does not reflect current market values of the Trust's investments and properties which are much greater than the book value.

(i) Freehold property values.

In November, 2005, the freehold properties were revalued for insurance purposes by external valuers, Scorer Property Services Limited. The Trust's properties were given a market value in accordance with the Royal Institute of Chartered Surveyors Appraisal and Valuation manual of £1,765,000 - Island House £1,120,000 and Stapledon House £645,000. A re-valuation of Stapledon House was undertaken in 2012 and Scorer Property Services Limited advised a market value of £795,000. Further works have been carried out on the Trust's properties in the intervening period which have been capitalised. The current book value of the Trust's properties is £483,644 (2023 - £483,644).

At the end of 2020 the Trustees requested that Irvine Nott LLP undertake a full buildings survey including the sea wall at Island House. This led to a request for a fresh insurance valuation for Island House which Irvine Nott LLP set at £1,970,000.

Current indexed property insurance cover to the sum of £5,212,411 is held for the two properties. Island House £3,625,934 and Stapledon House £1,586,477.

(j) Future liabilities.

In accordance with the Trust's Scheme the Trustees are committed to applying income from the Ancient Buildings Scheme towards defraying the cost of the repair or restoration of buildings situate in the Parish of Dartmouth which are of historical or architectural interest and open to public inspection and of ancient conduits situate in the said area. However, substantial grants in recent years have depleted the fund to almost the reserve figure. As at the 31st March, 2024, the Trustees had no outstanding commitments. Under the General Charitable Purposes Scheme the Trustees have no outstanding commitments.

Reserves Policy

The reserve for maintenance of properties and flat refurbishment has been maintained at £150,000. The reserve for distributions for the relief of the poor and public purposes and grants for ancient buildings has been maintained at £90,000.

Risk Management

The Trustees have considered the major risks to which the charity is exposed and are continually reviewing those risks. The Trustees have established systems and procedures to manage those risks. The Trust has in place an Independent Examiner of Accounts; undertakes on a regular basis an independent fire risk assessment; has fire alarm systems installed; maintains its properties to a good standard; has an alarm line facility available to tenants; ensures that all electrical work is certificated by ELECSA; reviews on a regular basis its investments; reviews its rentals annually; and reviews its reserves policy annually. The Trustees hold quarterly meetings in order to monitor and manage the Trust.

Following the horrific fire at Grenfell Tower the Trustees asked their fire risk assessor to investigate the possible installation of a sprinkler system at both Island House and Stapledon House but this was not considered applicable. However, The Trustees have requested regular inspections from the Environmental Health Officer of South Hams District Council under the House of Multiple Occupation regulations.

During the year ended 31st March, 2023, the Trustees have continued to invest in fire prevention; have undertaken an asbestos survey and rectification on its properties; have requested a flood risk assessment on Island House; and as part of a climate change programme sought planning advice on the installation of solar panels.

Conclusion

The Trustees continue to manage the Trust's asset portfolio with considerable success. The Trust also continues its support for ancient buildings such as St Petrox Church, St Saviour's Church and St Clement's Church as and when necessary. The Trustees have made strenuous efforts to target those in need with distributions for the relief of the poor and public purposes. They have not been entirely successful in these times of the Welfare State but have continued to seek out the needy within the boundaries of the Parish of Dartmouth, particularly within the Ancient Parish of St Petrox, and have forged links with Dartmouth Caring, Townstal Community Partnership, TQ6, Dartmouth Community Chest, Dartmouth Food Bank, Flavel Pantry, Citizens Advice, Westcountry Housing and LiveWest.

* * * * *

CHARITY

St Petrox Trust Lands

Accounts

for the year ended 31st March 2024

Charity No. 230593

St Petrox Trust Lands

Charity Information

Chairperson:

S Ryder

Trustees:

N Coward MBE
D Gent
L Hodge
S Ryder
R Springett
B French
Cllr. C Campos
Cllr. D Shepherd

Charity number:

230593

Clerk/Treasurer:

H Bastone
15A Mount Boone
Dartmouth
Devon
TQ6 9PB

Independent examiner:

D M Callard Accountancy Services
8 Seale Close
Dartmouth
Devon
TQ6 9TB

Bankers:

Lloyds plc
39 Fore Street
Totnes
Devon
TQ9 5HH

St Petrox Trust Lands

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Statement of Assets and Liabilities	Page 3

**Independent Examiner's Report to the Trustees of
St Petrox Trust Lands**

I report on the accounts of the Charity, for the year ended 31st March 2024, which are set out on pages 2 to 5.

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 has been requested.

It is my 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 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 items or disclosures in the accounts and seeking explanations from the 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 my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in, any material respect, the requirements:
 - o to keep accounting records in accordance with section 130 of the Charities Act; and
 - o to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met.
- (2) to which, in my opinion, attention should be drawn, in order to enable a proper understanding of the accounts to be reached.

Dated -

.....
D M Callard
D M Callard Accountancy Services
8 Seale Close
Dartmouth
Devon
TQ6 9TB

St Petrox Trust Lands

Receipts and Payments Account: General Fund for the year ended 31st March 2024

		2024		2023	
	£	£		£	£
Interest/dividends received from investments:					
Deposit accounts		8,736		3,120	
Shares in Charities Official Investment Fund		12,986		12,985	
		21,722		16,106	
Rents received:					
Island House and Stapledon House		66,193		65,548	
Other income:					
Donations - St Barnabas Trust		52		-	
- Scoliosis SOS		1,600		1,600	
- Bequest		-		19,029	
Miscellaneous		80		-	
		89,647		102,283	
Total receipts					
Expenditure:					
Repairs and maintenance of properties		37,374		103,271	
Distributions and grants		8,492		19,654	
Clerk's fees		7,500		7,250	
Insurance		4,432		3,798	
Professional fees		5,575		-	
Independent examiner's fees		475		475	
Printing, postage, stationery and advertising		234		58	
Electricity and gas		924		257	
Sundry expenses and software		69		365	
		65,075		135,128	
Total payments					
Net receipts/(payments) for the year		24,572		(32,845)	
Bank balances at 1 st April 2023		211,661		244,506	
		£ 236,233		£ 211,661	
Bank balances at 31st March 2024		£ 236,233		£ 211,661	

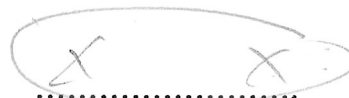
St Petrox Trust Lands

Statement of Assets and Liabilities at 31st March 2024

	2024 £	2023 £
Monetary assets (General fund)		
Bank balances	£ 236,233	£ 211,661
	<u> </u>	<u> </u>
Debtors and prepayments (General fund)		
Accrued rents receivable	500	-
Property insurances paid in advance	1,903	1,608
	<u> </u>	<u> </u>
	£ 2,403	£ 1,608
	<u> </u>	<u> </u>
Creditors (General fund)		
Advanced rents received	45	45
Independent examiner's fees	550	475
	<u> </u>	<u> </u>
	£ 595	£ 520
	<u> </u>	<u> </u>
Investment properties		
Island House and Stapledon House at cost	£ 483,644	£ 483,644
	<u> </u>	<u> </u>
Investments		
Shares in Charities Official Investment fund at cost	56,020	56,020
Unrealised appreciation	430,999	390,574
	<u> </u>	<u> </u>
Market value at 31 st March 2024	£ 487,019	£ 446,594
	<u> </u>	<u> </u>



S Ryder (Mrs)
Trustee/Chairperson



H D Bastone
Clerk/Treasurer

SAINT PETROX TRUST LANDS

England & Wales - Charity number 230593

Accounts

SAINT PETROX TRUST LANDS

Registered Charity No: 230593.

Annual Report of the Trustees of the Saint Petrox Trust Lands

for the year ended 31st March, 2022

The Scheme

In the matter of the of Charity known as the Trust Lands, in the Ancient Parish of St. Petrox, Dartmouth, in the County Devon, comprised in a Scheme of the Charity Commissioners of 28th August, 1906, and in the matter of the Charities Act, 1960. The Charity Commissioners for England and Wales approved and established the Scheme for the regulation of the above mentioned Charity. Under the power given in the Charities Act 1993 the Charity Commissioners for England and Wales approved an Order dated 30th April, 2003, to alter or affect the governing document of the charity known as Saint Petrox Trust Lands (230593) at Dartmouth, Devon.

A copy of the full details of the Scheme is available from the Clerk/Treasurer.

The Trustees

The Trustees during the period of the Report were:

Councillor Catherine Campos.
Mrs Nicolette Coward, MBE.
Mr Barrie French.
Mr David Gent.
Mrs Lesley Hodge. (Chairman)
Mrs Iris A. Pritchard. (Resigned 18th January, 2022)
Mrs Kate Ryder. (Vice Chairman)
Mr Robin Springett.

The Clerk/Treasurer

The Clerk/Treasurer during the period of the Report was:

Hilary D. Bastone, Esq.,
Apartment 12, Vavasour House,
North Embankment,
DARTMOUTH,
Devon. TQ3 3NP.
Telephone: (01803) 835455.
Email: hilarybastone@hotmail.co.uk

Independent Examiner of Accounts

D.M. Callard Accountancy Services, 8, Seale Close, Dartmouth, Devon. TQ6 9TB.

Bankers

Lloyds TSB Bank Plc, 31, Fore Street, Totnes, Devon. TQ9 5HN.

Solicitor

Wollens, The Harbour Side at, 67, The Terrace, Torquay, Devon. TQ1 1DP.

Finance

(a) Income.

Income for the year totalled £79,128 (2021 - £75,835).

(b) Expenditure.

Expenditure for the year totalled £45,994 (2021 - £161,66).

(c) Surplus/Deficit.

The surplus for the year was £33,134 (2021 - £85,828 deficit).

(d) Investments.

As at the 31st March, 2022, the Trust's investments were:

Current Account	£67,052 (2021 - £34,316)
Deposit Accounts	£177,454 (2021 - £177,056)
Shares in the Charities Official Investment Fund	£56,020 (Market value - £469,765 (2021 Market Value - £427,283))

Properties £483,644 (For an approximate Market Value - See (i) Freehold property values)

(e) The General Charitable Purposes Scheme.

The General Charitable Purposes Scheme stands at £611,304 (2021 - £594,429) following distributions of £14,151 (2021 - £8,113) during the year.

(f) The Ancient Buildings Scheme.

The Ancient Buildings Scheme stands at £174,385 (2021 - £158,872) following no grants (2021 - £2,500) during the year.

(g) Property.

The Trust's properties are at Stapledon House, 15, South Town, Dartmouth (Four apartments); Island House, Lower Street, Dartmouth (Five apartments and a shop); and the conduit at Bayards Cove. The Trustees have over the past thirty years invested wisely in the repair and maintenance of the Trust's aging properties. They are now of a good standard. The Trustees carry out an annual detailed inspection of the Trust's properties.

(h) Assets.

The total book value of the assets of the Trust stand at £785,689 (2021 - £753,301). However, this sum does not reflect current market values of the Trust's investments and properties which are much greater than the book value.

(i) Freehold property values.

In November, 2005, the freehold properties were revalued for insurance purposes by external valuers, Scorer Property Services Limited. The Trust's properties were given a market value in accordance with the Royal Institute of Chartered Surveyors Appraisal and Valuation manual of £1,765,000 - Island House £1,120,000 and Stapledon House £645,000. A re-valuation of Stapledon House was undertaken in 2012 and Scorer Property Services Limited advised a market value of £795,000. Further works have been carried out on the Trust's properties in the intervening period which have been capitalised. The current book value of the Trust's properties is £483,644 (2020 - £483,644).

At the end of 2020 the Trustees requested that Irvine Nott LLP undertake a full buildings survey including the sea wall at Island House. This led to a request for a fresh insurance valuation for Island House which Irvine Nott LLP set at £1,970,000.

Current indexed property insurance cover to the sum of £3,613,103 is held for the two properties. Island House £2,561,000 and Stapledon House £1,052,103.

(j) Future liabilities.

In accordance with the Trust's Scheme the Trustees are committed to applying income from the Ancient Buildings Scheme towards defraying the cost of the repair or restoration of buildings situate in the Parish of Dartmouth which are of historical or architectural interest and open to public inspection and of ancient conduits situate in the said area. However, substantial grants in recent years have depleted the fund to almost the reserve figure. As at the 31st March, 2021, the Trustees had no outstanding commitments.

Under the General Charitable Purposes Scheme the Trustees have no outstanding commitments.

Reserves Policy

The reserve for maintenance of properties and flat refurbishment has been maintained at £125,000. The reserve for distributions for the relief of the poor and public purposes and grants for ancient buildings has been maintained at £75,000.

Risk Management

The Trustees have considered the major risks to which the charity is exposed and are continually reviewing those risks. The Trustees have established systems and procedures to manage those risks. The Trust has in place an Independent Examiner of Accounts; undertakes on an annual basis an independent fire risk assessment; has fire alarm systems installed; maintains its properties to a good standard; has an alarm line facility available to tenants; ensures that all electrical work is certificated by ELECSA; reviews on a regular basis

its investments; reviews its rentals annually; and reviews its reserves policy annually. The Trustees hold regular meetings in order to monitor and manage the Trust.

Following the horrific fire at Grenfell Tower the Trustees asked their fire risk assessor to investigate the possible installation of a sprinkler system at both Island House and Stapledon House but this was not considered applicable. However, The Trustees have requested regular inspections from the Environmental Health Officer of South Hams District Council under the House of Multiple Occupation regulations.

Conclusion

The Trustees continue to manage the Trust's asset portfolio with considerable success. The Trust also continues its support for ancient buildings such as St Petrox Church, St Saviour's Church and St Clement's Church as and when necessary. The Trustees have made strenuous efforts to target those in need with distributions for the relief of the poor and public purposes. They have not been entirely successful in these times of the Welfare State but have continued to seek out the needy within the boundaries of the Parish of Dartmouth, particularly within the Ancient Parish of St Petrox, and have forged links with Dartmouth Caring, Townstal Community Partnership, TQ6, Dartmouth Community Chest, Flavel Pantry, Citizens Advice, Westcountry Housing and LiveWest.

* * * * *

St Petrox Trust Lands

Accounts

for the year ended 31st March 2022

Charity No. 230593

St Petrox Trust Lands

Charity Information

Chairman: Mrs L Hodge

Trustees: Mrs N Coward MBE
Mr D Gent
Mrs L Hodge
Mrs I Pritchard (Resigned 18/01/22)
Mrs S Ryder
Mr R Springett
Mr B French
Cllr. C Campos

Charity number: 230593

Clerk/Treasurer: H Bastone
Flat 12
Vavasour House
Dartmouth
Devon
TQ6 9PW

Independent examiner: D M Callard Accountancy Services
8 Seale Close
Dartmouth
Devon
TQ6 9TB

Bankers: Lloyds plc
39 Fore Street
Totnes
Devon
TQ9 5HH

St Petrox Trust Lands

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St Petrox Trust Lands**

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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 has been requested.

It is my 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 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 items or disclosures in the accounts and seeking explanations from the 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 my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in, any material respect, the requirements:
 - o to keep accounting records in accordance with section 130 of the Charities Act; and
 - o to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met.
- (2) to which, in my opinion, attention should be drawn, in order to enable a proper understanding of the accounts to be reached.



.....
D M Callard
D M Callard Accountancy Services
8 Seale Close
Dartmouth
Devon
TQ6 9TB

Dated - 29/07/22 .

St Petrox Trust Lands

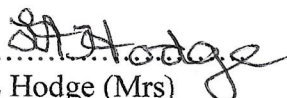
Receipts and Payments Account: General Fund for the year ended 31st March 2022

	2022		2021	
	£	£	£	£
Interest/dividends received from investments:				
Deposit accounts	73		176	
Shares in Charities Official Investment Fund	12,730		12,480	
		12,803		12,656
Rents received:				
Island House and Stapledon House		64,980		61,622
Other income:				
Donations - St Barnabas Trust		108		1,557
- Scoliosis SOS		325		-
Insurance claim		812		-
Miscellaneous		100		-
		79,128		75,835
Total receipts				
 Expenditure:				
Repairs and maintenance of properties	18,644		133,668	
Distributions and grants	14,151		10,613	
Clerk's fees	7,000		6,500	
Insurance	5,041		6,579	
Legal and professional fees	-		2,664	
Independent examiner's fees	475		475	
Printing, postage, stationery and advertising	103		201	
Electricity and gas	530		649	
Council tax and water rates	-		259	
Sundry expenses and software	50		55	
		45,994		161,663
Total payments				
		33,134		(85,828)
Net receipts/(payments) for the year				
Bank balances at 1 st April 2021		211,372		297,200
		£ 244,506		£ 211,372
Bank balances at 31st March 2022				


St Petrox Trust Lands

Statement of Assets and Liabilities at 31st March 2022

	2022 £	2021 £
Monetary assets (General fund)		
Bank balances	£ 244,506	£ 211,372
	<u> </u>	<u> </u>
Debtors and prepayments (General fund)		
Rents receivable	-	-
Property insurances paid in advance	1,994	2,740
	<u> </u>	<u> </u>
	£ 1,994	£ 2,740
	<u> </u>	<u> </u>
Creditors (General fund)		
Independent examiner's fees	£ 475	£ 475
	<u> </u>	<u> </u>
Investment properties		
Island House and Stapledon House at cost	£ 483,644	£ 483,644
	<u> </u>	<u> </u>
Investments		
Shares in Charities Official Investment fund at cost	56,020	56,020
Unrealised appreciation	413,745	371,263
	<u> </u>	<u> </u>
Market value at 31 st March 2022	£ 469,765	£ 427,283
	<u> </u>	<u> </u>



 L Hodge (Mrs)
 Trustee



 H D Bastone
 Clerk/Treasurer

St Petrox Trust Lands

Accounts

for the year ended 31st March 2022

Charity No. 230593

St Petrox Trust Lands

Charity Information

Chairman: Mrs L Hodge

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Mr D Gent
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St Petrox Trust Lands

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.....
D M Callard
D M Callard Accountancy Services
8 Seale Close
Dartmouth
Devon
TQ6 9TB

Dated - 29/07/22

St Petrox Trust Lands

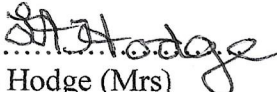
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Rents received:				
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Other income:				
Donations - St Barnabas Trust		108		1,557
- Scoliosis SOS		325		-
Insurance claim		812		-
Miscellaneous		100		-
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 Expenditure:				
Repairs and maintenance of properties	18,644		133,668	
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Independent examiner's fees	475		475	
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Sundry expenses and software	50		55	
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Total payments				
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Net receipts/(payments) for the year				
Bank balances at 1 st April 2021		211,372		297,200
		£ 244,506		£ 211,372
Bank balances at 31st March 2022				


St Petrox Trust Lands

Statement of Assets and Liabilities at 31st March 2022

	2022 £	2021 £
Monetary assets (General fund)		
Bank balances	£ 244,506	£ 211,372
	<u> </u>	<u> </u>
Debtors and prepayments (General fund)		
Rents receivable	-	-
Property insurances paid in advance	1,994	2,740
	<u> </u>	<u> </u>
	£ 1,994	£ 2,740
	<u> </u>	<u> </u>
Creditors (General fund)		
Independent examiner's fees	£ 475	£ 475
	<u> </u>	<u> </u>
Investment properties		
Island House and Stapledon House at cost	£ 483,644	£ 483,644
	<u> </u>	<u> </u>
Investments		
Shares in Charities Official Investment fund at cost	56,020	56,020
Unrealised appreciation	413,745	371,263
	<u> </u>	<u> </u>
Market value at 31 st March 2022	£ 469,765	£ 427,283
	<u> </u>	<u> </u>



 L Hodge (Mrs)
 Trustee



 H D Bastone
 Clerk/Treasurer

SAINT PETROX TRUST LANDS

England & Wales - Charity number 230593

Accounts

SAINT PETROX TRUST LANDS

Registered Charity No: 230593.

Annual Report of the Trustees of the Saint Petrox Trust Lands

for the year ended 31st March, 2021

The Scheme

In the matter of the of Charity known as the Trust Lands, in the Ancient Parish of St. Petrox, Dartmouth, in the County Devon, comprised in a Scheme of the Charity Commissioners of 28th August, 1906, and in the matter of the Charities Act, 1960. The Charity Commissioners for England and Wales approved and established the Scheme for the regulation of the above mentioned Charity. Under the power given in the Charities Act 1993 the Charity Commissioners for England and Wales approved an Order dated 30th April, 2003, to alter or affect the governing document of the charity known as Saint Petrox Trust Lands (230593) at Dartmouth, Devon.

A copy of the full details of the Scheme is available from the Clerk/Treasurer.

The Trustees

The Trustees during the period of the Report were:

Councillor Catherine Campos.
Mrs Nicolette Coward, MBE.
Mr Barrie French.
Mr David Gent.
Mrs Lesley Hodge. (Chairman)
Mrs Iris A. Pritchard.
Mrs Kate Ryder. (Vice Chairman)
Mr Robin Springett.

The Clerk/Treasurer

The Clerk/Treasurer during the period of the Report was:

Hilary D. Bastone, Esq.,
Apartment 12, Vavasour House,
North Embankment,
DARTMOUTH,
Devon. TQ3 3NP.
Telephone: (01803) 835455.
Email: hilarybastone@hotmail.co.uk

Independent Examiner of Accounts

D.M. Callard Accountancy Services, 8, Seale Close, Dartmouth, Devon. TQ6 9TB.

Bankers

Lloyds TSB Bank Plc, 31, Fore Street, Totnes, Devon. TQ9 5HN.

Solicitor

Wollens, The Harbour Side at, 67, The Terrace, Torquay, Devon. TQ1 1DP.

Finance

(a) Income.

Income for the year totalled £75,835 (2020 - £70,107).

(b) Expenditure.

Expenditure for the year totalled £161,663 (2020 - £50,319).

(c) Surplus/Deficit.

The deficit for the year was £85,828 (2020 - £19,788 surplus).

(d) Investments.

As at the 31st March, 2021, the Trust's investments were:

Current Account	£34,316	(2020 - £60,320)
Deposit Accounts	£177,056	(2020 - £236,880)
Shares in the Charities Official Investment Fund	£56,020	(Market Value - £427,283) (2020 Market Value - £354,109)
Properties	£483,644	(For an approximate Market Value - See (i) Freehold property values)

(e) The General Charitable Purposes Scheme.

The General Charitable Purposes Scheme stands at £594,429 (2020 - £652,371) following distributions of £8,113 (2020 - £20,480) during the year.

(f) The Ancient Buildings Scheme.

The Ancient Buildings Scheme stands at £158,872 (2020 - £186,286) following grants of £2,500 (2020 - £2,000)

(g) Property.

The Trust's properties are at Stapledon House, 15, South Town, Dartmouth (Four apartments); Island House, Lower Street, Dartmouth (Five apartments and a shop); and the conduit at Bayards Cove. The Trustees have over the past thirty years invested wisely in the repair and maintenance of the Trust's aging properties. They are now of a good standard. The Trustees carry out an annual detailed inspection of the Trust's properties.

(h) Assets.

The total book value of the assets of the Trust stand at £753,301 (2020 - £838,657). However, this sum does not reflect current market values of the Trust's investments and properties which are much greater than the book value.

(i) Freehold property values.

In November, 2005, the freehold properties were revalued for insurance purposes by external valuers, Scorer Property Services Limited. The Trust's properties were given a market value in accordance with the Royal Institute of Chartered Surveyors Appraisal and Valuation manual of £1,765,000 - Island House £1,120,000 and Stapledon House £645,000. A re-valuation of Stapledon House was undertaken in 2012 and Scorer Property Services Limited advised a market value of £795,000. Further works have been carried out on the Trust's properties in the intervening period which have been capitalised. The current book value of the Trust's properties is £483,644 (2020 - £483,644).

At the end of 2020 the Trustees requested that Irvine Nott LLP undertake a full buildings survey including the sea wall at Island House. This led to a request for a fresh insurance valuation for Island House which Irvine Nott LLP set at £1,970,000.

Current indexed property insurance cover to the sum of £2,989,084 is held for the two properties. Island House £1,970,000 and Stapledon House £1,019,084.

(j) Future liabilities.

In accordance with the Trust's Scheme the Trustees are committed to applying income from the Ancient Buildings Scheme towards defraying the cost of the repair or restoration of buildings situate in the Parish of Dartmouth which are of historical or architectural interest and open to public inspection and of ancient conduits situate in the said area. However, substantial grants in recent years have depleted the fund to almost the reserve figure. As at the 31st March, 2021, the Trustees had no outstanding commitments.

Under the General Charitable Purposes Scheme the Trustees have no outstanding commitments.

Reserves Policy

The reserve for maintenance of properties and flat refurbishment has been maintained at £125,000. The reserve for distributions for the relief of the poor and public purposes and grants for ancient buildings has been maintained at £75,000.

Risk Management

The Trustees have considered the major risks to which the charity is exposed and are continually reviewing those risks. The Trustees have established systems and procedures to manage those risks. The Trust has in place an Independent Examiner of Accounts; undertakes on an annual basis an independent fire risk assessment; has fire alarm systems installed; maintains its properties to a good standard; has an alarm line facility available to tenants; ensures that all electrical work is certificated by ELECSA; reviews on a regular basis

its investments; reviews its rentals annually; and reviews its reserves policy annually. The Trustees hold regular meetings in order to monitor and manage the Trust.

Following the horrific fire at Grenfell Tower the Trustees asked their fire risk assessor to investigate the possible installation of a sprinkler system at both Island House and Stapledon House but this was not considered applicable. However, The Trustees have requested regular inspections from the Environmental Health Officer of South Hams District Council under the House of Multiple Occupation regulations.

Conclusion

The Trustees continue to manage the Trust's asset portfolio with considerable success. The Trust also continues its support for ancient buildings such as St Petrox Church, St Saviour's Church and St Clement's Church as and when necessary. The Trustees have made strenuous efforts to target those in need with distributions for the relief of the poor and public purposes. They have not been entirely successful in these times of the Welfare State but have continued to seek out the needy within the boundaries of the Parish of Dartmouth, particularly within the Ancient Parish of St Petrox, and have forged links with Dartmouth Caring, Townstal Community Partnership, TQ6, Dartmouth Community Chest, Flavel Pantry, Citizens Advice, Westcountry Housing and LiveWest.

* * * * *

St Petrox Trust Lands

Accounts

for the year ended 31st March 2021

St Petrox Trust Lands

Charity Information

Chairman: Mrs L Hodge

Trustees: Mrs N Coward MBE
Cllr. D Gent
Mrs L Hodge
Cllr. Mrs I Pritchard
Mrs S Ryder
Cllr. R Springett
Mr B French
Cllr. C Campos

Charity number: 230593

Clerk/Treasurer: H Bastone
Flat 12
Vavasour House
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Devon
TQ6 9PW

Independent examiner: D M Callard Accountancy Services
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39 Fore Street
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TQ9 5HH

St Petrox Trust Lands

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**Independent Examiner's Report to the Trustees of
St Petrox Trust Lands**

I report on the accounts of the Charity, for the year ended 31st March 2021, which are set out on pages 2 to 5.

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 has been requested.

It is my 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 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 items or disclosures in the accounts and seeking explanations from the 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 my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in, any material respect, the requirements:
 - o to keep accounting records in accordance with section 130 of the Charities Act; and
 - o to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met.
- (2) to which, in my opinion, attention should be drawn, in order to enable a proper understanding of the accounts to be reached.



D M Callard
D M Callard Accountancy Services
8 Seale Close
Dartmouth
Devon
TQ6 9TB

Dated - 23/07/21

St Petrox Trust Lands

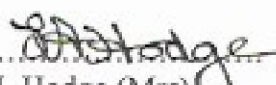
Receipts and Payments Account: General Fund for the year ended 31st March 2021

		2021		2020	
	£	£		£	£
Interest/dividends received from investments:					
Deposit accounts	176			1,227	
Shares in Charities Official Investment Fund	12,480			12,235	
		<u>12,656</u>		<u>13,462</u>	
Rents received:					
Island House and Stapledon House		61,622		56,645	
Other income:					
Donation – St Barnabas Trust		1,557		-	
		<u>75,835</u>		<u>70,107</u>	
Total receipts					
Expenditure:					
Repairs and maintenance of properties	133,668			14,702	
Distributions and grants	10,613			22,480	
Clerk's fees	6,500			6,500	
Insurance	6,579			4,359	
Legal and professional fees	2,664			-	
Independent examiner's fees	475			475	
Printing, postage, stationery and advertising	201			241	
Electricity and gas	649			411	
Council tax and water rates	259			1,011	
Sundry expenses and software	55			140	
		<u>161,663</u>		<u>50,319</u>	
Total payments					
Net (payments)/receipts for the year		(85,828)		19,788	
Bank balances at 1 st April 2020		297,200		277,412	
Bank balances at 31st March 2021		£ 211,372		£ 297,200	

St Petrox Trust Lands

Statement of Assets and Liabilities at 31st March 2021

	2021 £	2020 £
Monetary assets (General fund)		
Bank balances	£ 211,372	£ 297,200
	<u> </u>	<u> </u>
Debtors and prepayments (General fund)		
Rents receivable	-	630
Property insurances paid in advance	2,740	1,638
	<u> </u>	<u> </u>
	£ 2,740	£ 2,268
	<u> </u>	<u> </u>
Creditors (General fund)		
Independent examiner's fees	£ 475	£ 475
	<u> </u>	<u> </u>
Investment properties		
Island House and Stapledon House at cost	£ 483,644	£ 483,644
	<u> </u>	<u> </u>
Investments		
Shares in Charities Official Investment fund at cost	56,020	56,020
Unrealised appreciation	371,263	298,089
	<u> </u>	<u> </u>
Market value at 31 st March 2021	£ 427,283	£ 354,109
	<u> </u>	<u> </u>


.....
L Hodge (Mrs)
Trustee


.....
H D Bastone
Clerk/Treasurer

St Petrox Trust Lands

Accounts

for the year ended 31st March 2021

St Petrox Trust Lands

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St Petrox Trust Lands

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