

# POLRUAN TOWN TRUST

England & Wales · Charity number 232749

## Details

---

**Other names** POLROAN TOWN TRUST, TOWN TRUST

**Status** Registered

**Legal form** Other

**Registered** 1964-04-09

**Register** [View on the Charity Commission register](#)

## Contact

---

**Address** The Reading Room  
West Street  
Polruan  
Fowey  
Cornwall  
PL23 1PJ

**Phone** 07876746909

**Email** [enquiries@polruantowntrust.org](mailto:enquiries@polruantowntrust.org)

**Website** <https://www.polruantowntrust.org/>

## Activities

---

**Objects:** MAINTENANCE OF PROPERTIES HELD UNDER THE TRUST AND FOR THE GENERAL BENEFIT OF INHABITANTS OF POLRUAN.

**Activities:** To administer the endowments [land and property] of the Charity and apply the income from same for the benefit of of the inhabitants of the area of benefit being the ancient township of Polruan.

## Classification

---

- **How:** Other Charitable Activities
- **What:** Other Charitable Purposes
- **Who:** The General Public/mankind

## Geography

- Area of benefit: POLRUAN
- Cornwall

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£242,979	£175,270	-	-
2024-12-31	£145,175	£100,244	-	-
2023-12-31	£150,936	£214,876	-	-
2022-12-31	£95,045	£96,212	-	-
2021-12-31	£79,585	£54,121	-	-
2020-12-31	£95,691	£67,467	-	-

## Trustees

Name	Role	Appointed
<b>Elizabeth Rigg</b>	Chair	2022-09-04
Graham Morris		2026-06-01
Graham Palmer		2023-04-17
Ian Stanley Windsor		2026-06-01
Melanie Hicks		2023-11-06
Shelley Ann Dobson		2026-06-01
Victoria Florence Harvey Halls		2023-11-01

**POLRUAN TOWN TRUST**

England & Wales - Charity number 232749

---

# Accounts

---

# POLRUAN TOWN TRUST

Registered Charity No. 232749

Clerk: Zena Wood, 22 Meadow Close, Polruan, Cornwall PL23 1QS

Email: [clerk@polruantowntrust.org](mailto:clerk@polruantowntrust.org)

## **Annual Report and Financial Statements for the Year Ended 31<sup>st</sup> December 2025**

Bank:  
Lloyds Bank plc  
Unit 14 White River Place Shopping Centre  
St Austell  
PL25 5AZ

# Chairman's Annual Report for 2025

Trustees: Elizabeth Rigg – Chairlady  
Vicky Halls  
Graham Plamer  
Melanie Hicks

---

Following a year of consolidation the Trust started 2025 in a stronger financial position although no capital projects had been planned at that stage.

The Trustees were concerned the playground on St Saviour's Hill needed specialist maintenance and Alvian Ltd were called in to inspect the play equipment and repair where necessary. We now have a contract with Alvian where the playground and equipment are inspected quarterly and regular maintenance is done. This ensures the equipment is safe.

The explanatory boards on the Coal Wharf and in St Saviour's car park have been updated, along with a new slate sign on the Blockhouse.

The Trustees held an open day in the Reading Room in April 25, which attracted a few interested people. We explained the work done by the Trust and three of them helped some Trustees sort through the extensive archives. Hopefully, one or more, may join the Trust in the future.

It was decided to offer both the St Saviour and Veverly car parks to the concessionaire in 2025 and this has worked well. The concession was granted to Dan Hicks.

In addition to the normal, ongoing maintenance, of the Trust's properties such as grass cutting and fence repairs, part of the slipway wall was damaged by a vehicle and repairs were finally carried at the end of the year.

The Trust has also set up an Education Fund and following consultation with the Polruan Primary Academy, the Trust are providing funds for more books.

Positive discussions continue with the Parish Council over the toilets on the Quay, and we are getting ever closer to being in a position to refurbish in 2026.

In the last few month's we have been finalising a grant application for funds to complete the refurbishment of the Winkle Picker flat; we'd like to express our gratitude to the Parish

Council and to Jim Candy for their support on this. Once complete this will be offered to a resident in the village as affordable housing.

We have also engaged with Fowey River Practice and the SOS group, regarding how we might support potential improvements to the surgery premises to meet their needs, as part of the ongoing community consultation process.

As you probably all know, the Winkle Picker is under new tenancy and we wish Katie Beer all the best for the future of her business.

In the most recent edition of the Parish News we have appealed for applicants to become trustees, so we are looking forward to increasing our numbers to support the work of the Trust.

Finally, I would like to take this opportunity to thank my fellow trustees Vicky, Mel and Graham and our clerk Zena, for all their help and support over the past year.

# Financial Report for 2025

The Clerk was pleased to report that the Trust's financial position is significantly stronger than it was in 2024. Gross income rose from £44,931 in 2024 to £67,709 in 2025—an increase of £22,778. This improvement is largely due to higher income from the car park, supported by a welcome and unexpected donation. Together, these developments have strengthened the Trust's financial stability and provided a more secure foundation for future plans and ongoing commitments.

## Receipts

The Trust saw increased income from the car park concession, driven by higher parking fees and the addition of the Veverly car park to the concession. Usage of the electric vehicle charging point exceeded expectations, and Trustees introduced allocated parking spaces at Veverly for the first time. The Trust also benefited from a generous, unexpected donation.

- £3,650 Veverly
- £2,522 Electric Charge Point
- £21,998 Car park concession
- £5,000 Anonymous Donation

## Payments

Additional costs were incurred in maintaining the playground, which had not previously been subject to regular inspection or upkeep. Trustees are also exploring development opportunities for the Winkle Picker Flat and have commissioned initial surveys. Car park machines required essential servicing and cleaning, and electricity costs have risen.

- £2,452 – Maintenance
- £3,260 – Winkle Picker Flat
- £3,487 – Metric Car Park Machines
- £1,160 – Electricity

Overall, the Trust enters 2026 in a strong and encouraging position, well placed to consider toilet renovations, subject to a successful grant application for the Winkle Picker flat. Trustees will continue to seek further funding and grants to support community focused projects and deliver meaningful improvements for the benefit of all.

Zena Wood

Clerk to the Trustees

Date: 15<sup>th</sup> April 2026

# **Charity Commission Financial Reporting**

## **Accounts – Accounts Annual Return, Independent Examination**

The Charity Commission for England and Wales has issued a guidance, 'Independent Examination of Charity Accounts' This guidance was effective from 1 November 2017.

Charity Law now sets out reporting, filing and external scrutiny obligations, which Charity Trustees are required to follow. It also states that a Charity with a gross annual income in excess of £25,000 is required to have a process of external scrutiny of their accounts and that Trustees may decide that an Independent Examination is appropriate. An Audit, however, is not required unless the income of a Charity exceeds £250,000.

For the Charity Commission Annual Return Reporting, an Annual Return must be completed if annual income exceeds £10,000. Our Annual Income for the Financial Year ended 31st December 2025 was £242,979. The Trustees have agreed that an Independent Examination should be carried out. In line with our normal process, an Annual Return to the Charity Commission will be entered subject to approval of the Accounts at the AGM.

Zena Wood

Clerk to the Trustees

Date: 15<sup>th</sup> April 2026

# **Polruan Town Trust**

## **Independent Examiner's Report to the Trustees**

I report to the charity trustees on my examination of the accounts of the Trust for the year ended 31<sup>st</sup> December 2025.

### **Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### **Independent examiner's statement**

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records. I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Brian Smith BA CPFA  
Lanhydrock Accountancy Practice Ltd  
6 Queen Street  
Lostwithiel  
Cornwall  
PL22 0AB  
17<sup>th</sup> March 2026



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name <b>Polruan Town Trust</b>	No (if any) 232749
---	-----------------------

**CC16a**

## Receipts and payments accounts

For the period from	Period start date 01/01/2025	To	Period end date 31/12/2025
------------------------	---------------------------------	----	-------------------------------

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Interest	81	-	-	81	660
Car Park Income	207,745	-	-	207,745	103,368
Property Rental, Licences, Wayleaves	29,466	-	-	29,466	25,671
Advertising	110	-	-	110	90
Donations	5,530	-	-	5,530	15,000
Business Rates Grant	-	-	-	-	-
Miscellaneous	47	-	-	47	385
<b>Sub total (Gross income for AR)</b>	<b>242,979</b>	<b>-</b>	<b>-</b>	<b>242,979</b>	<b>145,175</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>242,979</b>	<b>-</b>	<b>-</b>	<b>242,979</b>	<b>145,175</b>
<b>A3 Payments</b>					
Professional fees	5,120	-	-	5,120	1,860
Insurances	3,970	-	-	3,970	17,014
Business rates	4,235	-	-	4,235	4,261
Car Parks Remuneration	120,232	-	-	120,232	37,843
Utilities	5,854	-	-	5,854	4,694
Cleaning	5,950	-	-	5,950	6,385
Clerks remuneration	5,037	-	-	5,037	4,892
Clerks expenses	967	-	-	967	830
Maintenance and grass cutting	20,213	-	-	20,213	17,761
Grants	-	-	-	-	4,500
Miscellaneous	3,692	-	-	3,692	205
<b>Sub total</b>	<b>175,270</b>	<b>-</b>	<b>-</b>	<b>175,270</b>	<b>100,244</b>
<b>A4 Asset and investment purchases. (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>175,270</b>	<b>-</b>	<b>-</b>	<b>175,270</b>	<b>100,244</b>
<b>Net of receipts/(payments)</b>	<b>67,709</b>	<b>-</b>	<b>-</b>	<b>67,709</b>	<b>44,930</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>227,694</b>	<b>-</b>	<b>-</b>	<b>227,694</b>	<b>182,764</b>
<b>Cash funds this year end</b>	<b>295,403</b>	<b>-</b>	<b>-</b>	<b>295,403</b>	<b>227,694</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Lloyds current account	130,263	-	-
	Lloyds Education Account	15,139	-	-
	NS&I	150,000	-	-
	<b>Total cash funds</b>	<b>295,403</b>	<b>-</b>	<b>-</b>

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval

**POLRUAN TOWN TRUST**

England & Wales - Charity number 232749

---

# Accounts

---

# POLRUAN TOWN TRUST

Registered Charity No. 232749

Clerk: Zena Wood, 22 Meadow Close, Polruan, Cornwall PL23 1QS

Tel: 07711 255525

Email: [clerk@polruantowntrust.org](mailto:clerk@polruantowntrust.org)

## **Annual Report and Financial Statements for the Year Ended 31<sup>st</sup> December 2024**

Bank:

Lloyds Bank plc

Unit 14 White River Place Shopping Centre

St Austell

PL25 5AZ

# Chairman's Annual Report for 2024

Trustees: Elizabeth Rigg – Chairlady  
Vicky Halls  
Brian Cook  
Graham Plamer  
Melanie Hicks

---

Brian Cook resigned as Chairman at our September meeting and we thank Brian for keeping us focused during his stewardship. Following a brief discussion, I was elected Chair. Robin Sainsbury also resigned as a Trustee after over 20 years, his knowledge of the past workings of the Trust will be missed.

Following the significant refurbishments in 2023, which included the Winklepicker shop and Veverly Car park, the Trust has focused on rebuilding our working capital and reserves this past year. As a result, while routine maintenance of our properties has continued, we haven't been able to move forward with the planned rebuild of the Winklepicker flat. We have been actively seeking funding from national bodies such as the National Lottery Heritage Fund, but have not yet been successful.

In response to recent vandalism, the Trust collaborated with Lanteglos Parish Council (LPC) to review and upgrade the CCTV systems on the Quay and St Saviours car park. Additionally, a "Flashpark" sign has been installed on the Quay slipway to discourage parking and improve boat launching access.

The Trustees have also been actively involved in repainting the Linney and organizing the Trust archives at the St Saviours store, a task made enjoyable by the interesting historical details uncovered along the way!

The Trust have recently updated and renewed the information boards on both the Coal Wharf and in St Saviours car park.

Like every previous chairman, I had hoped to announce a finalized lease agreement with South West Water for the Quay. Unfortunately, this matter remains with our solicitors.

The Trustees have also been collaborating with representatives from LPC to develop plans for the refurbishment of the Quay toilets. Various proposals are currently under consideration and need to be finalized to allow for accurate cost estimation.

Finally, I would like to express my sincere gratitude to my fellow Trustees, Vicky, Mel, Graham, and Brian, for their invaluable support over the past year. Many thanks also go to our Clerk, Zena, for her continuous help and dedication.

# **Financial Report for 2024**

The Clerk was pleased to report that the Trust's financial position is significantly stronger compared to 2023, primarily due to the absence of major developments this past year. Looking ahead, the Trustees are committed to actively seeking additional funding and grants for projects in 2025 that will positively impact the Polruan community.

## **Total Income for 2024 was £145,175**

There was £5,761 difference which was a combination of the £63,365 from the 2023 Business Rate Grant, £39,470 increase in car park income for 2024, a £6,982 increase in property rental and Wayleaves, an increase in donations of £11,660.

## **Total spend for 2024 was £100,244**

This was a significant drop from 2023 due mainly to the absence of any major developments. Insurance fees were considerably higher than the previous year because of an outstanding 2023 invoice that wasn't cleared until February 2024. Plus, Utilities were down on 2023 as were office expenses, however, Cleaning and Clerks Remuneration have increased slightly.

Zena Wood

Clerk to the Trustees

Date: 18<sup>th</sup> April 2025

# **Charity Commission Financial Reporting**

## **Accounts – Accounts Annual Return, Independent Examination**

The Charity Commission for England and Wales has issued a guidance, 'Independent Examination of Charity Accounts' This guidance was effective from 1 November 2017.

Charity Law now sets out reporting, filing and external scrutiny obligations, which Charity Trustees are required to follow. It also states that a Charity with a gross annual income in excess of £25,000 is required to have a process of external scrutiny of their accounts and that Trustees may decide that an Independent Examination is appropriate. An Audit, however, is not required unless the income of a Charity exceeds £250,000.

For the Charity Commission Annual Return Reporting, an Annual Return must be completed if annual income exceeds £10,000. Our Annual Income for the Financial Year ended 31st December 2024 was £145,175. The Trustees have agreed that an Independent Examination should be carried out. In line with our normal process, an Annual Return to the Charity Commission will be entered subject to approval of the Accounts at the AGM.

Zena Wood

Clerk to the Trustees

Date: 18<sup>th</sup> April 2025

# Polruan Town Trust

## Independent Examiner's Report to the Trustees

I report to the charity trustees on my examination of the accounts of the Trust for the year ended 31<sup>st</sup> December 2024.


### **Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### **Independent examiner's statement**

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records. I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Brian Smith BA CPFA  
Lanhydrock Accountancy Practice Ltd  
6 Queen Street  
Lostwithiel  
Cornwall  
PL22 0AB

9<sup>th</sup> April 2025



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name <b>Polruan Town Trust</b>	No (if any) 232749
---	-----------------------

CC16a

## Receipts and payments accounts

For the period from	Period start date 01/01/2024	To	Period end date 31/12/2024
---------------------	---------------------------------	----	-------------------------------

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
NS&I interest	660	-	-	660	120
Car Park Income	103,368	-	-	103,368	63,898
Property Rental, Licences, Wayleaves	25,671	-	-	25,671	18,689
Advertising	90	-	-	90	70
Donations	15,000	-	-	15,000	3,340
Business Rates Grant	-	-	-	-	63,365
Miscellaneous	385	-	-	385	1,454
<b>Sub total (Gross income for AR)</b>	<b>145,175</b>	<b>-</b>	<b>-</b>	<b>145,175</b>	<b>150,936</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>145,175</b>	<b>-</b>	<b>-</b>	<b>145,175</b>	<b>150,936</b>
<b>A3 Payments</b>					
Professional fees	1,860	-	-	1,860	1,140
Insurances	17,014	-	-	17,014	5,329
Business rates	4,261	-	-	4,261	5,744
Car Parks Remuneration	37,843	-	-	37,843	-
Utilities	4,694	-	-	4,694	6,820
Cleaning	6,385	-	-	6,385	4,120
Clerks remuneration	4,892	-	-	4,892	2,985
Clerks expenses	830	-	-	830	1,693
Maintenance and grass cutting	17,761	-	-	17,761	177,680
Grants	4,500	-	-	4,500	4,000
Miscellaneous	205	-	-	205	5,365
<b>Sub total</b>	<b>100,244</b>	<b>-</b>	<b>-</b>	<b>100,244</b>	<b>214,876</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>100,244</b>	<b>-</b>	<b>-</b>	<b>100,244</b>	<b>214,876</b>
<b>Net of receipts/(payments)</b>	<b>44,930</b>	<b>-</b>	<b>-</b>	<b>44,930</b>	<b>63,940</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>182,764</b>	<b>-</b>	<b>-</b>	<b>182,764</b>	<b>246,704</b>
<b>Cash funds this year end</b>	<b>227,694</b>	<b>-</b>	<b>-</b>	<b>227,694</b>	<b>182,764</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Lloyds current account	212,637	-	-
	Lloyds Education Account	15,057	-	-
		-	-	-
	<b>Total cash funds</b>	<b>227,694</b>	<b>-</b>	<b>-</b>

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval

# Polruan Town Trust

## Independent Examiner's Report to the Trustees

I report to the charity trustees on my examination of the accounts of the Trust for the year ended 31<sup>st</sup> December 2024.

### **Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### **Independent examiner's statement**

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records. I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Brian Smith BA CPFA  
Lanhydrock Accountancy Practice Ltd  
6 Queen Street  
Lostwithiel  
Cornwall  
PL22 0AB

9<sup>th</sup> April 2025



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name <b>Polruan Town Trust</b>	No (if any) 232749
---	-----------------------

CC16a

## Receipts and payments accounts

For the period from	Period start date 01/01/2024	To	Period end date 31/12/2024
---------------------	---------------------------------	----	-------------------------------

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
NS&I interest	660	-	-	660	120
Car Park Income	103,368	-	-	103,368	63,898
Property Rental, Licences, Wayleaves	25,671	-	-	25,671	18,689
Advertising	90	-	-	90	70
Donations	15,000	-	-	15,000	3,340
Business Rates Grant	-	-	-	-	63,365
Miscellaneous	385	-	-	385	1,454
<b>Sub total (Gross income for AR)</b>	<b>145,175</b>	<b>-</b>	<b>-</b>	<b>145,175</b>	<b>150,936</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>145,175</b>	<b>-</b>	<b>-</b>	<b>145,175</b>	<b>150,936</b>
<b>A3 Payments</b>					
Professional fees	1,860	-	-	1,860	1,140
Insurances	17,014	-	-	17,014	5,329
Business rates	4,261	-	-	4,261	5,744
Car Parks Remuneration	37,843	-	-	37,843	-
Utilities	4,694	-	-	4,694	6,820
Cleaning	6,385	-	-	6,385	4,120
Clerks remuneration	4,892	-	-	4,892	2,985
Clerks expenses	830	-	-	830	1,693
Maintenance and grass cutting	17,761	-	-	17,761	177,680
Grants	4,500	-	-	4,500	4,000
Miscellaneous	205	-	-	205	5,365
<b>Sub total</b>	<b>100,244</b>	<b>-</b>	<b>-</b>	<b>100,244</b>	<b>214,876</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>100,244</b>	<b>-</b>	<b>-</b>	<b>100,244</b>	<b>214,876</b>
<b>Net of receipts/(payments)</b>	<b>44,930</b>	<b>-</b>	<b>-</b>	<b>44,930</b>	<b>63,940</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>182,764</b>	<b>-</b>	<b>-</b>	<b>182,764</b>	<b>246,704</b>
<b>Cash funds this year end</b>	<b>227,694</b>	<b>-</b>	<b>-</b>	<b>227,694</b>	<b>182,764</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Lloyds current account	212,637	-	-
	Lloyds Education Account	15,057	-	-
		-	-	-
	<b>Total cash funds</b>	<b>227,694</b>	<b>-</b>	<b>-</b>

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval

**POLRUAN TOWN TRUST**

England & Wales - Charity number 232749

---

# Accounts

---

# **POLRUAN TOWN TRUST**

Registered Charity No. 232749

Clerk: Zena Tett, 22 Meadow Close, Polruan, Cornwall PL23 1QS

Tel: 07711 255525

Email: [clerk@polruantowntrust.org](mailto:clerk@polruantowntrust.org)

## **Annual Report and Financial Statements for the Year Ended 31<sup>st</sup> December 2023**

Bank:  
Lloyds Bank plc  
Unit 14 White River Place Shopping Centre  
St Austell  
PL25 5AZ

# Chairman's Annual Report for 2023

Trustees:     Brian Cook – Chairman  
                  Robin Sainsbury  
                  Vicky Halls  
                  Beth Rigg  
                  Graham Plamer  
                  Melanie Hicks

---

During the course of 2023 our then Chairman Dave Guy resigned as a Trustee. We miss his experience, local knowledge and wise counsel. At the General meeting Graham Palmer was selected as a trustee and I was reappointed. During the course of the year Melanie Hicks was co-opted.

Our Clerk Adrian Fisher resigned during the year and Zena Trett replaced him. She has settled in well and mastered the various property and other issues dealt with by the Trust.

During the early part of the year the Trust undertook two major capital schemes which were each largely completed by the last General Meeting. The first of these was the complete refurbishment of the Winklepicker shop on the Quay and the other was the extension of the Vevery Car Park.

The first phase of the Winklepicker refurbishment proved to be more extensive and costly than planned because of the condition of the existing structure. The works were completed in time for the shop to reopen on 15th May. Maintaining a post office in its premises in the village has long been a priority for the Trust and during the Winklepicker refurbishment a temporary service was provided in the Reading Room. The refurbishment of the separate residence above the Winklepicker and roof replacement has still to be undertaken and assembling funding for these works is a Trust priority.

The Vevery Car Park extension was undertaken to increase the amount of off-street car parking in the village and to activate the planning permission for the total Vevery redevelopment which is a long-term scheme. These works were largely completed prior to the last General Meeting.

Card payment machines have been installed in Vevery and in St. Saviours Car Parks.

Other property maintenance works undertaken during the year include dealing with damp ingress in the Surgery, improving the electrical system on the Coal Wharf, repointing the sea

wall to the Coal Wharf, repairing minor storm damage to the toilet roofs on the Quay and repairing garage roofs, a boundary wall and fencing at St Saviours.

The Reading Room is a unique village asset that has been internally redecorated during the year and Wi-Fi has been installed. The roof over it and the Surgery below has been identified as probably needing major repair or replacement. Further inspection is currently under way.

The Trust has continued to subsidise the Parish Council in its provision of public toilets in the village.

The issue of the Quay transfer from South West Water continues. There are signs of progress by the lawyers and it may be finalised during 2024. Significant funding will accrue to the Trust when this matter is completed.

For the last number of years, the Trust has managed the disbursement of funds left in the will of a local resident Marjorie Barrie for the benefit of village clubs, societies and other organisations. This generous fund has now been largely expended and the Trust's duty in this regard is coming to a close.

As forecast in the previous Chairman's report, the Trust's funds have been depleted during the year by the cost of its capital and maintenance works. Further significant works have been identified as needing to be done and funding for these is being accumulated.

As discussed last year at the General Meeting, work to modernise the Trust's status and practices to a Charitable Incorporated Organisation is proceeding.

Public use of the Coal Wharf for events has increased this year. Concerts and barbecues have been common through the summer and craft fairs are frequently held. This is a new minor source of funding for the Trust.

The Trust's website is being readily accessed by the public for information and communication purposes.

I thank my fellow trustees and Clerks for their hard work on behalf of the Village and their support during the year.

## Financial Report for 2023

- Total income for 2023 was £150,936.  
This was an increase of £55,891 compared to 2022 and the majority of this increase was due to a Business Rates rebate.
- The savings account interest was up by £107 on the previous year and there was an increase of £2,077 in donations.
- Property rental, licenses and wayleaves were down on 2022 by £4,859. This was mainly due to the Winklepicker not being rented during the construction work.
- Total spend for 2023 was £214,876  
This was an increase of £118,664, the majority of the spend was due to the development of Veverly Car Park and the Winklepicker.
- Professional fees are now back to the level they should be which explains the difference from last year. There is also a significant variance on Insurance, however, this was due to a large invoice of over £5,000 not leaving the account until January 2024.
- There was an increase in electricity of £4,705, this was due to the replacement of the electric charge machine and the cable diversion at Veverly Car Park.

	<u>2023</u>	<u>2022</u>
Lloyds Current Account	£101,422.31	£115,716.48
Investment Account	£80,000.00	£128,526.54
PayPal	£1,342.00	£2,461.82
<b>Total</b>	<b>£182,764.31</b>	<b>£246,704.84</b>

The Trust's financial position is not as strong as it was in 2022, this was mainly due to the planned works and maintenance carried out at the Winklepicker during the early part of 2023. This was vital work that needed to be carried out to ensure the future of the Trust's assets for the benefit of Polruan.

Zena Tett  
Clerk to the Trustees  
Date: 13<sup>th</sup> June 2024

# **Charity Commission Financial Reporting**

## **Accounts – Accounts Annual Return, Independent Examination**

The Charity Commission for England and Wales has issued a guidance, 'Independent Examination of Charity Accounts' This guidance was effective from 1 November 2017.

Charity Law now sets out reporting, filing and external scrutiny obligations, which Charity Trustees are required to follow. It also states that a Charity with a gross annual income in excess of £25,000 is required to have a process of external scrutiny of their accounts and that Trustees may decide that an Independent Examination is appropriate. An Audit, however, is not required unless the income of a Charity exceeds £250,000.

For the Charity Commission Annual Return Reporting, an Annual Return must be completed if annual income exceeds £10,000. Our Annual Income for the Financial Year ended 31st December 2023 was £150,936. The Trustees have agreed that an Independent Examination should be carried out. In line with our normal process, an Annual Return to the Charity Commission will be entered subject to approval of the Accounts at the AGM.

Zena Tett

Clerk to the Trustees

Date: 7<sup>th</sup> May 2024



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name  
**Polruan Town Trust**

No (if any)  
332749

CC16a

**Receipts and payments accounts**

For the period from	Period start date 01/01/2023	To	Period end date 31/12/2023
---------------------	---------------------------------	----	-------------------------------

**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
NS&I Interest	120	-	-	120	13
Car Park Income	63,898	-	-	63,898	58,486
Property Rental, Licences, Wayleaves	18,689	-	-	18,689	23,548
Advertising	70	-	-	70	200
Donations	3,340	-	-	3,340	1,263
Business Rates Grants	63,365	-	-	63,365	6,270
Miscellaneous	1,454	-	-	1,454	5,265
<b>Sub total (Gross income for AR)</b>	<b>150,936</b>	<b>-</b>	<b>-</b>	<b>150,936</b>	<b>95,045</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>150,936</b>	<b>-</b>	<b>-</b>	<b>150,936</b>	<b>95,045</b>
<b>A3 Payments</b>					
Professional Fees	1,140	-	-	1,140	10,828
Insurances	5,329	-	-	5,329	14,977
Business Rates & Water Rates	5,744	-	-	5,744	14,329
Electricity	6,820	-	-	6,820	2,115
Cleaning	4,120	-	-	4,120	4,261
Clerks Remuneration	2,985	-	-	2,985	3,980
Clerks Expenses	1,693	-	-	1,693	2,920
Maintenance and Grass Cutting	177,680	-	-	177,680	36,114
Grants	4,000	-	-	4,000	4,000
Miscellaneous	5,365	-	-	5,365	2,688
<b>Sub total</b>	<b>214,876</b>	<b>-</b>	<b>-</b>	<b>214,876</b>	<b>96,212</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>214,876</b>	<b>-</b>	<b>-</b>	<b>214,876</b>	<b>96,212</b>
<b>Net of receipts/(payments)</b>	<b>- 63,940</b>	<b>-</b>	<b>-</b>	<b>- 63,940</b>	<b>- 1,167</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>246,704</b>	<b>-</b>	<b>-</b>	<b>246,704</b>	<b>247,871</b>
<b>Cash funds this year end</b>	<b>182,764</b>	<b>-</b>	<b>-</b>	<b>182,764</b>	<b>246,704</b>

**Section B Statement of assets and liabilities at the end of the period**

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Lloyds Current Account	101,422	-	-
	PayPal	1,342	-	-
	Investment Account	80,000	-	-
	<b>Total cash funds</b>	<b>182,764</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))			
		<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>Endowment funds</b>

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	BRIAN COOK	03-01-24
	BETH RIGG	03-01-24

## Polruan Town Trust

### Independent Examiner's Report to the Trustees

I report to the charity trustees on my examination of the accounts of the Trust for the year ended 31<sup>st</sup> December 2023.

#### **Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records. I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Brian Smith BA OFFA  
Lanhydrock Accountancy Practice Ltd  
6 Queen Street  
Lostwithiel  
Cornwall  
PL22 0AB

3<sup>rd</sup> June 2024

**POLRUAN TOWN TRUST**

England & Wales - Charity number 232749

---

# Accounts

---

# POLRUAN TOWN TRUST

**Charity registration Number: 232749**

The Reading Room, West Street, Polruan, PL23 1PJ

Email: [clerk@polruantowntrust.org](mailto:clerk@polruantowntrust.org)  
[enquiries@polruantowntrust.org](mailto:enquiries@polruantowntrust.org)

Website: [www.polruantowntrust.org](http://www.polruantowntrust.org)

## **Annual Report and Financial Statements For the Year Ended 31st December 2022**

Bank:  
Lloyds Bank plc  
Unit 14 White River Place Shopping Centre  
St Austell  
PL25 5AZ

# Chairman's Annual Report for 2022

Trustees:

David Guy - Chairman

Robin Sainsbury

Brian Cook

Vicky Halls

Beth Rigg

Just as we thought things could only get better post pandemic, we were plunged into a cost of living crisis due to geopolitical events. As with everyone in our community the Trust has found itself with an increase in costs on all fronts and having to adapt accordingly.

During the course of 2022 three Trustees resigned, namely Robert Libby, Tony Cottrell and Chris Mylward. I would like to thank them all for their efforts and contributions during their time on the Trust. Dave Guy and Beth Rigg were co-opted to replace Robert and Tony. A replacement for Chris Mylward will be elected at the 2023 AGM.

Sadly the transfer of the quay back to the Trust continues to roll on. A strip of land through the quay was found to be registered to Fowey Harbour Commission. By mutual agreement this land has been transferred to the Trust, however the process of getting this finalised with the Land Registry could take up to 18 months. The transfer of the quay may happen before this is fully finalised but this needs the agreement of South West Water to happen. I think every chairman of the Trust has said it will be finalised by the end of the year at some point during their tenure. I'm not going to tempt fate by stating the same but, fingers crossed.

The Trust have set out their maintenance priorities for the future which will commence at the start of 2023. The first projects will be the complete refurbishment of the Winklepicker, extension of Vevry car park and the monitoring of the wharf wall for movement. These all come at a cost and the Trusts funds will be depleted during 2023 to pay for this maintenance.

In 2022 the playground equipment on the Hill was refurbished and on the advice of our insurer, a barrier was erected around the St Saviours ruin to protect the public from the possible risk of any falling debris.

Unfortunately the Reading Room committee decided that they were unable to continue and handed the Reading Room back to the Trust. The Trust have decided to make the space more accessible to the community by making some sympathetic improvements. To start with the electrics have been replaced, including the heaters and light. The pictures will be gradually reframed and preserved and there is a plan for the provision of Wi-Fi. In light of the historical significance of the Reading Room and its contents the Trust would like to make it a centre for our local history to be developed over the coming years.

In the latter part of the year the Trust created a website which will be continuously developed to not only inform what the Trust does but also to be interactive with news and a booking portal for the wharf.

I wish to thank my fellow trustees and our Clerk for their hard work on behalf of the Trust and the community within our area of benefit for their continued support.

**Dave Guy**

Chair

# Financial Report Report for 2022

- Total income for 2022 was £95,045.  
This was an increase of £15,460 compared to 2021 and the majority of this increase was due to a Business Rates rebate, EV charger income and an insurance claim.
- There has been an increase in Professional fees in 2022. This has been due to the ongoing legal issues and leases associated with Quay. In addition to this, these costs relate to the Trust obtaining planning permission for the proposed works at Vevery and the preparations to the renovation works required to the Winkle Picker - due to take place in early 2023.
- The accounts show a large increase in the insurance premium paid in 2022. This is due to the renewal falling on the 25th December each year. The renewal for 25th December 2021 was paid in January 2022 and the renewal on 25th December 2022 was paid in the same month. There has also been a modest increase in the premium for 2023 given the amount of construction works taking place.
- The increase in the Clerks expenditure was due to the hire of a skip for cleaning the Hearse House, the reframing of some historic pictures in the Reading room and the purchase of a line marking machine so the Trustees can remark the parking spaces in St. Saviours and the Quay car parks.
- The increase in maintenance costs in 2022 was due to the maintenance of the Quay and Old Coal Wharf.

	<u>2022</u>	<u>2021</u>
Lloyds Current Account	£115,716.48	£116,999.33
Investment Account	£128,526.54	£128,513.69
PayPal	£2,461.82	£2,357.30
<b>Total</b>	<b>£246,704.84</b>	<b>£247,870.32</b>

The Trust has maintained a strong financial position throughout 2022. The planned works and maintenance of different assets due to start in January 2023 will impact on the current financial reserves of the Trust but moving forward, this will ensure the future of the Trusts assets for the benefit of Polruan.

**Adrian Fisher**

**Clerk to the Trustees**

**Date: 31st March 2023**



**Receipts and payments accounts**

For the period from	Period start date	To	Period end date
	01/01/2022		31/12/2022

**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
NS&I Interest	13	-	-	13	919
Car Park Income	58,486	-	-	58,486	53,173
Property Rental, Licenses, Wayleaves	23,548	-	-	23,548	22,727
Advertising	200	-	-	200	200
Donations	1,263	-	-	1,263	400
Business Rates Grants	6,270	-	-	6,270	-
Miscellaneous	5,265	-	-	5,265	2,166
<b>Sub total (Gross income for AR)</b>	<b>95,045</b>	<b>-</b>	<b>-</b>	<b>95,045</b>	<b>79,585</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>95,045</b>	<b>-</b>	<b>-</b>	<b>95,045</b>	<b>79,585</b>
<b>A3 Payments</b>					
Professional Fees	10,828	-	-	10,828	4,500
Insurances	14,977	-	-	14,977	7,907
Business Rates & Water Rates	14,329	-	-	14,329	13,865
Electricity	2,115	-	-	2,115	2,749
Cleaning	4,261	-	-	4,261	3,681
Clerks Remuneration	3,980	-	-	3,980	3,980
Clerks Expenses	2,920	-	-	2,920	191
Maintenance and Grass Cutting	36,114	-	-	36,114	11,434
Grants	4,000	-	-	4,000	5,000
Miscellaneous	2,688	-	-	2,688	814
<b>Sub total</b>	<b>96,212</b>	<b>-</b>	<b>-</b>	<b>96,212</b>	<b>54,121</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>96,212</b>	<b>-</b>	<b>-</b>	<b>96,212</b>	<b>54,121</b>
<b>Net of receipts/(payments)</b>	<b>- 1,167</b>	<b>-</b>	<b>-</b>	<b>- 1,167</b>	<b>25,464</b>
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	247,871	-	-	247,871	222,407
<b>Cash funds this year end</b>	<b>246,704</b>	<b>-</b>	<b>-</b>	<b>246,704</b>	<b>247,871</b>

**Section B Statement of assets and liabilities at the end of the period**

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Lloyds Currnet Account	115,716	-	-
	PayPal	2,461	-	-
	Investment Account	128,527	-	-
	<b>Total cash funds</b>	<b>246,704</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
		<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>Endowment funds</b>

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	David Guy	17/04/2023

# **Charity Commission Financial Reporting**

## **Accounts - Annual Return, Independent Examination**

The Charity Commission For England and Wales has issued a guidance, 'Independent Examination of Charity Accounts' This guidance was effective from 1 November 2017.

Charity Law now sets out reporting, filing and external scrutiny obligations, which Charity Trustees are required to follow. It also states that a Charity with a gross annual income in excess of £25,000 is required to have a process of external scrutiny of their accounts and that Trustees may decide that an Independent Examination is appropriate. An Audit, however, is not required unless the income of a Charity exceeds £250,000.

For the Charity Commission Annual Return Reporting, an Annual Return must be completed if annual income exceeds £10,000. Our Annual Income for the Financial Year ended 31st December 2022 was £95,045. The Trustees have agreed that an Independent Examination should be carried out. In line with our normal process, an Annual Return to the Charity Commission will be entered subject to approval of the Accounts at the AGM.

**Adrian Fisher**

**Clerk to the Trustees**

**Date: 31st March 2023**

# Independent Examiner's Report on the Accounts

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2022**.

**Responsibilities and basis of report** As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent Examiner's Statement** I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

**Signature:** 

**Name:** Sean Sampson

**Address:** 4 Cott Road, Lostwithiel, Cornwall, PL22 0ET

**Date:** 31st March 2023

**POLRUAN TOWN TRUST**

England & Wales - Charity number 232749

---

# Accounts

---

# POLRUAN TOWN TRUST

## Chairman's Report 2021

It is hard to believe that this is the first AGM since 2019. The Covid Pandemic lasted longer than many of us thought likely, but now hopefully we can all get used to the new normal and learn to live with the virus.

I will precise the years activities as best as memory and a few notes allow:

Dan Hicks was again awarded the concession for St. Saviours car park with the term lasting for 12 months from 01 March 2021.

The Trust undertook to hold a full review of its assets both for valuation and insurance purposes this involved a great deal of work from the 3 trustees who undertook this task and their continued efforts on this are much appreciated by the rest of the Trustees. This work is complete and has facilitated an ongoing maintenance program for Trust properties.

The painting of The Winklepicker and Surgery along with painting of the railings and lamp posts have been completed. There has also been works carried out to the Coal Wharf.

The funds from Marjorie Barrie's extremely generous bequest were deposited into a separate bank account and have now been largely distributed. This includes a sum matched by the Trust to set up a higher education trust fund similar to those set up in Fowey, Looe and Polperro. A memorial bench to Marjorie has been installed on the hill.

Discussions have taken place with FHC to facilitate the repairs to the Blockhouse lights, it is hoped that this work will be undertaken soon!


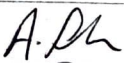
Plans to develop the area at the Vevery car park, including the old reservoir are underway and it is intended to submit one planning application to encompass the whole project to save re-submissions in the future. It may be that not all of the items in the eventual application are followed through.

I would like to take this opportunity to thank my fellow Trustees and our Clerk for their hard work on behalf of the Trust over the last 12 months and offer the thanks of the Trust to Robert Libby and Edgar Goddard who have decided that they wish to retire from the Trust.

**Robin Sainsbury**  
**Chairman**

# POLRUAN TOWN TRUST

## STATEMENT OF ACCOUNTS 2021

	Jan - Dec 2020		Jan - Dec 2021	
<b>INCOME:</b>				
National Savings Investment Account Interest	£	1,063.54	£	918.61
St Saviours Car Park	£	68,626.40	£	47,698.00
Quay Car Park	£	4,106.25	£	5,475.00
Rental Income	£	17,618.55	£	20,031.11
Garage Rents	£	2,666.00	£	2,066.00
Advert Boards	£	105.00	£	175.00
Miscellaneous & Wayleaves	£	1,506.09	£	3,220.94
<b>TOTAL INCOME</b>	<b>£</b>	<b>95,691.83</b>	<b>£</b>	<b>79,584.66</b>
<b>EXPENDITURE:</b>				
Professional Fees	£	3,285.92	£	4,500.00
Insurance	£	632.67	£	7,907.47
Audit	£	75.00	£	75.00
Hire Charge	£	70.00	£	85.00
Clerk Remuneration	£	2,941.40	£	3,980.00
Clerk Expenses	£	138.87	£	190.91
Donations	£	2,500.00	£	5,000.00
Rates	£	25,461.04	£	13,864.72
Grass Cutting	£	1,519.00	£	1,872.00
Electricity	£	2,259.58	£	2,748.69
Maintenance / Car Park & Garages	£	6,108.19	£	878.27
Maintenance / Hill & Playground	£	11,197.65	£	2,739.60
Maintenance / Quay & Coal Wharf	£	5,128.38	£	5,115.12
Maintenance / Other Buildings	£	1,525.68	£	830.00
Cleaning	£	2,452.56	£	3,681.00
Projects (Holiday & New Playground 2018)	£	1,165.60		-
New Furniture / Notices	£	155.40		-
Miscellaneous & CCTV	£	850.80	£	653.40
Other Maintenance		-		-
Contingency Fund (£100,000.00)		-		-
<b>TOTAL EXPENDITURE</b>	<b>£</b>	<b>67,467.74</b>	<b>£</b>	<b>54,121.18</b>
<b>INCOME OVER EXPENDITURE</b>	<b>£</b>	<b>28,224.09</b>	<b>£</b>	<b>25,463.48</b>
<b>CURRENT ASSETS:</b>				
		<b>31/12/2020</b>		<b>31/12/2021</b>
Lloyds Current Account	£	92,454.46	£	116,999.33
Investment Account	£	127,595.08	£	128,513.69
PayPal	£	2,357.30	£	2,357.30
Less Uncleared Cheques		-		-
<b>TOTAL CASH ASSETS</b>	<b>£</b>	<b>222,406.84</b>	<b>£</b>	<b>247,870.32</b>
<b>SIGNATURES:</b>				
Chairman - Robin Sainsbury				
Clerk - Adrian Fisher				
Auditor - Malcolm Dodd		