

POLRUAN TOWN TRUST

Registered Charity No. 232749

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

Email: clerk@polruantowntrust.org

Annual Report and Financial Statements for the Year Ended 31st 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 Vevery car park to the concession. Usage of the electric vehicle charging point exceeded expectations, and Trustees introduced allocated parking spaces at Vevery for the first time. The Trust also benefited from a generous, unexpected donation.

- £3,650 Vevery
- £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: 15th 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: 15th 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 31st 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
17th March 2026



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Polruan Town Trust

No (if any)
232749

Receipts and payments accounts

CC16a

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 £
A1 Receipts					
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
Sub total (Gross income for AR)	242,979	-	-	242,979	145,175
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	242,979	-	-	242,979	145,175
A3 Payments					
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
Sub total	175,270	-	-	175,270	100,244
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	175,270	-	-	175,270	100,244
Net of receipts/(payments)	67,709	-	-	67,709	44,930
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	227,694	-	-	227,694	182,764
Cash funds this year end	295,403	-	-	295,403	227,694

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 £
B1 Cash funds	Lloyds current account	130,263	-	-
	Lloyds Education Account	15,139	-	-
	NS&I	150,000	-	-
	Total cash funds	295,403	-	-

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

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

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval