

THE HARTON TOWN TRUST

England & Wales · Charity number 235330

Details

Status Registered

Legal form Other

Registered 1968-04-05

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

Contact

Address 11 Jeffery Close
Hartland
Bideford
Devon
EX39 6HT

Phone 01288 352381

Activities

Objects: (1) IN MAINTAINING AND REPAIRING THE TOWN PUMPS AND WELLS. (2) FOR REPAIRING THE QUAY, THE MARKET SQUARE, CHAPEL STREET, NEW INN STREET, WELL LANE AND THE STREET BY COLWILLS. (3) FOR MAINTAINING A PUBLIC LIBRARY AND READING ROOM FOR THE BENEFIT OF THE INHABITANTS OF HARTON OR TO ANY OTHER PURPOSE FOR THE BENEFIT OF THE INHABITANTS.

Activities: To provide affordable rented housing in Harton Town.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** HARTON
- Devon

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2024-12-31 | £36,085 | £34,533 | - | - |
| 2023-12-31 | £34,081 | £24,824 | - | - |
| 2022-12-31 | £28,922 | £55,229 | - | - |
| 2021-12-31 | £28,983 | £25,774 | - | - |
| 2020-12-31 | £32,026 | £10,994 | - | - |

Trustees

| Name | Role | Appointed |
|-----------------------------|-------|------------|
| Jill Madeleine Johns | Chair | 2014-10-09 |
| BRIAN HEARD | | 1995-03-12 |
| Daphne Wickfield | | 2017-05-01 |
| JOHN WILLIAM GEORGE | | 2008-03-12 |
| James Robert Dawkins | | 2022-09-21 |
| Maria Bremridge | | 2019-01-01 |
| Simon Cook | | 2021-07-13 |

THE HARTON TOWN TRUST

England & Wales - Charity number 235330

Accounts

REGISTERED CHARITY NUMBER: 235330

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2024
for
The Harton Town Trust

The Harton Town Trust

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for the Year Ended 31 December 2024

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The Harton Town Trust
Report of the Trustees
for the Year Ended 31 December 2024

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024 prepared under the receipts and payments basis.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's main objective is to provide affordable rented housing in Harton Town.

In setting their objectives the trustees have given careful consideration to the Charity commission's general guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE

During the year the trustees have achieved the main aims and objectives of the charity, by providing affordable rented accommodation in the Harton Town area.

The trustees are continually spending on the maintenance and improvement of the Trust's houses to provide tenants with safe and comfortable accommodation.

FINANCIAL REVIEW

Reserves policy

At the year end, the charity cash reserves amounted to £87,329.

The Trustees reserves policy is to keep the cash reserves at between £50,000 and £100,000 to cover 2 to 3 years of normal expenditure plus any major one off repairs required to the properties. The investment asset is held as a designated reserve for improvements needed to the freehold property.

The property valuations on page 5 are out of date, but the trustees believe that there is no benefit, using charitable funds to have the valuations updated. The figures should therefore be looked at purely as a general guide to the assets held by the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document dated 24th August 1995, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

Trustees are appointed by invitation from the serving trustees.

Induction and training of new trustees

Trustees are aware of their legal obligations under charity law. In the event of a new appointment, the board of trustees are jointly responsible for briefing a new trustee on their obligations. External training may be provided if it is considered useful for the ongoing stewardship of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

235330

Principal address

11 Jeffery Close
Hartland
Bideford
Devon
EX39 6HT

The Harton Town Trust
Report of the Trustees
for the Year Ended 31 December 2024

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

Mrs M Bremridge
S Cook
J Dawkins
J George
B Heard
Mrs J Johns
Mrs D Wickfield

Secretary

Mrs T Seligman – resigned 25.10.2024

Independent examiner

Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Approved by order of the board of trustees on 14th May 2025 and signed on its behalf by:



.....
Mrs J Johns - Trustee

**Independent Examiner's Report to the Trustees of
The Harton Town Trust**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2024 set out on pages four to five.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the 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 charity 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.


David Nigel Cox FCA
Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Date: 21.5.25

The Harton Town Trust
Receipts and Payments Account
for the Year Ended 31 December 2024

| | Unrestricted funds £ | Restricted funds £ | 2024 Total funds £ | 2023 Total funds £ |
|-----------------------------------|----------------------------|--------------------------|-----------------------------|-----------------------------|
| RECEIPTS | | | | |
| Charitable activities | 32,989 | - | 32,989 | 32,075 |
| Investment income | 3,096 | - | 3,096 | 2,006 |
| | <u>36,085</u> | <u>-</u> | <u>36,085</u> | <u>34,081</u> |
| Asset and investment sales | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Total receipts | 36,085 | - | 36,085 | 34,081 |
| PAYMENTS | | | | |
| Charitable activities | 32,892 | - | 32,892 | 23,539 |
| Support Costs | 1,641 | - | 1,641 | 1,285 |
| | <u>34,533</u> | <u>-</u> | <u>34,533</u> | <u>24,824</u> |
| Total payments | 34,533 | - | 34,533 | 24,824 |
| NET RECEIPTS/(PAYMENTS) | 1,552 | - | 1,552 | 9,257 |
| RECONCILIATION OF FUNDS | | | | |
| Cash funds brought forward | 85,777 | - | 85,777 | 76,520 |
| | <u>85,777</u> | <u>-</u> | <u>85,777</u> | <u>76,520</u> |
| CASH FUNDS CARRIED FORWARD | <u><u>87,329</u></u> | <u><u>-</u></u> | <u><u>87,329</u></u> | <u><u>85,777</u></u> |

The Harton Town Trust
Statement of Assets
for the Year Ended 31 December 2024

| | Unrestricted funds £ | Restricted funds £ | 2024 Total funds £ | 2023 Total funds £ |
|---|----------------------------|--------------------------|-----------------------------|-----------------------------|
| CASH FUNDS | | | | |
| Petty cash | - | - | - | - |
| Cash at bank | 87,329 | - | 87,329 | 85,777 |
| | <u>87,329</u> | <u>-</u> | <u>87,329</u> | <u>85,777</u> |
| INVESTMENT ASSETS | | | | |
| COIF charity investment fund (at current valuation) | 62,039 | - | 62,039 | 60,382 |
| | <u>62,039</u> | <u>-</u> | <u>62,039</u> | <u>60,382</u> |
| ASSETS RETAINED FOR THE CHARITY'S OWN USE | | | | |
| Freehold property (at 2012 valuation) | 1,172,500 | - | 1,172,500 | 1,172,500 |
| | <u>1,172,500</u> | <u>-</u> | <u>1,172,500</u> | <u>1,172,500</u> |

The financial statements were approved by the Board of Trustees on 14th May 2025
and were signed on its behalf by:


Mrs M Bremridge -Trustee


Mrs J Johns -Trustee

THE HARTON TOWN TRUST

England & Wales - Charity number 235330

Accounts

REGISTERED CHARITY NUMBER: 235330

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2023
for
The Harton Town Trust

The Harton Town Trust

**Contents of the Financial Statements
for the Year Ended 31 December 2023**

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The Harton Town Trust
Report of the Trustees
for the Year Ended 31 December 2023

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OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's main objective is to provide affordable rented housing in Harton Town.

In setting their objectives the trustees have given careful consideration to the Charity commission's general guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE

During the year the trustees have achieved the main aims and objectives of the charity, by providing affordable rented accommodation in the Harton Town area.

The trustees are continually spending on the maintenance and improvement of the Trust's houses to provide tenants with safe and comfortable accommodation.

FINANCIAL REVIEW

Reserves policy

At the year end, the charity cash reserves amounted to £85,777.

The Trustees reserves policy is to keep the cash reserves at between £50,000 and £100,000 to cover 2 to 3 years of normal expenditure plus any major one off repairs required to the properties. The investment asset is held as a designated reserve for improvements needed to the freehold property.

The property valuations on page 5 are out of date, but the trustees believe that there is no benefit, using charitable funds to have the valuations updated. The figures should therefore be looked at purely as a general guide to the assets held by the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document dated 24th August 1995, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

Trustees are appointed by invitation from the serving trustees.

Induction and training of new trustees

Trustees are aware of their legal obligations under charity law. In the event of a new appointment, the board of trustees are jointly responsible for briefing a new trustee on their obligations. External training may be provided if it is considered useful for the ongoing stewardship of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

235330

Principal address

Five Winds Cottage
Hartland
Bideford
Devon
EX39 6DQ

The Harton Town Trust
Report of the Trustees
for the Year Ended 31 December 2023

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

Mrs M Bremridge
S Cook
J Dawkins
J George
B Heard
Mrs J Johns
Mrs D Wickfield

Secretary

Mrs T Seligman

Independent examiner

Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Approved by order of the board of trustees on 20th May 2024 and signed on its behalf by:


.....
Mrs J Johns - Trustee

Independent Examiner's Report to the Trustees of
The Harton Town Trust

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2023 set out on pages four to five.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the 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 charity 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.



David Nigel Cox FCA
Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Date: 22.8.24

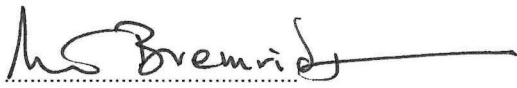
The Harton Town Trust
Receipts and Payments Account
for the Year Ended 31 December 2023

| | Unrestricted funds £ | Restricted funds £ | 2023 Total funds £ | 2022 Total funds £ |
|---------------------------------------|----------------------------|--------------------------|-----------------------------|-----------------------------|
| RECEIPTS | | | | |
| Charitable activities | | | | |
| Rent received | 31,949 | - | 31,949 | 27,174 |
| Investment income | 1,727 | - | 1,727 | 1,713 |
| Other Income | 126 | - | 126 | 35 |
| Other interest | 279 | - | 279 | - |
| | <u>34,081</u> | <u>-</u> | <u>34,081</u> | <u>28,922</u> |
| Asset and investment sales | - | - | - | - |
| Total receipts | 34,081 | - | 34,081 | 28,922 |
| PAYMENTS | | | | |
| Charitable activities | | | | |
| Provision of affordable housing | 23,514 | - | 23,514 | 53,715 |
| Charitable donations | 25 | - | 25 | 25 |
| Independent examiners fees | 702 | - | 702 | 678 |
| Governance costs | 583 | - | 583 | 811 |
| | <u>24,824</u> | <u>-</u> | <u>24,824</u> | <u>55,229</u> |
| Asset and investment purchases | | | | |
| Loans made | - | - | - | - |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Total payments | 24,824 | - | 24,824 | 55,229 |
| NET RECEIPTS/(PAYMENTS) | 9,257 | - | 9,257 | (26,307) |
| RECONCILIATION OF FUNDS | | | | |
| Cash funds brought forward | 76,520 | - | 76,520 | 102,827 |
| | <u>76,520</u> | <u>-</u> | <u>76,520</u> | <u>102,827</u> |
| CASH FUNDS CARRIED FORWARD | <u>85,777</u> | <u>-</u> | <u>85,777</u> | <u>76,520</u> |

The Harton Town Trust
Statement of Assets
for the Year Ended 31 December 2023

| | Unrestricted funds £ | Restricted funds £ | 2023 Total funds £ | 2022 Total funds £ |
|---|----------------------------|--------------------------|-----------------------------|-----------------------------|
| CASH FUNDS | | | | |
| Petty cash | - | - | - | - |
| Cash at bank | 85,777 | - | 85,777 | 76,520 |
| | <u>85,777</u> | <u>-</u> | <u>85,777</u> | <u>76,520</u> |
| INVESTMENT ASSETS | | | | |
| COIF charity investment fund (at current valuation) | 60,382 | - | 60,382 | 54,899 |
| | <u>60,382</u> | <u>-</u> | <u>60,382</u> | <u>54,899</u> |
| ASSETS RETAINED FOR THE CHARITY'S OWN USE | | | | |
| Freehold property (at 2012 valuation) | 1,172,500 | - | 1,172,500 | 1,172,500 |
| | <u>1,172,500</u> | <u>-</u> | <u>1,172,500</u> | <u>1,172,500</u> |

The financial statements were approved by the Board of Trustees on 20th May 2024
and were signed on its behalf by:


Mrs M Bremridge -Trustee


Mrs J Johns -Trustee

THE HARTON TOWN TRUST

England & Wales - Charity number 235330

Accounts

REGISTERED CHARITY NUMBER: 235330

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2022
for
The Harton Town Trust

The Harton Town Trust

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for the Year Ended 31 December 2022

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The Harton Town Trust
Report of the Trustees
for the Year Ended 31 December 2022

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022 prepared under the receipts and payments basis.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's main objective is to provide affordable rented housing in Harton Town.

In setting their objectives the trustees have given careful consideration to the Charity commission's general guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE

During the year the trustees have achieved the main aims and objectives of the charity, by providing affordable rented accommodation in the Harton Town area.

The trustees are continually spending on the maintenance and improvement of the Trust's houses to provide tenants with safe and comfortable accommodation.

FINANCIAL REVIEW

Reserves policy

At the year end, the charity cash reserves amounted to £76,520.

The Trustees reserves policy is to keep the cash reserves at between £50,000 and £100,000 to cover 2 to 3 years of normal expenditure plus any major one off repairs required to the properties. The investment asset is held as a designated reserve for improvements needed to the freehold property.

The property valuations on page 5 are out of date, but the trustees believe that there is no benefit, using charitable funds to have the valuations updated. The figures should therefore be looked at purely as a general guide to the assets held by the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document dated 24th August 1995, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

Trustees are appointed by invitation from the serving trustees.

Induction and training of new trustees

Trustees are aware of their legal obligations under charity law. In the event of a new appointment, the board of trustees are jointly responsible for briefing a new trustee on their obligations. External training may be provided if it is considered useful for the ongoing stewardship of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

235330

Principal address

Five Winds Cottage
Hartland
Bideford
Devon
EX39 6DQ

The Harton Town Trust

Report of the Trustees
for the Year Ended 31 December 2022

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

D Bragg – resigned 17/03/2022
Mrs M Bremridge
S Cook
J Dawkins – appointed 21/09/2022
J George
B Heard
Mrs J Johns
Mrs D Wickfield

Secretary

Mrs T Seligman

Independent examiner

Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Approved by order of the board of trustees on 2nd June 2023 and signed on its behalf by:


.....
Mrs J Johns - Trustee

**Independent Examiner's Report to the Trustees of
The Harton Town Trust**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2022 set out on pages four to five.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the 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 charity 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.


David Nigel Cox FCA
Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Date: 20.6.23


The Harton Town Trust
Receipts and Payments Account
for the Year Ended 31 December 2022

| | Unrestricted funds £ | Restricted funds £ | 2022 Total funds £ | 2021 Total funds £ |
|---------------------------------------|----------------------------|--------------------------|-----------------------------|-----------------------------|
| RECEIPTS | | | | |
| Charitable activities | | | | |
| Rent received | 27,174 | - | 27,174 | 27,294 |
| Investment income | 1,713 | - | 1,713 | 1,689 |
| Other Income | 35 | - | 35 | - |
| | <u>28,922</u> | <u>-</u> | <u>28,922</u> | <u>28,983</u> |
| Asset and investment sales | - | - | - | - |
| Total receipts | 28,922 | - | 28,922 | 28,983 |
| PAYMENTS | | | | |
| Charitable activities | | | | |
| Provision of affordable housing | 53,715 | - | 53,715 | 24,315 |
| Charitable donations | 25 | - | 25 | 25 |
| Independent examiners fees | 678 | - | 678 | 600 |
| Governance costs | 811 | - | 811 | 834 |
| | <u>55,229</u> | <u>-</u> | <u>55,229</u> | <u>25,774</u> |
| Asset and investment purchases | | | | |
| Loans made | - | - | - | - |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Total payments | 55,229 | - | 55,229 | 25,774 |
| NET RECEIPTS/(PAYMENTS) | - 26,307 | - | - 26,307 | 3,209 |
| RECONCILIATION OF FUNDS | | | | |
| Cash funds brought forward | 102,827 | - | 102,827 | 99,618 |
| | <u>102,827</u> | <u>-</u> | <u>102,827</u> | <u>99,618</u> |
| CASH FUNDS CARRIED FORWARD | <u>76,520</u> | <u>-</u> | <u>76,520</u> | <u>102,827</u> |

The Harton Town Trust
Statement of Assets
for the Year Ended 31 December 2022

| | Unrestricted funds £ | Restricted funds £ | 2022 Total funds £ | 2021 Total funds £ |
|---|----------------------------|--------------------------|-----------------------------|-----------------------------|
| CASH FUNDS | | | | |
| Petty cash | - | - | - | - |
| Cash at bank | 76,520 | - | 76,520 | 102,827 |
| | <u>76,520</u> | <u>-</u> | <u>76,520</u> | <u>102,827</u> |
| OTHER MONETARY ASSETS | | | | |
| Loan written off in 2022 | - | - | - | 220 |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>220</u> |
| INVESTMENT ASSETS | | | | |
| COIF charity investment fund (at current valuation) | 54,899 | - | 54,899 | 62,683 |
| | <u>54,899</u> | <u>-</u> | <u>54,899</u> | <u>62,683</u> |
| ASSETS RETAINED FOR THE CHARITY'S OWN USE | | | | |
| Freehold property (at 2012 valuation) | 1,172,500 | - | 1,172,500 | 1,172,500 |
| | <u>1,172,500</u> | <u>-</u> | <u>1,172,500</u> | <u>1,172,500</u> |

The financial statements were approved by the Board of Trustees on 2nd June 2023
and were signed on its behalf by:


.....
Mrs M Bremridge -Trustee


.....
Mrs J Johns -Trustee

THE HARTON TOWN TRUST

England & Wales - Charity number 235330

Accounts

REGISTERED CHARITY NUMBER: 235330

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2021
for
The Harton Town Trust

The Harton Town Trust

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for the Year Ended 31 December 2021

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The Harton Town Trust
Report of the Trustees
for the Year Ended 31 December 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021 prepared under the receipts and payments basis.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's main objective is to provide affordable rented housing in Harton Town.

In setting their objectives the trustees have given careful consideration to the Charity commission's general guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE

During the year the trustees have achieved the main aims and objectives of the charity, by providing affordable rented accommodation in the Harton Town area.

The trustees are continually spending on the maintenance and improvement of the Trust's houses to provide tenants with safe and comfortable accommodation.

FINANCIAL REVIEW

Reserves policy

At the year end, the charity cash reserves amounted to £102,827.

The Trustees reserves policy is to keep the cash reserves at between £50,000 and £100,000 to cover 2 to 3 years of normal expenditure plus any major one off repairs required to the properties. The investment asset is held as a designated reserve for improvements needed to the freehold property.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

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Recruitment and appointment of new trustees

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Induction and training of new trustees

Trustees are aware of their legal obligations under charity law. In the event of a new appointment, the board of trustees are jointly responsible for briefing a new trustee on their obligations. External training may be provided if it is considered useful for the ongoing stewardship of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

235330

Principal address

Five Winds Cottage
Hartland
Bideford
Devon
EX39 6DQ

The Harton Town Trust

Report of the Trustees
for the Year Ended 31 December 2021

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

D Bragg - died 17/03/2021
Mrs M Bremridge
S Cook – appointed 13/07/2021
T Dawkins – died 25/12/21
J George
B Heard
Mrs J Johns
Mrs D Wickfield
P Yelland – resigned 17/11/2021

Secretary

Mrs T Seligman

Independent examiner

Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Approved by order of the board of trustees on 31st May 2022..... and signed on
its behalf by:


.....
Mrs J Johns Trustee

Independent Examiner's Report to the Trustees of
The Harton Town Trust

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2021 set out on pages four to five.

Responsibilities and basis of report

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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 charity 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.



David Nigel Cox FCA
Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Date: 13.6.22

The Harton Town Trust
Receipts and Payments Account
for the Year Ended 31 December 2021

| | Unrestricted funds £ | Restricted funds £ | 2021 Total funds £ | 2020 Total funds £ |
|---------------------------------------|----------------------------|--------------------------|-----------------------------|-----------------------------|
| RECEIPTS | | | | |
| Charitable activities | | | | |
| Rent received | 27,294 | - | 27,294 | 29,729 |
| Investment income | 1,689 | - | 1,689 | 1,647 |
| Loan repayments received | - | - | - | 240 |
| Other Income | - | - | - | 410 |
| | 28,983 | - | 28,983 | 32,026 |
| Asset and investment sales | - | - | - | - |
| Total receipts | 28,983 | - | 28,983 | 32,026 |
| PAYMENTS | | | | |
| Charitable activities | | | | |
| Provision of affordable housing | 24,315 | - | 24,315 | 9,581 |
| Charitable donations | 25 | - | 25 | 25 |
| Independent examiners fees | 600 | - | 600 | 534 |
| Governance costs | 834 | - | 834 | 855 |
| | 25,774 | - | 25,774 | 10,995 |
| Asset and investment purchases | - | - | - | - |
| Loans made | - | - | - | - |
| Total payments | 25,774 | - | 25,774 | 10,995 |
| NET RECEIPTS/(PAYMENTS) | 3,209 | - | 3,209 | 21,031 |
| RECONCILIATION OF FUNDS | | | | |
| Cash funds brought forward | 99,618 | - | 99,618 | 78,587 |
| CASH FUNDS CARRIED FORWARD | 102,827 | - | 102,827 | 99,618 |

The Harton Town Trust
Statement of Assets
for the Year Ended 31 December 2021

| | Unrestricted funds £ | Restricted funds £ | 2021 Total funds £ | 2020 Total funds £ |
|---|----------------------------|--------------------------|-----------------------------|-----------------------------|
| CASH FUNDS | | | | |
| Petty cash | - | - | - | |
| Cash at bank | 102,827 | - | 102,827 | 99,618 |
| | <u>102,827</u> | <u>-</u> | <u>102,827</u> | <u>99,618</u> |
| OTHER MONETARY ASSETS | | | | |
| Loan | 220 | - | 220 | 220 |
| | <u>220</u> | <u>-</u> | <u>220</u> | <u>220</u> |
| INVESTMENT ASSETS | | | | |
| COIF charity investment fund (at current valuation) | 62,683 | - | 62,683 | 55,222 |
| | <u>62,683</u> | <u>-</u> | <u>62,683</u> | <u>55,222</u> |
| ASSETS RETAINED FOR THE CHARITY'S OWN USE | | | | |
| Freehold property (at 2012 valuation) | 1,172,500 | - | 1,172,500 | 1,172,500 |
| | <u>1,172,500</u> | <u>-</u> | <u>1,172,500</u> | <u>1,172,500</u> |

2013

The financial statements were approved by the Board of Trustees on 31st May 2022
and were signed on its behalf by:



Mrs M Bremridge -Trustee



Mrs J Johns -Trustee

The Harton Town Trust
Detailed receipts and payments
for the Year Ended 31 December 2021

| | 2021 | 2020 |
|---|---------------|---------------|
| | £ | £ |
| INCOME AND ENDOWMENTS | | |
| Charitable activities | | |
| Rent received | 27,294 | 29,729 |
| Other Income | - | 410 |
| Investment income | | |
| Dividends received | 1,689 | 1,647 |
| Asset and investment sales | | |
| Receipts from the sale of investments | - | - |
| Loan repayments received | - | 240 |
| Total incoming resources | 28,983 | 32,026 |
| EXPENDITURE | | |
| Charitable activities | | |
| Rates and water | - | 4 |
| Light and heat | - | 90 |
| Insurance | 1,056 | 1,028 |
| EPC Certificates | - | 225 |
| Property repairs and cleaning | 21,634 | 8,234 |
| Grants and donations | 25 | 25 |
| Solicitor's costs | 1,625 | - |
| | 24,340 | 9,606 |
| Support costs | | |
| Secretary's costs | 500 | 600 |
| Trustees indemnity insurance | 334 | 245 |
| Hire of hall | - | 10 |
| Independent examiners' fees | 600 | 534 |
| | 1,434 | 1,389 |
| Asset and investment purchases | | |
| Purchase of investments | - | - |
| Loans made | - | - |
| | - | - |
| Total resources expended | 25,774 | 10,995 |
| Net income | 3,209 | 21,031 |

THE HARTON TOWN TRUST

England & Wales - Charity number 235330

Accounts

REGISTERED CHARITY NUMBER: 235330

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2020
for
The Harton Town Trust

The Harton Town Trust

**Contents of the Financial Statements
for the Year Ended 31 December 2020**

| | Page |
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| Report of the Trustees | 1 to 2 |
| Independent Examiner's Report | 3 |
| Receipts and Payments Account | 4 |
| Statement of Assets | 5 |
| Detailed Receipts and Payments Account | 6 |

The Harton Town Trust
Report of the Trustees
for the Year Ended 31 December 2020

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020 prepared under the receipts and payments basis.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's main objective is to provide affordable rented housing in Harton Town.

In setting their objectives the trustees have given careful consideration to the Charity commission's general guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE

During the year the trustees have achieved the main aims and objectives of the charity, by providing affordable rented accommodation in the Harton Town area.

The trustees are continually spending on the maintenance and improvement of the Trust's houses to provide tenants with safe and comfortable accommodation.

FINANCIAL REVIEW

Reserves policy

At the year end, the charity cash reserves amounted to £99,618.

The Trustees reserves policy is to keep the cash reserves at between £50,000 and £100,000 to cover 2 to 3 years of normal expenditure plus any major one off repairs required to the properties. The investment asset is held as a designated reserve for improvements needed to the freehold property.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document dated 24th August 1995, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

Trustees are appointed by invitation from the serving trustees.

Induction and training of new trustees

Trustees are aware of their legal obligations under charity law. In the event of a new appointment, the board of trustees are jointly responsible for briefing a new trustee on their obligations. External training may be provided if it is considered useful for the ongoing stewardship of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

235330

Principal address

Five Winds Cottage
Hartland
Bideford
Devon
EX39 6DQ

The Harton Town Trust

Report of the Trustees
for the Year Ended 31 December 2020

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

D Bragg
T Dawkins
J George
B Heard
Mrs J Johns
Mrs D Wickfield
P Yelland
Mrs M Bremridge

Secretary

Mrs T Seligman

Independent examiner

Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Approved by order of the board of trustees on 13.7.2021..... and signed on its behalf by:


.....
Mrs J Johns - Trustee

**Independent Examiner's Report to the Trustees of
The Harton Town Trust**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2020 set out on pages four to five.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the 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 charity 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.


David Nigel Cox FCA
Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Date: 23.7.2021

The Harton Town Trust
Receipts and Payments Account
for the Year Ended 31 December 2020

| | Unrestricted funds £ | Restricted funds £ | 2020 Total funds £ | 2019 Total funds £ |
|---------------------------------------|----------------------------|--------------------------|-----------------------------|-----------------------------|
| RECEIPTS | | | | |
| Charitable activities | | | | |
| Rent received | 29,729 | - | 29,729 | 29,539 |
| Investment income | 1,647 | - | 1,647 | 1,611 |
| Loan repayments received | 240 | - | 240 | 160 |
| Other Income | 410 | - | 410 | - |
| | 32,026 | - | 32,026 | 31,310 |
| Asset and investment sales | - | - | - | - |
| Total receipts | 32,026 | - | 32,026 | 31,310 |
| PAYMENTS | | | | |
| Charitable activities | | | | |
| Provision of affordable housing | 9,581 | - | 9,581 | 8,809 |
| Charitable donations | 25 | - | 25 | 25 |
| Independent examiners fees | 534 | - | 534 | 516 |
| Governance costs | 854 | - | 854 | 541 |
| | 10,994 | - | 10,994 | 9,891 |
| Asset and investment purchases | - | - | - | - |
| Loans made | - | - | - | - |
| | - | - | - | - |
| Total payments | 10,994 | - | 10,994 | 9,891 |
| NET RECEIPTS/(PAYMENTS) | 21,031 | - | 21,031 | 21,419 |
| RECONCILIATION OF FUNDS | | | | |
| Cash funds brought forward | 78,587 | - | 78,587 | 57,168 |
| CASH FUNDS CARRIED FORWARD | 99,618 | - | 99,618 | 78,587 |

The Harton Town Trust
Statement of Assets
for the Year Ended 31 December 2020

| | Unrestricted funds £ | Restricted funds £ | 2020 Total funds £ | 2019 Total funds £ |
|---|----------------------------|--------------------------|-----------------------------|-----------------------------|
| CASH FUNDS | | | | |
| Petty cash | - | - | - | |
| Cash at bank | 99,618 | - | 99,618 | 78,587 |
| | <u>99,618</u> | <u>-</u> | <u>99,618</u> | <u>78,587</u> |
| OTHER MONETARY ASSETS | | | | |
| Loan | 220 | - | 220 | 460 |
| | <u>220</u> | <u>-</u> | <u>220</u> | <u>460</u> |
| INVESTMENT ASSETS | | | | |
| COIF charity investment fund (at current valuation) | 55,222 | - | 55,222 | 52,057 |
| | <u>55,222</u> | <u>-</u> | <u>55,222</u> | <u>52,057</u> |
| ASSETS RETAINED FOR THE CHARITY'S OWN USE | | | | |
| Freehold property (at 2012 valuation) | 1,172,500 | - | 1,172,500 | 1,172,500 |
| | <u>1,172,500</u> | <u>-</u> | <u>1,172,500</u> | <u>1,172,500</u> |

The financial statements were approved by the Board of Trustees on 13.07.2021
and were signed on its behalf by:

P Yelland

-Trustee

Mrs J Johns

- Trustee

The Harton Town Trust
Detailed receipts and payments
for the Year Ended 31 December 2020

| | 2020 £ | 2019 £ |
|---------------------------------------|---------------|---------------|
| INCOME AND ENDOWMENTS | | |
| Charitable activities | | |
| Rent received | | |
| Other Income | 29,729 | 29,539 |
| Investment income | | |
| Dividends received | 410 | - |
| | 1,647 | 1,611 |
| Asset and investment sales | | |
| Receipts from the sale of investments | - | - |
| Loan repayments received | 240 | 160 |
| Total incoming resources | 32,026 | 31,310 |
| EXPENDITURE | | |
| Charitable activities | | |
| Rates and water | 4 | 2 |
| Light and heat | 90 | 40 |
| Insurance | 1,028 | 1,352 |
| EPC Certificates | 225 | - |
| Property repairs and cleaning | 8,233 | 7,415 |
| Grants and donations | 25 | 25 |
| Solicitor's costs | - | - |
| | 9,606 | 8,834 |
| Support costs | | |
| Secretary's costs | 600 | 300 |
| Trustees indemnity insurance | 245 | 221 |
| Hire of hall | 10 | 20 |
| Independent examiners' fees | 534 | 516 |
| | 1,389 | 1,057 |
| Asset and investment purchases | | |
| Purchase of investments | - | - |
| Loans made | - | - |
| | - | - |
| Total resources expended | 10,995 | 9,891 |
| Net income | 21,031 | 21,419 |