

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

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 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

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: 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
	<u>28,983</u>	<u>-</u>	<u>28,983</u>	<u>32,026</u>
Asset and investment sales	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
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
	<u>25,774</u>	<u>-</u>	<u>25,774</u>	<u>10,995</u>
Asset and investment purchases	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Loans made	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
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	<u>102,827</u>	<u>-</u>	<u>102,827</u>	<u>99,618</u>

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

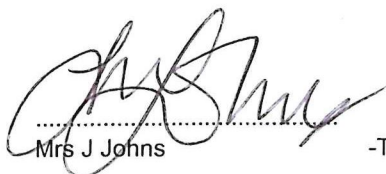
	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
CASH FUNDS				
Petty cash	-	-	-	
Cash at bank	102,827	-	102,827	99,618
	<u>102,827</u>	<u>-</u>	<u>102,827</u>	<u>99,618</u>
OTHER MONETARY ASSETS				
Loan	220	-	220	220
	<u>220</u>	<u>-</u>	<u>220</u>	<u>220</u>
INVESTMENT 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	<u>28,983</u>	<u>32,026</u>
 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	-
	<u>24,340</u>	<u>9,606</u>
 Support costs		
Secretary's costs	500	600
Trustees indemnity insurance	334	245
Hire of hall	-	10
Independent examiners' fees	600	534
	<u>1,434</u>	<u>1,389</u>
 Asset and investment purchases		
Purchase of investments	-	-
Loans made	-	-
	<u>-</u>	<u>-</u>
Total resources expended	<u>25,774</u>	<u>10,995</u>
 Net income	<u><u>3,209</u></u>	<u><u>21,031</u></u>