

THE NEW ALRESFORD TOWN TRUST

England & Wales · Charity number 239052

Details

Other names	ALRESFORD TOWN TRUST, NEW ALRESFORD TOWN TRUST
Status	Registered
Legal form	Other
Registered	1965-03-02
Register	View on the Charity Commission register

Contact

Address	The Old Fire Station 54 Broad Street Alresford SO24 9AN
Phone	01962733778
Email	clerk@towntrust.org.uk
Website	www.towntrust.org.uk

Activities

Objects: THE PRESERVATION OF LAND, TREES, BUILDINGS AND DOCUMENTS IN NEW ALRESFORD AND FOR SUCH OTHER CHARITABLE PURPOSES FOR THE GENERAL BENEFIT OF THE INHABITANTS OF THE PARISH OF NEW ALRESFORD.

Activities: The trust's principal activities in New Alresford are:- Operating a local community minibus. Running markets in Broad Street. Lessor of the Old Fire Station. Maintaining the avenue and trees in Broad Street. Administering the Arthur Stowell History Fund. Operating a 99 year lease on the Eel House and finalising the restoration. The maintenance and development of the Alresford Museum.

Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space, Acts As An Umbrella Or Resource Body
- **What:** General Charitable Purposes, Arts/culture/heritage/science, Environment/conservation/heritage
- **Who:** Elderly/old People, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** PARISH OF OLD AND NEW ALRESFORD
- Hampshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£64,127	£35,604	-	-
2023-12-31	£38,603	£38,264	-	-
2022-12-31	£45,986	£37,208	-	-
2021-12-31	£53,363	£42,880	-	-
2020-12-31	£42,719	£41,255	-	-

Trustees

Name	Role	Appointed
Vanessa Jane Andrews	Chair	2022-06-15
Charles Edward Haviland Ackroyd		2025-12-01
Clare Helen Pinniger		2023-11-22
Lucy Hannah Maggs Krebs		2026-03-26
Nigel Kenneth Lamboll Webb		2025-01-22
ROY GENTRY		2008-04-01
Sophie Jane Rawlings		2024-07-16
Steven Robert Parker		2024-05-14

Accounts

NEW ALRESFORD TOWN TRUST

Charity No. 239052



Annual Report and Accounts for the year ended 31 December 2024

Current Trustees

Mrs Vanessa Andrews (Chair)
Mr Robin Atkins (Treasurer retired 13 October 2024)
Mr Roy Gentry (Treasurer appointed 13 October 2024)
Mr Ernie Jeffs
Mr Len Orton
Mrs Clare Pinniger
Mr Steve Parker
Ms Sophie Rawlings

Office: Old Fire Station, 54 Broad Street, Alresford, SO24 9AN

Independent Examiner:

Butler & Co Audit Limited
Chartered Accountants and Registered Auditors
The Old Stables
Sutton Manor Farm
Bishop's Sutton
Alresford
Hampshire. SO24 0AA

NEW ALRESFORD TOWN TRUST

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NEW ALRESFORD TOWN TRUST

ANNUAL REPORT OF THE TRUSTEES

The Trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

TRUST DEED

The current Deed is dated 11 October 1989 and is the Trust's Governing Document. This has been amended by Order of Charity Commission dated 12 February 2004, by a Trustees' resolution on 8 October 2012, and by Memorandum of Amendments dated 15 July 2015.

STRUCTURE OF THE TRUST

Registered Charity number
239052

Principal address
The Old Fire Station
54 Broad Street
Alresford
Hampshire
SO24 9AN

1) Background

The Trust was incorporated on 28 March 1890 as the successor Organisation to the Bailiff and Burgesses. The Charity Commissioners have regulated the Trust throughout its existence and agreed that 9 Trustees should run the Trust with 5 being nominees of the Parish (now Town) Council and 4 by co-options.

2) Current Position

On 15 July 2015, with the agreement of the Town Council and approval of Charity Commission, the Trust amended the Governing Document in several Key areas: -

- a. Introducing a scheme of membership whereby residents mainly in the SO24 area can join the Trust for a 'one off' payment of £5 and over 150 Members have so far signed up.
- b. Allowing the members to elect up to 5 Trustees every 4 years commencing at AGM on 23 February 2017. As a result of Covid, the members next election will be at the AGM 2026.

Details of all the three Memorandum of Amendments are set out on the Trust's website, together with the covering letter from the Charity Commission.

RECRUITMENT AND APPOINTMENT OF NEW TRUSTEES

The appointment of new Trustees is governed by and set out in the governing document.

NEW ALRESFORD TOWN TRUST

INDEPENDENT EXAMINER

Julie M Butler FCA
Butler & Co Audit Limited
Chartered Accountants and Registered Auditors
The Old Stables
Sutton Manor Farm
Bishop's Sutton
Alresford
Hampshire
SO24 0AA

VOLUNTEERS

The Trust is made up of members. The Trustees, from time to time, do call on support from volunteers to assist in fund raising activities. The funds raised, as detailed later in this report, have all been achieved through the activities of the Trust's members and supporters plus grants from local councils for specific projects.

OBJECTS OF THE TRUST

The preservation of land, trees, buildings and documents in New Alresford and such other charitable purposes for the general benefit of the inhabitants of the Parish of New Alresford. The other charitable purposes currently are the restoration of the Eel House, the Arthur Stowell History Fund, the Alresford Museum, Emergency Funding for deserving cases and the Community Minibus.

PUBLIC BENEFIT STATEMENT

The Trustees are aware of and have had regard to the guidance issued by the Charity Commission on public benefit and believe the activities provide charitable support to the general public. The focus on the local community helps foster community spirit and togetherness.

GOVERNANCE CODE

The Trust intends to adopt, in 2025, the Governance code for smaller charities which follows the seven principles: -

- Organisational purpose
- Leadership
- Integrity
- Decision making, risk and control
- Board effectiveness
- Equality, diversity and inclusion
- Openness and accountability

NEW ALRESFORD TOWN TRUST

PRINCIPAL ACTIVITIES

The Trust's principal activities in New Alresford are:-

- Operating a local Community Minibus.
- Running markets in Broad Street.
- Ownership of the Old Fire Station.
- Maintaining The Avenue and trees in Broad Street.
- Administering the Arthur Stowell History Fund.
- Operating a 99-year Lease on the Eel House and finalising its restoration.
- Setting up and operating the Alresford Museum.
- Emergency Funding for deserving cases, including Covid.

TRUSTEES

Trustees served during the year as follows:

Trustees who left during 2024:

Penny McClelland Co-opted Trustee appointed 9/09/2020, resigned 18/08/2024

Robin Atkins Co-opted Trustee appointed 13/10/2019, term ended 14/10/2024

Current Trustees:

	Current term started	Type of Trustee	end of current term
Vanessa Andrews	15 June 2022	Co-Opted by Trustees	15 June 2027
Roy Gentry	27 April 2022	Members vote	AGM March 2026
Ernie Jeffs	15 August 2022	Co-opted in place of members vote	AGM March 2026
Len Orton	10 March 2022	Co-opted in place of members vote	AGM March 2026
Steve Parker	22 May 2024	Co-Opted by Trustees	22 May 2029
Clare Pinniger	23 February 2024	Co-Opted by Trustees	23 February 2029
Sophie Rawlings	16 July 2024	Co-opted in place of members vote	AGM March 2026
Nigel Webb	22 January 2025	Co-Opted by Trustees	22 January 2030
Vacant		Members vote	AGM March 2026

In addition, Nigel Webb was appointed a Trustee on 22 January 2025. Nigel will lead our local fundraising and sponsorship programme.

During 2024 the Trustees carried out their principal activities by delegating responsibility as follows: -

Vanessa Andrews	Chair, Markets and Eel House
Robin Atkins	Treasurer
Roy Gentry	Alresford Museum and Website
Ernie Jeffs	The Avenue
Len Orton	Market and Clock

NEW ALRESFORD TOWN TRUST

Claire Pinniger
Sophie Rawlings
Steve Parker

Minibus and Hardship Fund
Clerk and Bridge Open Days
Museum and Open Days

PATRON

We are delighted to welcome Michael Spencer, the Right Honourable the Lord Spencer of Alresford as our Patron.

SEPARATE ACCOUNTS

The Trust analyses between the following Designated Funds:

1. General Fund
2. Minibus Account
3. Arthur Stowell History Fund
4. Eel House
5. Alresford Museum
6. Emergency Fund for deserving cases including Covid relief
7. Sinking Fund for the Maintenance of The Avenue

Although the funds as allocated are not held in distinct accounts, they are dealt with in the Trust as respectively Restricted and Unrestricted.

RISK MANAGEMENT

The major risks to which the Trust is exposed, as identified by the Trustees, have been reviewed and systems have been established to mitigate these risks. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed. In the opinion of the Trustees the key risks are:

- a) The loss of reputation due to error, or fraud.
- b) The loss of income due to error, or fraud.
- c) Insufficient numbers of Trustees to allow the Trust to continue.
- d) Insufficient funds to allow the Trust to meet its objectives.
- e) The loss of income due to unforeseen events such as pandemics

In the opinion of the Trustees the policies and procedures are adequate to mitigate financial and reputation loss due to error or fraud whilst maintaining a viable future financially. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects.

ANNUAL REPORT AND ACCOUNTS

The Trustees have prepared accounts to 31 December 2024. The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The Trust is classified as a smaller charity and so the Financial Statements require only independent examination.

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Finance and Reserve

The Trust has adopted a policy of medium financial risk with the majority of its current assets, reflected in the various funds, being invested on a short-term basis or with COIF Charity Funds on a long-term basis, which currently give a better dividend return than cash invested (see Note 6). The Trust has no debt.

The Sinking Fund for the Avenue stands at £30.9K and will be built up to £50K during the next 20 years.

The General Fund stands at £81.5K and is adequate to cover the future activities.

The Accounts reflect the unrealised gains shown by revaluations as at 31 December 2024 of £360.7K as set out in Note 6.

The Financial Statements are set out on Pages 14-24.

The net income of the funds to 31 December 2024 are summarised as follows:

Funds	Gross Income	Expenditure	Net Income
	£	£	£
General	19214	17150	2064
Minibus	40434	14468	25966
Arthur Stowell	59	1395	(1336)
Eel House	1211	250	961
Alresford Museum	2534	1839	695
Hardship/Emergency	96	502	(406)
Sinking Fund	<u>579</u>	<u>-</u>	<u>579</u>
	<u>64127</u>	<u>35604</u>	<u>28523</u>

RESERVE FUNDS AND ACTIVITIES

The Trustees have reviewed their principal activities and consider the monies needed to carry out major projects to meet their objectives are adequate.

The Avenue

The land was conveyed to the Bailiffs and Burgesses in 1869 and then to the Trust on its incorporation in 1890. The Avenue represents the key feature to the western entrance of the Town and contains some 114 Trees, which are subject to Preservation Orders. Although the individual trees have long lives, they still need care and attention until they die.

The Trustees had set up a Sinking Fund for tree work needed to keep the continuance of The Avenue. The Sinking Fund has been increased by £579 with a balance at 31 December 2024 of £30.9K.

A full Tree Survey took place in early 2024, and the resulting works programme is taking place during January-March 2025.

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Museum

The Trust took over the defunct “Alresford and District Museum Trust” on 17 November 2011 with the object of continuing to acquire local artefacts and documents and the eventual objective of finding suitable premises to exhibit and display the material in the Town Centre.

Since November 2011 the Trust has spent nearly £7K in acquiring artefacts and documents as well as finding 400 items of archaeological interest in fields adjacent to Alresford. We will keep expanding the number of artefacts and documents.

The Trustees and its tenant, Artworthy Framing, agreed a new 12-year Lease in respect of the Old Fire Station from 1 January 2020, whereby the Trustees would occupy two rooms behind the Red Doors, and the tenant would use the remaining half of the building.

During 2019 the Trustees have used its room as a museum for the old horse drawn Fire Engine and artefacts. The cost of converting this room to a Museum Room was £13.8K. It was first opened to the public on 15 September 2018.

The Trustees expanded the Museum area during 2020 into the second room. Further costs of converting this area amounted to nearly £23K.

Eel House

The Eel House was built in the 1820s by the then owners of Arlebury Park House and continued in commercial use until the late 1970s regularly shipping live eels to London. It was then abandoned for over 30 years and the site, and the building became very overgrown.

In 2006 two volunteers began to remove the ivy; a job they did not expect would be difficult or expensive. As they cut the first thick stems there was a loud crack; the South-West corner of the building had collapsed; all that was holding it up were the remaining stands of ivy. Years of neglect had allowed the river to scour out the ground beneath the building, assisted by the roots of a nearby Ash with the risk that it would crumble into the river.

With much goodwill all round, the owner granted the Town Trust a 99-year lease on the building at a peppercorn rent. This enabled us to search for charitable grants and tax efficient donations for reconstruction and ensured the future of The Eel House.

Repairing the collapsed foundations and walls was the first priority followed the restoration of the external structure, rebuilding and repointing walls, replacing roof tiles, and installing new railings. This work was completed early in 2008, and the first open day was in April of that year.

The Eel traps have been restored and the essential work on the sluices ensures the Eel House continues to fulfil one of its primary functions; the flow of water in the river and its level upstream previously undertaken using timber and plastic sheet. This was completed in 2021 at a cost of some £25K.

An Eel House booklet was launched on 18 April 2022 covering the History and Habitat, and this is available at open days for a small donation.

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Open Days continued successfully in 2024. The Eel House was open on 6 occasions, and welcomed a total of 1350 visitors, despite some wet weather.

Community Minibus

The Community Minibus Service expanded significantly in 2024, managed by Clare Pinniger as Trustee, with volunteer managers Ken Coburn, Angela Lewis and Julie James, plus the 30+ volunteer drivers.

The two minibuses completed over 9,000 miles, taking around 3,500 passengers on 260 roundtrips. This was 50% more than in 2023, with additional regular shopping trips and also lending the buses to other local non-profit organisations to support their activities.

Financial support has again been received from local businesses and parish councils, which is essential to minimising the donations needed from passengers and ensuring the minibus is accessible to all.

The Town Trust has decided to replace the older minibus, which has reached the end of its useful life. After a detailed assessment process, we have ordered a Mercedes Sprinter with full accessibility conversion, similar to our existing Mercedes minibus, which should be delivered by June 2025. The total cost of the new minibus will be £90K.

Whilst we can just about cover this cost from our reserves, we are actively fundraising and have been delighted to receive donations already including £20K from our new Patron Lord Spencer of Alresford. Fundraising will continue through 2025.

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ACTIVITIES 2024

MINIBUSES

A new minibus was ordered in November 2024, at a cost of £90K. The Trust currently has two Minibuses, having acquired the newest of the two in April 2017 for £58.4K (see Note 1(c)). The old Minibus was restored in June 2017 and will be phased out when the new minibus arrives in May 2025.

The Minibus fares are based on donations which are at suggested rates well below commercial fares and consequently relies heavily on receipt of outside Grants (see Note 9), Gift Aid and Interest allocation.

OPERATIONS

	NOTE	£
Net Operational Receipts		(607)
ADD: Grants & Donations	9	26460
Gift Aid	10	1338
Interest allocation	7	3047
		30238
LESS: Depreciation for year		(4272)
Surplus for the year		25966

The Minibus Fund stands at £140.6K of which £30K is deemed to be permanent Capital.

MARKET & FAIR TOLL

The weekly Thursday market in 2024 brought in £7.8K in tolls. The first three months of 2024 were tough due to very wet and cold weather, but the rest of the year progressed well, with 10-12 stalls most weeks, including a new regular Bike Servicing stall, a new Natural Pet Treats stall, and continued support from our established and very popular Fruit & Veg, Flowers, Bread and Delicatessen stalls. The market provides good value for money and fills several gaps in the town's retail offering.

EEL HOUSE

The Trustees are grateful to volunteers Jon Cranfield and Howard Boardman, who organise the volunteers for the Open Days and provide great expertise in the local ecology.

The signage and information inside the Eel House were revised and updated to be easier to read. A local Bat expert set up a listening device which was able to identify a total of 9 bat species active around the Eel House, and that information has been turned into posters for visitors.

Six Open Days welcomed 1,350 visitors and collected £783 in donations.

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The Rotary Club of Alresford again took on management of the July Open Day, providing the volunteers for the day and sharing the donations received, and we are very grateful for their support.

THE AVENUE

Financial support has been received as follows:

	£
Sponsorship	2100
Friends Scheme	695
Other Income	35
Income for the year	<u>2830</u>

Sponsorship was obtained from Hellards, Charters, C&D Trees and Richard Steel totalling £2,100 in the year.

The Friends Scheme involved payments of £25 per household per annum. 21 households renewed their contribution in 2024. The contributors are listed below:

Robin Atkins; Mr & Mrs M Clayton; Simon Ricketts; Catherine Brill; Charles Bazlinton; Mrs Jennifer Clelland; Dave Stow; Peter Bridges; Mr Roger Lockyer; Dorothy Hamilton; Felicity Dwyer; Gemma Allen; Mr & Mrs G Hand; Mrs. Hughes-Onslow; Mr & Mrs A. Canning; Barry Aked; Julia Simmons; Robin Good; Godfrey Andrews; Vanessa Andrews; Ernie Jeffs

MUSEUM

We had seven successful open days during 2024 with most visitors being delighted, and some surprised, at what they found in the Old Fire Station. The open day held on the same day as the 'Gardens Open in Broad Street' event saw a record number of 709 visitors with a corresponding increase in donations.

The collections continue to grow, particularly the soft toys but we did have some significant other donations. We had two Alresford Craft dolls donated representing Queen Victoria and Prince Albert to add to the Royals Collection. We continue to review old documents in our possession and during the year we uncovered the original documents transferring The Avenue from the Bishop of Winchester to the Bailiff and Burgesses of the town. In addition, three A E Wade drawings appeared signed by the Artist. One each of the Medieval Bridge, the Fulling Mill and the Community Centre. These will be on view at the Trust's AGM.

We have refreshed the Heritage Photo Gallery on the Museum website: <https://www.alresford.org/museum/Alresford%20Museum/index.html> and added many additional photographs mainly from the second half of the twentieth century. We have also started scanning heritage documents and we now have an embryo document gallery which will continue to grow during the course of this year. We are very concerned that whilst in this digital age many more photos are taken far more are lost than was the case when prints were made. These often re-surfaced many years later and could be retrieved and saved whereas their digital counterparts are lost. We are, therefore, doing our best to acquire

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modern day images, particularly of events in the town, that can be archived for posterity. If you can help, please email roy.gentry@alresford.org

We continue to seek volunteers to assist us with more opening days but what we would really like is somebody to coordinate the recruitment and management of volunteers as the existing group is well occupied with administration, particularly of collection records, and ongoing maintenance of the building and exhibits.

CLOCK ON THE SWAN

The Clock was refurbished in 2022 and will have some further maintenance in spring 2025.

EMERGENCY FUND FOR DESERVING CASES INCLUDING COVID.

The Trust made a payment to 1 case, totalling £502. This leaves a closing balance of £3.5K.

HISTORICAL DOCUMENTS

The Trust files all its important documents in the Hampshire Record Office and an up-to-date list were last produced in Spring 2011. The Trust has agreed with the Record Office not to file documents until at least a period of 5 years has elapsed.

WEBSITE (www.towntrust.org.uk)

The website was launched in early 2009 and later extended to cover the history of the Trust and all its current activities. It also has a section to cover Press Releases and news updates.

PRESS RELEASES & PUBLICITY

The Trust advertises important events and activities by the website, press releases and reports, and via a regular column in the Itchen Valley Forum, and our own Facebook page.

BREACHES OF RIGHT OF WAY OVER THE AVENUE

The Town Council (NATC) was notified of these breaches in 2021. The Trust obtained a Designated Advisor Report and valuation, under Charity Act Section 119, as required. Meetings between the valuers of both parties took place during 2023. Whilst an agreement in principle was achieved between the Town Trust and the Town Council in early 2024, the Town Council has subsequently failed to action the agreement. The Town Trust continues to press the Town Council to make progress to finalise this matter.

ACKNOWLEDGMENT OF GRATITUDE

The Trustees would like to thank: -

All volunteer drivers who gave their time in driving and organising trips for the Minibus, and especially Ken Coburn, Angela Lewis and Julie James who form the management committee. All volunteers who gave their time on Open Days at the Eel House, Medieval Bridge and Museum.

Caroline Perry for allowing the public to view the Medieval Bridge from her garden, and who has donated the proceeds to the Eel House.

NEW ALRESFORD TOWN TRUST

Nick Denbow for his help with the Alresford Museum together with Rich and Ann Pay.

Donors, Grantees and others who gave monies to the Trust and are listed in Notes 9 and 11 to the Accounts.

Peter Bridges who maintains and cuts the grass on The Avenue and also looks after the trees on The Avenue and Broad Street.

A handwritten signature in black ink, appearing to read 'V Andrews', is centered on the page.

V Andrews (Chair)

28 February 2025

NEW ALRESFORD TOWN TRUST

BALANCE SHEET AS AT 31 DECEMBER 2024

	Notes	31 December 2024 £	31 December 2023 £
FIXED ASSETS			
Clock	1a & 1f	2437	3037
Old Minibus	1b	750	750
New Minibus	1c	25200	28800
Minibus Garage	1d	2977	3649
Fixtures & Fittings	1f	803	852
Investments – Property	2	250000	250000
Heritage Assets	5	116301	116301
Total Fixed Assets		398468	403389
CURRENT ASSETS			
Cash at Bank		4798	10340
Short Term Accounts	3a	91330	61225
COIF Charity Fund	4	148119	144846
Deposit on new Minibus		8878	-
Stock	3c	300	300
Debtors & Prepayments	3b	4201	3331
Total Current Assets		257626	220042
LESS CURRENT			
Creditors and accruals		1917	1050
Net Current Assets		255709	218992
NET ASSETS			
		654177	622381
Represented by:			
<u>Unrestricted</u>			
General	8	81559	79495
Revaluation Reserves	6	360722	357449
		442281	436944
<u>Restricted</u>			
Minibus	8	140550	114584
Eel House	8	6489	5528
Arthur Stowell	8	2135	3471
Alresford Museum	8	28362	27667
Emergency/Covid	8	3497	3903
Sinking Fund/Avenue	8	30863	30284
		211896	185437
		654177	622381



R K Gentry



V Andrews (Chair) 28 February 2025

NEW ALRESFORD TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31 DECEMBER 2024

	Notes	£	£	£
GENERAL FUND				
Income				
Rent from Old Fire Station		2654		
Market Tolls		7786		
Fair Tolls		3515		
Interest & Dividends	7	2409		
Membership & Donations		20		
Avenue income	11	<u>2830</u>		
			19214	
LESS: Expenditure				
Secretarial Costs & Expenses		(468)		
Maintenance – The Avenue		(12612)		
Advertising/Publicity		(612)		
Old Fire Station/Broad Street		(467)		
Insurance		(1558)		
Book-keeping		(500)		
Sundry Expenses		(333)		
Depreciation on Clock	1f	<u>(600)</u>		
			(17150)	
General Fund Net Income				2064
ARTHUR STOWELL FUND				
Income				
Interest & Dividends	7	59	59	
LESS: Expenditure				
Support to Sun Hill School		<u>(1395)</u>	(1395)	
Arthur Stowell Net Income				(1336)
EEL HOUSE FUND				
Income				
Open Days		783		
Gift Aid	10	251		
Interest & Dividends	7	<u>177</u>		
			1211	
LESS: Expenditure				
Insurance/Expenses		<u>(250)</u>		
			(250)	
Eel House Net Income				961

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	Notes	£	£	£
MINIBUS FUND				
Income				
Donations & Fares		9589		
Operating Grant & Collections	9a	26460		
Interest & Dividends	7	3047		
Gift Aid	10	<u>1338</u>		
			40434	
LESS: Expenditure				
Operating Expenses		(10196)		
Depreciation	1e	<u>(4272)</u>		
			(14468)	
Minibus Net Income				25966
ALRESFORD MUSEUM FUND				
Income				
Open days		1062		
Sponsorship	9b	500		
Gift Aid	10	202		
Interest & Dividends	7	<u>770</u>		
			2534	
LESS: Expenditure				
Expenses		<u>(1839)</u>		
			(1839)	
Museum Net Income				695
SINKING FUND				
Income				
Interest & Dividends	7	<u>579</u>		
Sinking Fund Net Income			579	579
HARDSHIP/EMERGENCY FUND				
Income				
Interest & Dividends	7	96	96	
LESS: Expenditure				
Paid out to support cases		<u>(502)</u>	(502)	
Hardship Fund Net Income				(406)
TOTAL NET INCOME ON ALL TRUST ACTIVITIES IN 2024				<u>28523</u>

NEW ALRESFORD TOWN TRUST

NOTES TO THE ACCOUNTS

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the Trust, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

The accounts are prepared in sterling which is the functional currency of the Trust and rounded to the nearest £1

Going concern basis

The Trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern. The Trustees have given consideration to the Trust's long-term future and considered what risks (see the Trustees' Report) could result in a situation where a going concern basis was not appropriate. They believe that safeguards are sufficient to ensure that both in the short and medium term the assets and reputation of the Trust are sufficiently safeguarded to ensure that the Trust is a viable going concern.

Critical accounting judgements and key sources of estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Key accounting estimates

The Trust makes estimates and assumptions concerning the future. The resulting accounting estimation will be unlikely to equal the related actual result. The Trust has not identified any estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Stock

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow-moving items.

Income

All incoming resources are included in the Statement of Financial Activities under FRS102 when that receipt is probable, and the amount can be quantified with reasonable accuracy. Should any legacies be received, entitlement will be the earlier of the Trust being notified of an impending distribution or the legacy being received.

Gifts in kind, including donated professional services are recognised as income when the Trust has control over them, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of by the Trust if the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS102),

NEW ALRESFORD TOWN TRUST

the general volunteered time is not recognised. On receipt, donated professional services are recognised on the basis of the value of the gift to the Trust which is the amount the Trust would have been willing to pay to obtain that service on the open market.

Gifts in kind donated for distribution would be included at fair value upon receipt under FRS102 subject to the cost of recognition outweighing the benefit provided to the Trust. Any donated facilities would be included at the value to the Trust where this could be quantified, and a third party is bearing the cost. No amounts are included in the financial statements for services donated by volunteers.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Trust to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

- Clock - 10% straight line
- Old minibus - 25% reducing balance basis
- New minibus – 12.5% reducing balance basis
- Garage extension – 20 years straight line
- Fixture & fittings – 25% reducing balance basis

Government grants

Government grants in relation to tangible fixed asset are credited to the profit and loss account over the useful lives of the related assets, whereas those in relation to expenditure are credited when the expenditure is charged to the Statement of Financial Activity.

Heritage assets

Heritage assets are recognised at their fair value if it can be determined reliably and at a cost commensurate with the benefit obtained.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the Trust. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements

NEW ALRESFORD TOWN TRUST

Governance costs

Governance costs comprise all costs involving the public accountability of the Trust and its compliance with regulations and good practice. These costs include costs related to the independent examination, legal fees and apportionment of overheads.

1) FIXED ASSETS

a) CLOCK

The clock was purchased and refurbished in 2014 at a cost of £2,911. A further refurbishment took place in 2022 at a cost of £3,030, making a total cost of £5,941. Depreciation for 2024 increased to £600 per annum.

– See 1(f) below.

b) OLD MINIBUS

	£
Cost including refurbishment	59844
LESS: Depreciation to date (183 months)	<u>(59094)</u>
Net Book Value at 31/12/2024	<u>750</u>

Depreciation in 2024 was nil

c) NEW MINIBUS

	£
Cost in April 2017	58454
LESS: Depreciation to date (92 months)	<u>(33254)</u>
Net Book Value at 31/12/2024	<u>25200</u>

Depreciation in 2024 was £3,600

d) GARAGE EXTENSION

	£
Cost in June 2009 including refurbishment	11883
LESS: Depreciation to date (193 months)	<u>(8906)</u>
Net Book Value at 31/12/2024	<u>2977</u>

Depreciation in 2024 was £672

The garage extension is being depreciated over 20 years.

NEW ALRESFORD TOWN TRUST

e) Depreciation charge for the year

	£
Old Minibus	-
New Minibus	3600
Garage extension	672
	<u>4272</u>

f) FIXTURES/FITTINGS & CLOCK

	Net Book Value £	Depreciation in Year £
Clock	2437	600
Fixture Board (see (1) below)	235	-
Fair signs	117	-
Barriers (see (2) below)	451	-
	<u>3240</u>	<u>600</u>

NOTE:

- 1) The fixture board cost £623 in 2017 less £388 in donations have been received over years 2017-2023 from Robin Atkins.
- 2) Barriers. £100 fees received from Brocante markets have reduced net book value

2) OLD FIRE STATION

Gordon Thoday, MNAEA, Director of Hellards valued the buildings at 54 Broad Street for the purposes of the accounts at £250,000 on 13 September 2022. The revaluation reserve on this valuation is £213,302 (Note 6)

3)

a) SHORT TERM ACCOUNT

	£
COIF Charities Deposit Fund	
Instant Access	71328
Barclays Savings	20002
	<u>91330</u>

b) DEBTORS & PREPAYMENTS

	£
Debtors	-
Prepayments	4201
	<u>4201</u>

c) STOCK

	£
Minibus booklets	50
Bench parts	250
	<u>300</u>

NEW ALRESFORD TOWN TRUST

4) COIF CHARITY FUNDS

The Trust holds 7298 Income Units for the long term with a market value at 31 December 2024 of £148,119.

The increase in value of £3,273 in the year has been credited to Revaluation Reserves, making the total unrealised gain of £31,119. (see Note 6)

5) HERITAGE ASSETS

- a) The Trust owns the rights to all income from the use (mainly Markets and Fairs) in Broad Street. The Trustees believe that this is an asset, whose value should be based on 10 times income. The income from these rights in 2008 totalled £11,673; there was some small costs involved in producing this income.

The income for 2024 was £11,301 and the Trustees have decided not to change the value in the 2024 accounts.

The Trustees value this heritage asset at £116,300.

- b) The Trustees also own other heritage assets, which currently do not produce income namely: -

- The ownership, including the rights of way, of The Avenue to Drove Lane
- 99-year Lease on the Eel House.
- Ancient documents, Artefacts and Maces.
- Museum artefacts, fixtures and fittings.

The Trustees have valued these heritage assets at £1.

6) CAPITAL AND REVALUATION RESERVE

The Reserve at 31 December 2024 is made up as follows: -

	Note	£
Property	2	213302
COIF	4	31119
Heritage Assets	5a & b	116301
		<u>360722</u>

NEW ALRESFORD TOWN TRUST

7) INTEREST AND DIVIDENDS

Total interest and dividends receivable during the year was £7,137. This has been split/allocated on the basis of the average amounts held for each activity.

	£
General Fund	2409
Arthur Stowell Fund	59
Minibus Fund	3047
Eel House	177
Alresford Museum	770
Sinking Fund	579
Hardship Fund	96
	<u>7137</u>

8) STATEMENT OF SEPARATE FUNDS FOR YEAR

	General Fund £	Eel House £	A.S. Fund £	Minibus Fund £	Museum Fund £	Em'gcy Fund £	Sinking Fund £	Total £
Opening Balance	79495	5528	3471	114584	27667	3903	30284	264932
Income	19214	1211	59	40434	2534	96	579	64127
Expenditure	17150	250	1395	14468	1839	502	-	35604
Net	2064	961	(1336)	25966	695	(406)	579	28523
Closing balance	81559	6489	2135	140550	28362	3497	30863	293455

9)

a) OPERATING GRANTS MINIBUS

COUNCILS (4)	£	£
Winchester City Council	3000	
Hampshire County Council	2750	
Ropley Parish Council	200	
Bighton Parish Council	60	
	<u>6010</u>	

ORGANISATIONS & INDIVIDUALS (3)

IPGL Ltd	20000	
Richard Steel & Partners	250	
Sainsburys Plc	200	
	<u>20450</u>	
		26460

NEW ALRESFORD TOWN TRUST

b) MUSEUM SPONSORSHIP
Hellards Estate Agents

500

500

26960

10) GIFT AID

£

Minibus Fund

1338

Eel House Fund

251

Friends of The Avenue

233

Museum Fund

202

2024

11) AVENUE INCOME

£

Friends of The Avenue (includes Gift Aid)

695

Sponsorship Hellards Estate Agents

500

Sponsorship Charters Estate Agents

500

Sponsorship C&D Trees

600

Sponsorship Richard Steel

500

Lease Payment

35

2830

NEW ALRESFORD TOWN TRUST

RESPONSIBILITIES OF THE TRUSTEES

31 DECEMBER 2024

The Trust requires the Treasurer to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the surplus of the Trust for that period. In preparing those financial statements, the Treasurer on behalf of the Trust has:

- Selected suitable account policies and applied them consistently
- Made judgments and estimates that are reasonable and prudent.
- Followed applicable accounting standards.
- Prepared financial statements on a going concern basis.

The Treasurer and Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust, the Trustees are also responsible for safeguarding the assets of the Trust, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

NEW ALRESFORD TOWN TRUST

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

I report to the charity Trustees on my examination of the accounts of The New Alresford Town Trust ('the charity') for the year ended 31 December 2024.

Responsibilities and basis of report

As Trustees of the charity 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. In carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 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 respect of the charity as required by section 130 of the Charities Act; or
- the accounts did not accord with those records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.



Julie M Butler FCA

Butler & Co Audit Limited
Chartered Accountants and Registered Auditors
The Old Stables
Sutton Manor Farm
Bishop's Sutton
Alresford
Hampshire
SO24 0AA

Date: 30 October 2025

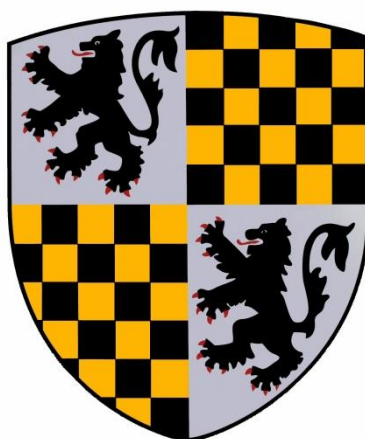
THE NEW ALRESFORD TOWN TRUST

England & Wales - Charity number 239052

Accounts

NEW ALRESFORD TOWN TRUST

Charity No. 239052



Annual Report and Accounts for the year ended 31st December 2023

Current Trustees

Mrs V Andrews (Chair)
Mr R V Atkins (Treasurer)
Mr R K Gentry
Mr E Jeffs
Mr L Orton
Mrs C Pinniger

Office: Old Fire Station, 54 Broad Street, Alresford, SO24 9AN

Independent Examiner: Mr H Sethi, F.C.C.A.

NEW ALRESFORD TOWN TRUST

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NEW ALRESFORD TOWN TRUST

Annual Report of the Trustees

The Trustees present their Annual Report together with the Financial Statements for the year to 31st December 2023.

TRUST DEED

The current Deed is dated 11th October 1989 and is the Trusts Governing Document. This has been amended by Order of Charity Commission dated 12th February 2004, by a Trustees' resolution on 8th October 2012, and by Memorandum of Amendments dated 15th July 2015.

STRUCTURE OF THE TRUST

1) Background

The Trust was incorporated on 28th March 1890 as the successor Organisation to the Bailiff and Burgesses. The Charity Commissioners have regulated the Trust throughout its existence, and agreed that 9 Trustees should run the Trust with 5 being nominees of the Parish (now Town) Council and 4 by co-options. The relationship during the 120+ years between the Trust and the Council had been difficult with many conflicts of interest.

2) Current Position

Consequently on 15th July 2015 the Trust with the agreement of the Town Council and approval of Charity Commission has amended the Governing Document in several Key areas :-

- a. Introducing a scheme of membership whereby residents mainly in the SO24 area can join the Trust for a 'one off' payment of £5.00 and over 150 Members have so far signed up.
- b. Allowing the members to elect up to 5 Trustees every 4 years commencing at AGM on 23rd February 2017. As a result of Covid, the members next election will be at the AGM 2026.

Details of all the three Memorandum of Amendments are set out on the Trust's website, together with the covering letter from the Charity Commission.

OBJECTS OF THE TRUST

The preservation of land, trees, Buildings and documents in New Alresford and such other charitable purposes for the general benefit of the inhabitants of the Parish of New Alresford. The other charitable purposes currently are the restoration of the Eel House, the Arthur Stowell History Fund, the Alresford Museum, Emergency Funding for deserving cases and the Community Minibus.

PUBLIC BENEFIT STATEMENT

The Trust, which is an independent charity, has carried out its objectives under Clause 22 of the Trust Deed by providing public benefit to the local Community, particularly the residents of New Alresford (see below).

PRINCIPAL ACTIVITIES

The Trust's principal activities in New Alresford are:-

- Operating a local Community Minibus
- Running markets in Broad Street.
- Ownership of the Old Fire Station.
- Maintaining The Avenue and Trees in Broad Street.
- Administering the Arthur Stowell History Fund.
- Operating a 99 year Lease on the Eel House and finalising its restoration.
- Setting up and operating the Alresford Museum.
- Emergency Funding for deserving cases, including Covid.

TRUSTEES

The following Trustees served during the year as follows:

Vanessa Andrews	Co-opted Trustee appointed 15/6/2022
Robin Atkins	Co-opted Trustee appointed 13/10/2019
Roy Gentry	Members Trustee elected 23/04/2022
Ernest Jeffs	Co-opted Trustee appointed 15/08/2022
Penny McClelland	Co-opted Trustee appointed 9/09/2020
Len Orton	Co-opted Trustee appointed 10/3/2022
Andrew Smith	Members Trustee elected 23/4/2022, resigned 21/06/23

In addition, Clare Pinniger has agreed to be a new Trustee, starting from January 2024. During 2023 the Trustees carried out their principal activities by delegating responsibility as follows:-

Vanessa Andrews	Chair, Markets and Clerk
Robin Atkins	Treasurer
Roy Gentry	Alresford Museum and Website
Ernie Jeffs	The Avenue
Len Orton	Market and Clock
Penny McClelland	Open Days Eel House and Hardship Fund

SEPARATE ACCOUNTS

The Trust analyses between the following Designated Funds:

1. General Fund
2. Minibus Account
3. Arthur Stowell History Fund
4. Eel House
5. Alresford Museum
6. Emergency Fund for deserving cases including Covid relief
7. Sinking Fund

Although the funds as allocated are not held in distinct accounts, they are dealt with in the Trust as respectively Restricted and Unrestricted.

ANNUAL REPORT AND ACCOUNTS

The Trustees have prepared accounts to 31st December 2023 in accordance with the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the Statement of Recommended Practice Charity SORP 2005, and on the historic cost basis as modified by the revaluation of investments.

The Trust is classified as a smaller charity and so the Financial Statements require only independent examination, which has been performed by Mr H Sethi, F.C.C.A.

The Financial Statements are set out on Pages 12-20.

The net income of the funds to 31st December 2023 are summarised as follows:

Funds	Gross Income	Expenditure	Net Income
	£	£	£
General	18776	21453	(2677)
Minibus	16092	14169	1923
Arthur Stowell	73	-	73
Eel House	1032	263	769
Alresford Museum	1921	1405	516
Hardship/Emergency	0	974	(974)
Sinking Fund	709	-	709
	38603	38264	339

RESERVE FUNDS AND ACTIVITIES

The Trustees have reviewed their principal activities and considered the monies needed to carry out major projects to meet their objectives.

The Avenue

The land was conveyed to the Bailiffs and Burgesses in 1869 and then to the Trust on its incorporation in 1890. The Avenue represents the Key feature to the western entrance of the Town and contains some 114 Trees, which are subject to Preservation Orders. Although the individual trees have long lives they still need care and attention until they die.

The Trustees had set up a Sinking Fund for tree work needed to keep the continuance of The Avenue. The Sinking Fund has been increased by £709 with a balance at 31st December 2023 of £30284.

Following the detailed review of each Avenue tree in 2021, major tree work was highlighted and the Trustees spent the sum of £1.4K during 2021 and 2022. The Trustees have spent £12.2k in total on The Avenue this year. A further Tree Survey will take place in 2024.

Museum

The Trust took over the defunct “Alresford and District Museum Trust” on 17th November 2011 with the object of continuing to acquire local artefacts and documents and the eventual objective of finding suitable premises to exhibit and display the material in the Town Centre.

Since November 2011 the Trust has spent nearly £7,000 in acquiring artefacts and documents as well as finding 400 items of archaeological interest in fields adjacent to Alresford. We will keep expanding the number of artefacts and documents.

The Trustees and its tenant, Artworthy Framing, agreed a new 12 year Lease in respect of the Old Fire Station from 1st January 2020, whereby the Trustees would occupy 2 rooms behind the Red Doors, and the tenant would use the remaining half of the building.

During 2019 the Trustees have used its room as a Museum for the old horse drawn Fire engine and artefacts. The cost of converting this room to a Museum Room was £13,764. It was first opened to the public on 15th September 2018.

The Trustees expanded the Museum area during 2020 into the second room. Further costs of converting this area amounted to nearly £23000.

Eel House

The Eel House was built in the 1820s by the then owners of Arlebury Park House and continued in commercial use until the late 1970s regularly shipping live eels to London. It was then abandoned for over 30 years and the site and the building became very overgrown.

In 2006 two volunteers began to remove the ivy; a job they did not expect would be difficult or expensive. As they cut the first thick stems there was a loud crack; the South West corner of the building had collapsed; all that was holding it up were the remaining stands of ivy. Years of neglect had allowed the river to scour out the ground beneath the building, assisted by the roots of a nearby Ash with the risk that it would crumble into the river.

With much goodwill all round, the owner granted the Town Trust a 99-year lease on the building at a peppercorn rent. This enabled us to search for charitable grants and tax efficient donations for reconstruction, and ensured the future of The Eel House.

Repairing the collapsed foundations and walls was the first priority followed the restoration of the external structure, rebuilding and repointing walls, replacing roof tiles, and installing new railings. This work was completed early in 2008 and the first open day was in April of that year.

The Eel traps have been restored and the essential work on the sluices ensures the Eel House continues to fulfil one of its primary functions; the flow of water in the river and its level upstream previously undertaken using timber and plastic sheet. This was completed in 2021 at a cost of some £25,000.

An Eel House booklet was launched on 18th April 2022 covering the History and Habitat, and this is available at open days for a small donation.

Open Days continued successfully in 2023, including special visits by school children and Scouts. In 2024 we intend to continue with our public Open Days, and to work with schools and clubs to have more special visits.

Community Minibus

The Community Minibus has been organised by Bernard Simmons and Judy Smith since 2020, and they have managed to get the schedule back to pre-covid levels.

A number of key drivers have retired during 2023, including Ray Hedger and Margot Power. We thank them both for their generous support over many years. The minibus team have managed to find and train replacement drivers, so that we now have 20 regular drivers.

In November, Bernard handed over responsibility for keeping the buses safe and legal to Ken Coburn. Ken manages all the vehicles, inspections and reporting, and training of drivers, as well as being a driver himself. In December, Judy handed over responsibility for organising the trips and managing the passengers to Clare Pinniger, with additional support from Julie James. We are enormously grateful to Ken, Clare and Julie for taking on these vital roles.

Financial support has again been received from local businesses and parish councils, which is essential to minimising the donations needed from passengers and ensuring the minibus is accessible to all.

In September, NATT were very grateful to receive a generous donation to the Minibus fund from the Edward Pay Medical Fund. Edward Pay was a well-known Alresford builder, and the Edward Pay fund was set up in 1988 when he died; the fund was created to support the needs of patients and the vulnerable in Alresford. Over the years the Edward Pay fund has raised over £80,000, primarily used to fund equipment at Alresford Surgery. As the Surgery felt they could now meet their needs from NHS sources, the trustees of Edward Pay wanted to look for a different way to support Alresford residents, and decided that the Community Minibus service should receive the remaining assets of the fund, a total of £2586. This donation will contribute to our ability to replace our older (15 year old) bus in the next 18 months, hopefully with an efficient and eco-friendly (but rather expensive!) fully electric vehicle. We are delighted that Edward Pay's name and the generosity of his family and friends will continue to support Alresford in this way, and look forward to working with the fund Trustees on further fundraising efforts for the minibus.

ACTIVITIES 2023

FINANCE AND RESERVES

The Trust has adopted a policy of medium financial risk with the majority of its current assets, reflected in the various funds, being invested on a short term basis or with COIF Charity Funds on a long term basis, which currently give a better dividend return than cash invested. (see Note 5). The Trust has no debt.

The Sinking Fund for the Avenue stands at £30.3K and will be built up to £50K during the next 20 years.

The General Fund stands at £79.5K and is adequate to cover the future activities.

The Accounts reflect the unrealised gains shown by revaluations as at 31st December 2023 of £357.4K as set out in Note 7.

MINIBUSES

The Trust has two Minibuses having acquired a new Minibus in April 2017 for £58,454 (see Note 2(c)). The old Minibus was restored in June 2017 and will continue to be run at least until December 2024.

The Minibus fares are based on donations which are at suggested rates well below commercial fares and consequently relies heavily on receipt of outside Grants (see Note 10), Gift Aid and Interest allocation.

OPERATIONS

	NOTE	£
Net Operational Receipts		-2994
ADD: Grants	10	6422
Gift Aid	11	1106
Interest allocation	8	1882
		6416
LESS: Depreciation for year		-4493
Surplus for the year		1923

The Minibus Fund stands at £114.6K of which £30K is deemed to be permanent Capital.

MARKET & FAIR TOLL

The Thursday market total income was £7383. Most weeks we have 8-10 stalls, with steady and loyal business for the core traders (fruit and veg, flowers, bread, olives, clothes) and a number of local small businesses offering home made items and crafts. In December there was also an evening market to accompany the 'Arrival of Father Christmas' and late night shopping event, organised by the Co-ordinating Alresford Group.

There were two Brocante markets and a French Market in the year bringing in further income of £1100 taking the total market income to £8483.

The Watercress Festival and the Michaelmas Fair brought in a further £3000.

EEL HOUSE

The Trust has been granted an initial Licence to catch Eels for Educational and Scientific reasons. We intend to test the number of eels by initiating sessions to trap eels in future years.

There were 5 Open Days during the year with £647 donated, plus an additional Open Day run by the Rotary club. One Open Day was cancelled due to planned works on the river path. There were also 4 special visits organised in conjunction with the Hampshire and Isle of Wight Wildlife Trust, for children from Ropley Primary School and the Alresford Scouts. It continues to be an enjoyable visit, and the new information boards and the brochure are much appreciated.

THE AVENUE

Financial support has been received as follows:

	£
Sponsorship	2000
Donations	18
Friends scheme	756
Surplus for the year	<u>2774</u>

Sponsorship was obtained from Hellards, Charters, CD Trees and Richard Steel totalling £2000 in the year.

The Friends Scheme involved payments of £25 per household per annum. 23 households renewed their contribution in 2023. The contributors are listed below:

Robin Atkins; Mr & Mrs M Clayton; Simon Ricketts; Catherine Brill; Charles Bazlinton; Mrs Jennifer Clelland; Dave Stow; Peter Bridges; Mr Roger Lockyer; Dorothy Hamilton; Felicity Dwyer; Gemma Allen; Mr & Mrs G Hand; Mrs. Hughes-Onslow; Mr & Mrs A. Canning; Roger Pearson; Barry Aked; Julia Maxwell-Tomlinson; Alicia Salter; Julia Simmons; Robin Good; Godfrey Andrews; Mr Rutherford

MUSEUM

We had seven successful open days during 2023 with most visitors being delighted, and some surprised, at what they found in the Old Fire Station. Visitors donated £532.

The collections continue to grow, particularly the soft toys but we did have some significant other donations. Most unusual was probably the bone domino set, no bigger than a cotton reel with all the pieces fitting inside, made by French Prisoners of War, although we cannot actually

say they were billeted in Alresford. Another unusual item is a gas proof babies cot from the Second World War. The baby actually goes inside the apparatus, which has a gas mask like attachment which prevents the baby being gassed. A large weighty early 19th century family bible was also donated which once belonged to a resident of Alresford. We are currently researching the owner.

We have refreshed the Heritage Photo Gallery on the Museum website <https://www.alresford.org/museum/Alresford%20Museum/index.html> and added over 1000 additional photographs mainly from the second half of the twentieth century. We have also started scanning heritage documents and we now have an embryo document gallery which will continue to grow during the course of this year. We are very concerned that whilst in this digital age many more photos are taken far more are lost than was the case when prints were made. These often re-surfaced many years later and could be retrieved and saved whereas their digital counterparts are lost. We are, therefore, doing our best to acquire modern day images, particularly of events in the town, that can be archived for posterity. If you can help please email roy.gentry@alresford.org

We continue to seek volunteers to assist us with more opening days but what we would really like is somebody to coordinate the recruitment and management of volunteers as the existing group is well occupied with administration, particularly of collection records, and ongoing maintenance of the building and exhibits.

CLOCK ON THE SWAN

The Clock was refurbished in 2022. During 2023 we arranged for ongoing maintenance, within the guarantee period of the refurbishment works.

EMERGENCY FUND FOR DESERVING CASES INCLUDING COVID,

The Trust made payments to 4 cases, totalling £974. This leaves a closing balance of £3903.

HISTORICAL DOCUMENTS

The Trust files all its important documents in the Hampshire Record Office and an up-to-date list were last produced in Spring 2011. The Trust has agreed with the Record Office not to file documents until at least a period of 5 years has elapsed.

WEBSITE (www.towntrust.org.uk)

The website was launched in early 2009 and later extended to cover the history of the Trust and all its current activities. It also has a section to cover Press Releases and news updates.

PRESS RELEASES & PUBLICITY

The Trust advertises important events and activities by the website, press releases and reports, and via a regular column in the Itchen Valley Forum, and our own Facebook page.

GRANTS, DONATIONS & GIFT AID

The overall total received by NATT was £11432 (see Notes 10, 11 and 12).

BREACHES OF RIGHT OF WAY OVER THE AVENUE

The Town Council (NATC) was notified of these breaches in 2021. The Trust obtained a Designated Advisor Report and valuation, under Charity Act Section 119, as required. Meetings between the valuers of both parties took place during 2023.

Post balance sheet item

An agreement between NATT and NATC on the valuation for the Right of Way was reached in February 2024. The financial effect of this agreement in 2024 is expected to be a payment of £27,000 from NATC to NATT, and for NATC to cover the professional fees for the new Deed of Easement required. NATT intends to create a separate fund for the sum received, and the Trustees will decide how to allocate it in the best interests of the people of Alresford.

ACKNOWLEDGMENT OF GRATITUDE

The Trustees would like to thank:-

All volunteer drivers who gave their time in driving and organising trips for the Minibus, especially Bernard Simmons and Judy Smith who have both stood down from their roles at the end of 2023, and Ken Coburn, Julie James and Clare Pinniger who have agreed to take over the Minibus operation from them.

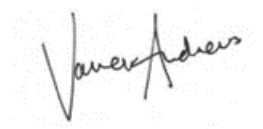
All volunteers who gave their time on Open Days at the Eel House, Medieval Bridge and Museum.

Caroline Perry for allowing the public to view the Medieval Bridge from her garden, and who has donated the proceeds to the Eel House.

Penny Claisse and Nick Denbow for their help on the Alresford Museum Committee together with Rich and Ann Pay.

Donors, Grantees and others who gave monies to the Trust and are listed in Notes 10 and 12 to the Accounts.

Peter Bridges who maintains and cuts the grass on The Avenue and also looks after the trees on The Avenue and Broad Street.



V Andrews (Chair)

29 February 2024

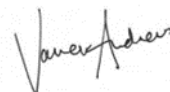
NEW ALRESFORD TOWN TRUST

BALANCE SHEET AS AT 31ST DECEMBER 2023

	Notes	31 December 2022 £	31 December 2023 £
FIXED ASSETS			
Clock	2a & 2f	3637	3037
Old Minibus	2b	1000	750
New Minibus	2c	32400	28800
Minibus Garage	2d	3587	3649
Fixtures & Fittings	2f	1128	852
Investments – Property	3	250000	250000
Heritage Assets	6	116301	116301
Total Fixed Assets		408053	403389
CURRENT ASSETS			
Cash at Bank		21693	10340
Short Term Accounts	4a	45000	61225
COIF Charity Fund	5	132657	144846
Stock	4c	477	300
Debtors & Prepayments	4b	3010	3331
Total Current Assets		202837	220042
LESS CURRENT			
Creditors and accruals		1036	1050
Net Current Assets		201801	218992
NET ASSETS		609854	622381
Represented by:			
<u>Unrestricted</u>			
General	9	82172	79495
Revaluation Reserves	7	345260	357449
		427432	436944
<u>Restricted</u>			
Minibus	9	112662	114584
Eel House	9	4758	5528
Arthur Stowell	9	3399	3471
Alresford Museum	9	27151	27667
Emergency/Covid	9	4877	3903
Sinking Fund/Avenue	9	29575	30284
		182422	185437
		609854	622381



R V Atkins (Treasurer)



V Andrews (Chair)

29 February 2024

NEW ALRESFORD TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31ST DECEMBER 2023

	Notes	£	£	£
GENERAL FUND				
Income				
Rent from Old Fire Station		2400		
Market Tolls		8483		
Fair Tolls		3000		
Wayleaves and Lease		52		
Interest & Dividends	8	2052		
Membership & Donations		15		
Avenue income	12	<u>2774</u>		
			18776	
LESS: Expenditure				
Secretarial Costs & Expenses		(110)		
Maintenance – The Avenue		(12153)		
Old Fire Station/Broad Street		(399)		
Insurance		(2399)		
Book-keeping		(600)		
Sundry Expenses		(468)		
Depreciation on				
Fixtures/Fittings & Clock	2f	(600)		
Legal & Professional fees		<u>(4724)</u>		
			(21453)	
General Fund Net Income				(2677)
ARTHUR STOWELL FUND				
Income				
Interest & Dividends	8	73		
Arthur Stowell Net Income				73
EEL HOUSE FUND				
Income				
Open Days		647		
Gift Aid	11	263		
Interest & Dividends	8	<u>122</u>		
			1032	
LESS: Expenditure				
Insurance/Expenses		<u>(263)</u>		
			(263)	
Eel House Net Income				769

	Notes	£	£	£
MINIBUS FUND				
Income				
Donations Fares		6682		
Operating Grant & Collections	10a	6422		
Interest & Dividends	8	1882		
Gift Aid	11	<u>1106</u>		
			16092	
LESS: Expenditure				
Operating Expenses		(9676)		
Depreciation	2e	<u>(4493)</u>		
			(14169)	
Minibus Net Income				1923
ALRESFORD MUSEUM FUND				
Income				
Open days		532		
Sponsorship	10b	500		
Gift Aid	11	229		
Interest & Dividends	8	<u>660</u>		
			1921	
LESS: Expenditure				
Expenses		<u>(1405)</u>		
			(1405)	
Museum Net Income				516
SINKING FUND				
Income				
Interest & Dividends	8	<u>709</u>		
Sinking Fund Net Income				709
HARDSHIP/EMERGENCY FUND				
LESS: Expenditure				
Expenses to support 4 cases		<u>(974)</u>		
Hardship Fund Net Income				(974)
TOTAL NET INCOME ON ALL TRUST ACTIVITIES IN 2023			<u>339</u>	

NOTES TO THE ACCOUNTS

1) ACCOUNTS

The Accounts to 31.12.2023 have been prepared in accordance with the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the Statement of recommended Practice Charity SORP 2005, and under the historic cost basis as modified by the revaluation of investments.

2)

a) CLOCK

The clock was purchased and refurbished in 2014 at a cost of £2,911. A further refurbishment took place in 2022 at a cost of £3030, making a total cost of £5941. Depreciation for 2023 increased to £600 per annum.

– See 2(f) below.

b) OLD MINIBUS

	£
Cost including refurbishment	59844
LESS: Depreciation to date (183 months)	<u>(59094)</u>
Net Book Value at 31.12.2023.	<u>750</u>

Depreciation in 2023 was £250

c) NEW MINIBUS

	£
Cost in April 2017	58454
LESS: Depreciation to date (80 months)	<u>(29654)</u>
Net Book Value at 31.12.2023.	<u>28800</u>

Depreciation in 2023 was £3600

d) GARAGE EXTENSION

	£
Cost in June 2009 including refurbishment	11883
LESS: Depreciation to date (181 months)	<u>(8234)</u>
Net Book Value at 31.12.2023.	<u>3649</u>

Depreciation in 2023 was £643

The garage extension is being depreciated over 20 years.

e) Depreciation charge for the year

	£
Old Minibus	250
New Minibus	3600
Garage extension	643
	<u>4493</u>

f) FIXTURES/FITTINGS & CLOCK

	Net Book Value £	Depreciation in Year £
Clock	3037	600
Fixture Board (see (1) below)	235	-
Fair signs	117	-
Barriers (see (2) below)	500	
	<u>3889</u>	<u>600</u>

NOTE:

(1)The fixture board cost £623 in 2017 less £388 in donations have been received over years 2017-2023 from Robin Atkins.

(2)Barriers. £100 fees received from Brocante markets have reduced net book value

3) OLD FIRE STATION

Gordon Thoday, MNAEA, Director of Hellards valued the buildings at 54 Broad Street for the purposes of the accounts at £250,000 on 13th September 2022. The revaluation reserve on this valuation is £213,302 (Note 7)

4)

a) SHORT TERM ACCOUNT

COIF Charities Deposit Fund	£
Instant Access	61225

b) DEBTORS & PREPAYMENTS

	£
Debtors	780
Prepayments	2551
	<u>3331</u>

c) STOCK

	£
Minibus booklets	50
Bench parts	250
	<u>300</u>

5) COIF CHARITY FUNDS

The Trust holds 7298 Income Units for the long term with a market value at 31st December 2023 of £144846.

The increase in value of £12189 in the year has been credited to Revaluation Reserves, making the total unrealised gain of £27846. (see Note 7)

6) HERITAGE ASSESTS

- a) The Trust owns the rights to all income from the use (mainly Markets and Fairs) in Broad Street. The Trustees believe that this is an asset, whose value should be based on 10 times income. The income from these rights in 2008 totalled £11,673; there was some small costs involved in producing this income.

The income for 2023 was £11483 and the Trustees have decided not to change the value in the 2023 accounts.

The Trustees value this heritage asset at £116,300.

- b) The Trustees also own other heritage assets, which currently do not produce income namely :-
- The ownership, including the rights of way, of The Avenue to Drove Lane
 - 99 year Lease on the Eel House.
 - Ancient documents, Artefacts and Maces.
 - Museum artefacts, fixtures and fittings.

The Trustees have valued these heritage assets at £1.

7) CAPITAL AND REVALUATION RESERVE

The Reserve at 31st December 2023 is made up as follows:-

	Note	£
Property	3	213302
COIF	5	27846
Heritage Assets	6a & b	<u>116301</u>
		<u><u>357449</u></u>

8) INTEREST AND DIVIDENDS

Total interest and dividends receivable during the year was £5498. This has been split/allocated on the basis of the average amounts held for each activity.

	£
General Fund	2052
Arthur Stowell Fund	73
Minibus Fund	1882
Eel House	122
Alresford Museum	660
Sinking Fund	<u>709</u>
	<u><u>5498</u></u>

9) STATEMENT OF SEPARATE FUNDS FOR YEAR

	General Fund £	Eel House £	A.S. Fund £	Minibus Fund £	Museum Fund £	Emerg'y Fund £	Sinking Fund £	Total £
Opening Balance	82172	4759	3398	112661	27151	4877	29575	264593
Net Income	(2677)	769	73	1923	516	(974)	709	339
Closing balance	79495	5528	3471	114584	27667	3903	30284	264932

10)

a) OPERATING GRANTS MINIBUS
COUNCILS (4)

	£	£
Winchester City Council	2500	
Old Alresford Parish Council	750	
Bishops Sutton Parish Council	75	
Bighton Parish Council	60	
	<u>60</u>	
		3385

ORGANISATIONS & INDIVIDUALS (3)

Edward Pay Fund	2587	
Richard Steele & Partners	250	
Sainsburys Plc	200	
	<u>200</u>	
		3037
		<u>6422</u>

b) MUSEUM SPONSORSHIP

Hellards Estate Agents	500	
	<u>500</u>	
		500

Total of receipts in Note 10

6922

11) GIFT AID

	£
Minibus Fund	1106
Eel House Fund	263
Friends of The Avenue	131
Football Fixture Board	7
Museum Fund	229
	<u>229</u>
	<u>1736</u>

12) AVENUE INCOME

	£
Friends of The Avenue (includes Gift Aid £131)	756
Sponsorship Hellards Estate Agents	500
Sponsorship Charters Estate Agents	500
Sponsorship CD Trees	500
Sponsorship Richard Steel	500
Donation	18
	<u>2774</u>

NEW ALRESFORD TOWN TRUST

RESPONSIBILITIES OF THE TRUSTEES

31ST DECEMBER 2023

The Trust requires the Treasurer to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the surplus of the Trust for that period. In preparing those financial statements, the Treasurer on behalf of the Trust has:

- Selected suitable account policies and applied them consistently
- Made judgments and estimates that are reasonable and prudent.
- Followed applicable accounting standards.
- Prepared financial statements on a going concern basis.

The Treasurer and Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust, the Trustees are also responsible for safeguarding the assets of the Trust, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Financial Statements were approved by the Trustees on 29th February 2024.

INDEPENDENT EXAMINER'S REPORT

Harinder S Sethi FCCA

18 Warren Road, Ashford, Middlesex TW15 1TT
Tel: 01932 789931 E-Mail: hari.sethi@gmail.com

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NEW ALRESFORD TOWN TRUST (NATT)

I report on the accounts of the Trust for the year ended 31 December 2023, which are set out on pages 12 to 19.

This report is made solely to NATT as a body, in accordance with Section 145 of the Charities Act 2011 ("the Act"). My examination has been undertaken so that I might report to NATT Trustees those matters I am required to state in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the NATT and NATT Trustees as a body for my report or the opinions I have formed.

Respective responsibilities of trustees and examiner

The NATT trustees are responsible for the preparation of the accounts, and other matters as set out at page 20. NATT trustees consider that an audit is not required for this year under section 144(2) of the 2011 Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

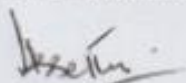
Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the NATT, and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

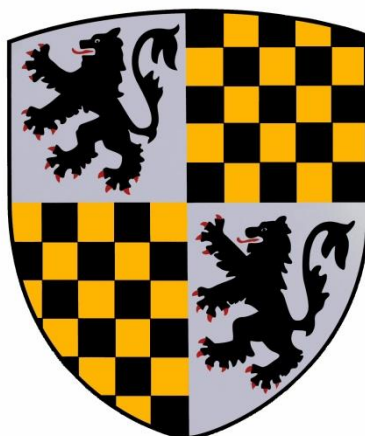


Harinder Sethi FCCA

Date: 11th March 2024

Accounts

NEW ALRESFORD TOWN TRUST
Charity No. 239052



Annual Report and Accounts for the year ended
31st December 2022

Current Trustees

Mrs V Andrews (Chair)
Mr R V Atkins (Treasurer)
Mr R K Gentry
Mr E Jeffs
Mr L Orton
Mrs. P. McClelland
Mr C A W Smith

Office: Old Fire Station, 54 Broad Street, Alresford, SO24 9AN

Independent Examiner: Mr H Sethi, F.C.C.A.

NEW ALRESFORD TOWN TRUST

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NEW ALRESFORD TOWN TRUST

Annual Report of the Trustees

The Trustees present their Annual Report together with the Financial Statements for the year to 31st December 2022.

TRUST DEED

The current Deed is dated 11th October 1989 and is the Trusts Governing Document. This has been amended by Order of Charity Commission dated 12th February 2004, by a Trustees' resolution on 8th October 2012, and by Memorandum of Amendments dated 15th July 2015.

STRUCTURE OF THE TRUST

1) Background

The Trust was incorporated on 28th March 1890 as the successor Organisation to the Bailiff and Burgesses. The Charity Commissioners have regulated the Trust throughout its existence, and agreed that 9 Trustees should run the Trust with 5 being nominees of the Parish (now Town) Council and 4 by co-options. The relationship during the 120+ years between the Trust and the Council had been difficult with many conflicts of interest.

2) Current Position

Consequently, on 15th July 2015 the Trust with the agreement of the Town Council and approval of Charity Commission has amended the Governing Document in several Key areas: -

- a. Introducing a scheme of membership whereby residents mainly in the SO24 area can join the Trust for a 'one off' payment of £5.00 and 140 Members have so far signed up.
- b. Allowing the members to elect up to 5 Trustees every 4 years commencing at AGM on 23rd February 2017. As a result of Covid the members last election date was 22nd April 2022.

Details of all the three Memorandum of Amendments are set out on the Trust's website, together with the covering letter from the Charity Commission.

OBJECTS OF THE TRUST

The preservation of land, trees, Buildings and documents in New Alresford and such other charitable purposes for the general benefit of the inhabitants of the Parish of New Alresford. The other charitable purposes currently are the restoration of the Eel House, the Arthur Stowell History Fund, the Alresford Museum, Emergency Funding for deserving cases and the Community Minibus.

PUBLIC BENEFIT STATEMENT

The Trust, which is an independent charity, has carried out its objectives under Clause 22 of the Trust Deed by providing public benefit to the local Community, particularly the residents of New Alresford (see below).

PRINCIPAL ACTIVITIES

The Trust's principal activities in New Alresford are: -

- Operating a local Community Minibus
- Running markets in Broad Street.
- Ownership of the Old Fire Station.
- Maintaining The Avenue and Trees in Broad Street.
- Administering the Arthur Stowell History Fund.
- Operating a 99-year Lease on the Eel House and finalising its restoration.
- Setting up and operating the Alresford Museum.
- Emergency Funding for deserving cases, including Covid.

TRUSTEES

The following Trustees served during the year as follows:

Vanessa Andrews	Co-opted Trustee appointed 15/6/2022
Robin Atkins	Co-opted Trustee appointed 13/10/2019
Roy Gentry	Members Trustee elected 23/04/2022
Ernest Jeffs	Co-opted Trustee appointed 15/08/2022
Penny McClelland	Co-opted Trustee appointed 9/09/2020
Len Orton	Co-opted Trustee appointed 10/3/2022
Andrew Smith	Members Trustee elected 23/4/2022

During 2022 the Trustees carried out their principal activities by delegating responsibility as follows: -

Vanessa Andrews	Market from October 2022 and secretarial
Robin Atkins	Chair, Treasurer, Market and Fair
Roy Gentry	Alresford Museum and Website
Ernie Jeffs	The Avenue
Len Orton	Market and Clock
Penny McClelland	Open Days Eel House and Covid Fund & Membership
Andrew Smith	Suppliers Contracts.

SEPARATE ACCOUNTS

The Trust analyses between the following Designated Funds:

1. General Fund
2. Minibus Account
3. Arthur Stowell History Fund
4. Eel House
5. Alresford Museum
6. Emergency Fund for deserving cases including Covid relief
7. Sinking Fund

Although the funds as allocated are not held in distinct accounts, they are dealt with in the Trust as respectively Restricted and Unrestricted.

ANNUAL REPORT AND ACCOUNTS

The Trustees have prepared accounts to 31st December 2022 in accordance with the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the Statement of Recommended Practice Charity SORP 2005, and on the historic cost basis as modified by the revaluation of investments.

The Trust is classified as a smaller charity and so the Financial Statements require only independent examination, which has been performed by Mr H Sethi, F.C.C.A.

The Financial Statements are set out on Pages 12-20.

The net income of the funds to 31st December 2022 are summarised as follows:

Funds	Gross Income	Expenditure	Net Income
	£	£	£
General	22045	19663	2382
Minibus	11565	11442	123
Arthur Stowell	59	-	59
Eel House	4798	4310	488
Alresford Museum	6964	1793	5171
Sinking Fund	555	-	555
	45986	37208	8778

RESERVE FUNDS AND ACTIVITIES

The Trustees have reviewed their principal activities and considered the monies needed to carry out major projects to meet their objectives.

The Avenue

The land was conveyed to the Bailiffs and Burgesses in 1869 and then to the Trust on its corporation in 1890. The Avenue represents the Key feature to the western entrance of the Town and contains some 114 Trees, which are subject to Preservation Orders. Although the individual trees have long lives, they still need care and attention until they die.

The Trustees had set up a Sinking Fund for tree work needed to keep the continuance of The Avenue. The Sinking Fund has been increased by £555 with a balance at 31st December 2022 of £29575.

Following the detailed review of each Avenue tree in 2021, major tree work was highlighted and the Trustees spent the sum of £1.4K during the year. The Trustees have spent £9.0k in total on The Avenue this year, which includes regular mowing and leaf clearance.

Museum

The Trust took over the defunct “Alresford and District Museum Trust” on 17th November 2011 with the object of continuing to acquire local artefacts and documents and the eventual objective of finding suitable premises to exhibit and display the material in the Town Centre.

Since November 2011 the Trust has spent nearly £7,000 in acquiring artefacts and documents as well as finding 400 items of archaeological interest in fields adjacent to Alresford. We will keep expanding the number of artefacts and documents.

The Trustees and its tenant, Artworthy Framing, agreed a new 12 year Lease in respect of the Old Fire Station from 1st January 2020, whereby the Trustees would occupy 2 rooms behind the Red Doors, and the tenant would use the remaining half of the building.

During 2019 the Trustees have used its room as a Museum for the old horse drawn Fire engine and artefacts. The cost of converting this room to a Museum Room was £13,764. It was first opened to the public on 15th September 2018.

The Trustees expanded the Museum area during 2020 into the second room. Further costs of converting this area amounted to nearly £23000.

Eel House

The Eel House was built in the 1820s by the then owners of Arlebury Park House and continued in commercial use until the late 1970s regularly shipping live eels to London. It was then abandoned for over 30 years and the site and the building became very overgrown.

In 2006 two volunteers began to remove the ivy; a job they did not expect would be difficult or expensive. As they cut the first thick stems there was a loud crack; the South West corner of the building had collapsed; all that was holding it up were the remaining stands of ivy. Years of neglect had allowed the river to scour out the ground beneath the building, assisted by the roots of a nearby Ash with the risk that it would crumble into the river.

With much goodwill all round, the owner granted the Town Trust a 99-year lease on the building at a peppercorn rent. This enabled us to search for charitable grants and tax efficient donations for reconstruction, and ensured the future of The Eel House.

Repairing the collapsed foundations and walls was the first priority followed the restoration of the external structure, rebuilding and repointing walls, replacing roof tiles, and installing new railings. This work was completed early in 2008 and the first open day was in April of that year.

The Eel traps have been restored and the essential work on the sluices ensures the Eel House continues to fulfil one of its primary functions; the flow of water in the river and its

level upstream previously undertaken using timber and plastic sheet. This was completed in 2021 at a cost of some £25,000.

An Eel House booklet was launched on 18th April 2022 covering the History and Habitat, and this is available at open days for a small donation.

Open Days continued successfully in 2022.

ACTIVITIES 2022

FINANCE AND RESERVES

The Trust has adopted a policy of medium financial risk with the majority of its current assets, reflected in the various funds, being invested on a short-term basis or with COIF Charity Funds on a long-term basis, which currently give a better dividend return than cash invested. (see Note 5). The Trust has no debt.

The Sinking Fund stands at £29.6K and will be built up to £50K during the next 20 years.

The General Fund stands at £82.2K and is adequate to cover the future activities.

The Accounts reflect the unrealised gains shown by revaluations as at 31st December 2022 of £345.3K as set out in Note 7.

MINIBUSES

The Trust has two Minibuses having acquired a new Minibus in April 2017 for £58,454 (see Note 2(c)). The old Minibus was restored in June 2017 and will continue to be run at least until December 2023.

The Minibus fares are based on donations which are at suggested rates well below commercial fares and consequently relies heavily on receipt of outside Grants (see Note 10), Gift Aid and Interest allocation.

OPERATIONS

	NOTE	£
Net Operational Receipts		-1153
ADD: Grants	10	3860
Gift Aid	11	836
Interest allocation	8	1406
		4749
LESS: Depreciation for year		-4626
Surplus for the year		123

Following Covid the minibus operation has started to increase the number of journeys. Depreciation in the year £4626. (Note 2(e))

The Minibus Fund stands at £112.7K, which will be used in part to replace the older minibus, and of which £30K is deemed to be permanent Capital.

MARKET & FAIR TOLL

The Thursday market total income was £7196. Most weeks we have 10-12 stalls, with steady and loyal business for the core traders (fruit and veg, flowers, cheese, bread, olives, clothes) and a number of local small businesses offering home-made items and crafts.

There were two Brocante markets in the year bringing in further income of £1100 taking the total market income to £8296.

The Watercress Festival, the Michaelmas Fair and a filming contract brought in a further £3800.

EEL HOUSE

The Trust has been granted an initial Licence to catch Eels for Educational and Scientific reasons. We intend to test the number of eels by initiating sessions to trap eels in future years.

There were six Open Days during the year with £1051 donated, plus an additional Open Day run by the Rotary club. It continues to be an enjoyable visit, and the new information boards and the brochure are much appreciated.

THE AVENUE

NATC agreed in 2010 to cut the grass on The Avenue and be responsible for costs of Arboricultural surveys every 4 years. In early 2016 NATC withdrew their financial support on these matters.

As a consequence, the Trust sought other finances which have been received as follows:

	£
Sponsorship	2000
Donations	125
Friends scheme	731
Total for the year	<u>2856</u>

Sponsorship was obtained from Hellards, Charters, CD Trees and Richard Steel totalling £2000 in the year.

The Friends Scheme involved payments of £25 per household per annum. 22 households renewed their contribution in 2022. The contributors are listed below: -

Robin Atkins; Mr & Mrs M Clayton; Simon Rickets; Catherine Brill; Charles Bazlinton; Mrs Jennifer Clelland; Dave Stow; Peter Bridges; Mrs J M Parker; Mr Roger Lockyer; Dorothy Hamilton; Felicity Dwyer; Gemma Allen; Mr & Mrs G Hand; Mrs. Hughes-Onslow; Mr & Mrs A. Canning; Roger Pearson; Barry Aked; Julia Maxwell-Tomlinson; Alicia Salter; Reginald Simmons; Robin Good.

MUSEUM

We entered 2022 free of Covid restrictions and managed 8 Open Days during the course of the year and all our visitors were most appreciative of their visit.

The outside decoration of the Old Fire Station has now been completed including a fresh coat of paint for the railings and gates. There is also a new member of the team, Fireman Sam, but he steadfastly refuses to move from the driving seat of the old steamer fire engine. During the year we have continued to acquire artefacts and photographs including some significant objects following the death of David Hasted, the son of Arthur and Winifred Hasted who ran Hasted's the Butchers in West Street until 1963. These included an early

19th century Alresford made grandfather clock, pictures, coins and medals which are now on display in the Museum. Just before Christmas we also received the special edition Prince William and Prince Harry Alresford Crafts dolls produced as limited editions at the time of their births. The Purkiss family gave us a 200-year-old miniature bone domino set made during the Napoleonic era by French officers held as prisoners of war. The case, no larger than a cotton reel, contains a complete set of domino pieces.

Our metal detecting activities, covering sites in Alresford, have been curtailed initially by the lack of sites, then extremely dry weather followed by heavy rain. However, we hope to be able to resume our activities in this area shortly.

We are looking forward to an exciting year and we are looking for people who can assist us in this endeavour. We particularly need stewards to man the Museum so that we can open more frequently. We especially need somebody to recruit and manage volunteer staff. If you can help, please contact Roy Gentry on (01962) 773185 or roy.gentry@alresford.org.

EMERGENCY FUND FOR DESERVING CASES INCLUDING COVID,

The Trust made no payments of during the year leaving a closing balance of £4877.

CLOCK ON SWAN HOTEL

In 2014 The Trust purchased and installed a refurbished clock on the Swan Hotel to mark the 800th anniversary of markets in Alresford. A further re-furbishment took place in 2022 to maintain the clock in working order.

HISTORICAL DOCUMENTS

The Trust files all its important documents in the Hampshire Record Office and an up-to-date list were last produced in Spring 2011. The Trust has agreed with the Record Office not to file documents until at least a period of 5 years has elapsed.

WEBSITE (www.towntrust.org.uk)

The website was launched in early 2009 and later extended to cover the history of the Trust and all its current activities. It also has a section to cover Press Releases and news updates.

PRESS RELEASES & PUBLICITY

The Trust advertises important events and activities by the website, press releases and reports as well as social media (Facebook and Instagram).

GRANTS, DONATIONS & GIFT AID

The overall total received by NATT was £19601 (see Notes 10, 11 and 12).

BREACHES OF RIGHT OF WAY OVER THE AVENUE

The Town Council has been notified of these breaches and the Trust's lawyer consider that the Trust has a strong legal case. The Trust has carried out a Charity Act 2011 valuation under Section 119, as is required by law and a meeting between the valuers of both parties is expected soon to discuss and agree a figure for the Right of Way.

ACKNOWLEDGMENT OF GRATITUDE

The Trustees would like to thank: -

David Woods who chaired the Eel House Restoration Committee.

Bernard Simmons and Judi Smith for managing the mini-bus operation.

All volunteer drivers who gave their time in driving and organising trips for the Minibus, and all volunteers who gave their time on Open Days.

Penny Claisse and Nick Denbow for their help on the Alresford Museum Committee together with Rich and Ann Pay.

Donors, Grantees and others who gave monies to the Trust and are listed in Notes 10 and 12 to the Accounts.

Jan Field for her help with work required on The Avenue and her volunteers.

Peter Bridges who maintains and cuts the grass on The Avenue and also looks after the trees on The Avenue and Broad Street.

A handwritten signature in black ink, appearing to read 'V Andrews', written in a cursive style.

V Andrews (Chair)

A handwritten signature in black ink, appearing to read 'R V Atkins', written in a cursive style.

R V Atkins (Treasurer)

15th February 2023

NEW ALRESFORD TOWN TRUST

BALANCE SHEET AS AT 31ST DECEMBER 2022

	Notes	31 December 2022	31 December 2021
			£ £
FIXED ASSETS			
Clock	2a & 2f	3637	895
Old Minibus	2b	1000	1468
New Minibus	2c	32400	36000
Minibus Garage	2d	3587	4146
Fixtures & Fittings	2f	1128	753
Investments – Property	3	250000	111698
Heritage Assets	6	116301	116301
Total Fixed Assets		408053	271261
CURRENT ASSETS			
Cash at Bank		21693	11995
Short Term Accounts	4a	45000	45000
COIF Charity Fund	5	132657	150112
Stock	4c	477	497
Debtors & Prepayments	4b	3010	2866
Total Current Assets		202837	210470
LESS CURRENT			
Creditors and accruals		1036	1504
Net Current Assets		201801	208966
NET ASSETS		609854	480277
Represented by:			
<u>Unrestricted</u>			
General	9	82172	79790
Revaluation Reserves	7	345260	224413
		427432	304203
<u>Restricted</u>			
Minibus	9	112662	112538
Eel House	9	4758	4270
Arthur Stowell	9	3399	3340
Alresford Museum	9	27151	21979
Emergency/Covid	9	4877	4877
Sinking Fund	9	29575	29020
		182422	176024
		609854	480227



R V Atkins (Treasurer)



V Andrews (Chair)

15th February 2023

NEW ALRESFORD TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31ST DECEMBER 2022

	Notes	£	£	£
GENERAL FUND				
Income				
Covid Grant	10d	2199		
Rent from Old Fire Station		2400		
Market Tolls		8296		
Fair Tolls		3800		
Wayleaves and Lease		52		
Interest & Dividends	8	1665		
Membership & Donations		25		
Avenue income	12	<u>3608</u>		
			22045	
LESS: Expenditure				
Secretarial Costs & Expenses		(568)		
Maintenance – The Avenue		(8988)		
Old Fire Station/Broad Street		(387)		
Insurance		(2254)		
Book-keeping		(600)		
Sundry Expenses		(805)		
Depreciation on				
Fixtures/Fittings & Clock	2f	(513)		
Legal Expenses		(5048)		
Donation to Alresford Society		<u>(500)</u>		
			(19663)	
NET INCOME				2382
ARTHUR STOWELL FUND				
Interest & Dividends	8	59		
NET INCOME				59
EEL HOUSE FUND				
Income				
Open Days		1051		
Gift Aid	11	161		
Project Grants & Donations	10b	3507		
Interest & Dividends	8	<u>79</u>		
			4798	
LESS: Expenditure				
Insurance/Expenses		(504)		
Project Cost		<u>(3806)</u>		
			(4310)	
NET INCOME				488

	Notes	£	£	£
MINIBUS FUND				
Income				
Donations Fares		5663		
Operating Grant & Collections	10a	3860		
Interest & Dividends	8	1406		
Gift Aid	11	<u>636</u>		
			11565	
LESS: Expenditure				
Operating Expenses		(6816)		
Depreciation	2e	<u>(4626)</u>		
			<u>(11442)</u>	
NET INCOME				123
ALRESFORD MUSEUM FUND				
Income				
Government Grants	10c	4866		
Open days		977		
Sponsorship	10c	500		
Gift Aid	11	126		
Interest & Dividends	8	<u>495</u>		
			6964	
LESS: Expenditure				
Expenses		<u>(1793)</u>		
			<u>(1793)</u>	
NET INCOME				5171
SINKING FUND				
Income				
Interest & Dividends	8	<u>555</u>		
NET INCOME				<u>555</u>
TOTAL NET INCOME ON ALL TRUST ACTIVITIES IN 2022				<u><u>8778</u></u>

NOTES TO THE ACCOUNTS

1) ACCOUNTS

The Accounts to 31.12.2022 have been prepared in accordance with the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the Statement of recommended Practice Charity SORP 2005, and under the historic cost basis as modified by the revaluation of investments.

2)

a) CLOCK

The clock was purchased and refurbished in 2014 at a cost of £2,911. A further refurbishment took place in 2022 at a cost of £3030, making a total cost of £5941.

b) OLD MINIBUS

	£
Cost including refurbishment	59844
LESS: Depreciation to date (171 months)	<u>(58844)</u>
Net Book Value at 31.12.2022.	<u>1000</u>

Depreciation in 2022 was £467

c) NEW MINIBUS

	£
Cost in April 2017	58454
LESS: Depreciation to date (68 months)	<u>(26054)</u>
Net Book Value at 31.12.2022.	<u>32400</u>

Depreciation in 2022 was £3600

d) GARAGE EXTENSION

	£
Cost in June 2009	11178
LESS: Depreciation to date (163 months)	<u>(7591)</u>
Net Book Value at 31.12.2022.	<u>3587</u>

The garage extension is being depreciated over 20 years.

e) Depreciation charge for the year

	£
Old Minibus	467
New Minibus	3600
Garage extension	559
	<u>4626</u>

f) FIXTURES/FITTINGS & CLOCK

	Net Book Value £	Depreciation in Year £
Clock	3637	288
Fixture Board (see below)	263	-
Museum Cabinets/Notice Board	-	225
Fair sign	265	-
Barriers	600	
	<u>4765</u>	<u>513</u>

NOTE: The fixture board cost £623 in 2017 less £360 in donations have been received over years 2017-2022 from Robin Atkins.

3) OLD FIRE STATION

Gordon Thoday, MNAEA, Director of Hellards valued the buildings at 54 Broad Street for the purposes of the accounts at £250,000 on 13th September 2022. The revaluation reserve on this valuation is £213,302 (Note 7)

4)

a) SHORT TERM ACCOUNT

	£
Teachers Building Society	10000
Instant Access	35000
90 Day Account	<u>45000</u>

b) DEBTORS & PREPAYMENTS

	£
Debtors	470
Prepayments	2540
	<u>3010</u>

c) STOCK

	£
Eel House postcards	14
Minibus booklets	214
Bench parts	250
	<u>478</u>

5) COIF CHARITY FUNDS

The Trust holds 7298 Income Units for the long term with a market value at 31st December 2022 of £132,657.

The loss in value of £17455 in the year has been debited to Revaluation Reserves, making the total unrealised gain of £15657.

6) HERITAGE ASSESTS

- a) The Trust owns the rights to all income from the use (mainly Markets and Fairs) in Broad Street. The Trustees believe that this is an asset, whose value should be based on 10 times income. The income from these rights in 2008 totalled £11,673; there was some small costs involved in producing this income.

The income for 2022 was £12096 and the Trustees have decided not to increase the value in the 2022 accounts.

The Trustees value this heritage asset at £116,300.

- b) The Trustees also own other heritage assets, which currently do not produce income namely: -

- The ownership, including the rights of way, of The Avenue to Drove Lane
- 99-year Lease on the Eel House.
- Ancient documents, Artefacts and Maces.
- Museum artefacts, fixtures and fittings.

The Trustees have valued these heritage assets at £1.

7) CAPITAL AND REVALUATION RESERVE

The Reserve at 31st December 2022 is made up as follows: -

	Note	£
Property	3	213302
COIF	5	15657
Heritage Assets	6a & b	116301
		<u>345260</u>

8) INTEREST AND DIVIDENDS

Total interest and dividends receivable during the year was £4259. This has been split/allocated on the basis of the average amounts held for each activity.

	£
General Fund	1665
Arthur Stowell Fund	59
Minibus Fund	1406
Eel House	79
Alresford Museum	495
Sinking Fund	555
	<u>4259</u>

9) STATEMENT OF SEPARATE FUNDS FOR YEAR

	General Fund £	Eel House £	A.S. Fund £	Minibus Fund £	Museum Fund £	Emerg'y Fund £	Sinking Fund £	Total £
Opening Balance	79790	4270	3340	112538	21979	4877	29020	255814
Net Income	2382	488	59	123	5171	-	555	8778
Closing balance	82172	4758	3399	112661	27150	4877	29575	264692

10)

a) OPERATING GRANTS MINIBUS COUNCILS (3)

	£	£
Winchester City Council	2000	
Old Alresford Parish Council	650	
Bighton Parish Council	60	
	<u>2710</u>	
ORGANISATIONS & INDIVIDUALS (3)		
Andrew Smith Auctions	500	
Richard Steel & Partners	250	
Alresford Rotary	400	
	<u>1150</u>	
		<u>3860</u>

b) EEL HOUSE GRANTS/DONATIONS

	£	
Hellards	250	
Hampshire Wild Life Trust	3007	
Old Alresford Parish Council	<u>250</u>	
		3507

c) MUSEUM GRANTS/SPONSORSHIP

Government Grants	4866	
Hellards Estate Agents	<u>500</u>	
		5366

d) GENERAL FUND

Government Covid Grant	<u>2199</u>	
		2199

Total of receipts in Note 10	<u><u>14932</u></u>	
------------------------------	---------------------	--

11) GIFT AID

	£	
Minibus Fund	636	
Eel House Fund	161	
Friends of The Avenue	131	
Football Fixture Board	7	
Museum Fund	<u>126</u>	
	<u><u>1061</u></u>	

12) AVENUE INCOME

	£	
Friends of The Avenue (includes Gift Aid £131)	731	
Sponsorship Hellards Estate Agents	500	
Sponsorship Charters Estate Agents	500	
Sponsorship CD Trees	500	
Sponsorship Richard Steel	500	
Donation Mr. Cridland	125	
Insurance Claim	<u>752</u>	
	<u><u>3608</u></u>	

NEW ALRESFORD TOWN TRUST

RESPONSIBILITIES OF THE TRUSTEES

31ST DECEMBER 2022

The Trust requires the Treasurer to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the surplus of the Trust for that period. In preparing those financial statements, the Treasurer on behalf of the Trust has:

- Selected suitable account policies and applied them consistently
- Made judgments and estimates that are reasonable and prudent.
- Followed applicable accounting standards.
- Prepared financial statements on a going concern basis.

The Treasurer and Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust, the Trustees are also responsible for safeguarding the assets of the Trust, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Financial Statements were approved by the Trustees at a Meeting on 15th February 2023.

INDEPENDENT EXAMINER'S REPORT

Harinder S Sethi FCCA

18 Warren Road, Ashford, Middlesex TW15 1TT
Tel: 01932 789931 E-Mail: hari.sethi@gmail.com

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NEW ALRESFORD TOWN TRUST (NATT)

I report on the accounts of the Trust for the year ended 31 December 2022, which are set out on pages 12 to 19.

This report is made solely to NATT as a body, in accordance with Section 145 of the Charities Act 2011 ("the Act"). My examination has been undertaken so that I might report to NATT Trustees those matters I am required to state in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the NATT and NATT Trustees as a body for my report or the opinions I have formed.

Respective responsibilities of trustees and examiner

The NATT trustees are responsible for the preparation of the accounts, and other matters as set out at page 21. NATT trustees consider that an audit is not required for this year under section 144(2) of the 2011 Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

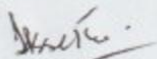
Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the NATT, and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



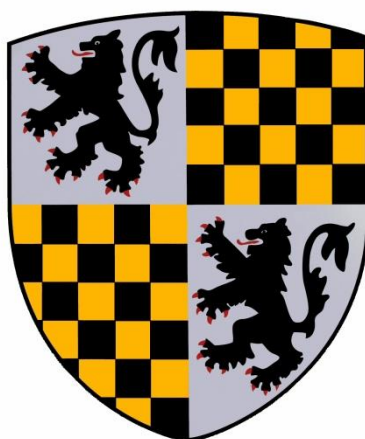
Harinder Sethi FCCA

Date: 3rd March 2022

Accounts

NEW ALRESFORD TOWN TRUST

Charity No. 239052



Annual Report and Accounts for the year ended 31st December 2021

Current Trustees

Mr R V Atkins (Chair & Treasurer)
Mr R K Gentry
Mr E Jeffs
Mrs. P. McClelland
Mr C A W Smith

Office: Old Fire Station, 54 Broad Street, Alresford, SO24 9AN

Independent Examiner: Mr H Sethi, F.C.C.A.

NEW ALRESFORD TOWN TRUST

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NEW ALRESFORD TOWN TRUST

Annual Report of the Trustees

The Trustees present their Annual Report together with the Financial Statements for the year to 31st December 2021.

TRUST DEED

The current Deed is dated 11th October 1989 and is the Trusts Governing Document. This has been amended by Order of Charity Commission dated 12th February 2004, by a Trustees' resolution on 8th October 2012, and by Memorandum of Amendments dated 15th July 2015.

STRUCTURE OF THE TRUST

1) Background

The Trust was incorporated on 28th March 1890 as the successor Organisation to the Bailiff and Burgesses. The Charity Commissioners have regulated the Trust throughout its existence, and agreed that 9 Trustees should run the Trust with 5 being nominees of the Parish (now Town) Council and 4 by co-options. The relationship during the 120+ years between the Trust and the Council had been difficult with many conflicts of interest.

2) Current Position

Consequently on 15th July 2015 the Trust with the agreement of the Town Council and approval of Charity Commission has amended the Governing Document in several Key areas :-

- a. Introducing a scheme of membership whereby residents mainly in the SO24 area can join the Trust for a 'one off' payment of £5.00 and 130 Members have so far signed up.
- b. Allowing the members to elect up to 5 Trustees every 4 years commencing at AGM on 23rd February 2017.

Details of all the three Memorandum of Amendments are set out on the Trust's website, together with the covering letter from the Charity Commission.

OBJECTS OF THE TRUST

The preservation of land, trees, Buildings and documents in New Alresford and such other charitable purposes for the general benefit of the inhabitants of the Parish of New Alresford. The other charitable purposes currently are the restoration of the Eel House, the Arthur Stowell History Fund, the Alresford Museum, Emergency Funding for deserving cases and the Community Minibus.

PUBLIC BENEFIT STATEMENT

The Trust, which is an independent charity, has carried out its objectives under Clause 22 of the Trust Deed by providing public benefit to the local Community, particularly the residents of New Alresford (see below).

PRINCIPAL ACTIVITIES

The Trust's principal activities in New Alresford are:-

- Operating a local Community Minibus
- Running markets in Broad Street.
- Ownership of the Old Fire Station.
- Maintaining The Avenue and Trees in Broad Street.
- Administering the Arthur Stowell History Fund.
- Operating a 99 year Lease on the Eel House and finalising its restoration.
- Setting up and operating the Alresford Museum.
- Emergency Funding for deserving cases, including Covid.

TRUSTEES

The following Trustees served during the year as follows:

Robin Atkins	Co-opted Trustee throughout the year.
Roy Gentry	Members Trustee elected 23/02/2017.
Dorothy Hamilton	Co-opted Trustee resigned 7/2/2021.
Ernest Jeffs	Co-opted Trustee appointed 15/08/2018.
Penny McClelland	Co-opted Trustee appointed 9/09/2020
Andrew Smith	Members Trustee elected 23/02/2017.

During 2021 the Trustees carried out their principal activities by delegating responsibility as follows:-

Robin Atkins	Chair, Treasurer, Market and Eel House
Roy Gentry	Alresford Museum and Website
Dorothy Hamilton	Open Days Eel House.
Ernie Jeffs	The Avenue
Penny McClelland	Open Days Eel House, Covid Fund and Fair
Andrew Smith	Suppliers Contracts.

SEPARATE ACCOUNTS

The Trust analyses between the following Designated Funds:

1. General Fund
2. Minibus Account
3. Arthur Stowell History Fund
4. Eel House
5. Alresford Museum
6. Emergency Fund for deserving cases including Covid relief
7. Sinking Fund

Although the funds as allocated are not held in distinct accounts, they are dealt with in the Trust as respectively Restricted and Unrestricted.

ANNUAL REPORT AND ACCOUNTS

The Trustees have prepared accounts to 31st December 2021 in accordance with the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the Statement of Recommended Practice Charity SORP 2005, and on the historic cost basis as modified by the revaluation of investments.

The Trust is classified as a smaller charity and so the Financial Statements require only independent examination, which has been performed by Mr H Sethi, F.C.C.A.

The Financial Statements are set out on Pages 12-20.

The net income of the funds to 31st December 2021 are summarised as follows:

Funds	Gross Income	Expenditure	Net Income
	£	£	£
General	14975	23606	-8631
Minibus	8279	12231	-3952
Arthur Stowell	55	-	55
Eel House	3534	319	3215
Alresford Museum	19247	6474	12773
Sinking Fund	7273	-	7273
Hardship Fund	-	250	-250
	53363	42880	10483

RESERVE FUNDS AND FUTURE PROJECTS

The Trustees have reviewed their principal activities and considered the monies needed to carry out major projects to meet their objectives.

The Avenue

The land was conveyed to the Bailiffs and Burgesses in 1869 and then to the Trust on its corporation in 1890. The Avenue represents the Key feature to the western entrance of the Town and contains some 114 Trees, which are subject to Preservation Orders. Although the individual trees have long lives they still need care and attention until they die.

The Trustees had set up a Sinking Fund for tree work needed to keep the continuance of The Avenue. The Sinking Fund has been increased by £7273 with a balance at 31st December 2021 of £29020.

Following the detailed review of each Avenue tree in 2021, major tree work was highlighted and the Trustees spent the sum of £10.9K during the year. The Trustees have spent £19.1k in total on The Avenue this year.

Museum

The Trust took over the defunct “Alresford and District Museum Trust” on 17th November 2011 with the object of continuing to acquire local artefacts and documents and the eventual objective of finding suitable premises to exhibit and display the material in the Town Centre.

Since November 2011 the Trust has spent nearly £7,000 in acquiring artefacts and documents as well as finding 400 items of archaeological interest in fields adjacent to Alresford. We will keep expanding the number of artefacts and documents.

The Trustees and its tenant, Artworthy Framing, agreed a new 12 year Lease in respect of the Old Fire Station from 1st January 2020, whereby the Trustees would occupy 2 rooms behind the Red Doors, and the tenant would use the remaining half of the building.

During 2019 the Trustees have used its room as a Museum for the old horse drawn Fire engine and artefacts. The cost of converting this room to a Museum Room was £13,764. It was first opened to the public on 15th September 2018.

The Trustees expanded the Museum area during 2020 into the second room. Further costs of converting this area amounted to nearly £23000.

Eel House

The Eel House was built in the 1820s by the then owners of Arlebury Park House and continued in commercial use until the late 1970s regularly shipping live eels to London. It was then abandoned for over 30 years and the site and the building became very overgrown.

In 2006 two volunteers began to remove the ivy; a job they did not expect would be difficult or expensive. As they cut the first thick stems there was a loud crack; the South West corner

of the building had collapsed; all that was holding it up were the remaining stands of ivy. Years of neglect had allowed the river to scour out the ground beneath the building, assisted by the roots of a nearby Ash with the risk that it would crumble into the river.

With much goodwill all round, the owner granted the Town Trust a 99-year lease on the building at a peppercorn rent. This enabled us to search for charitable grants and tax efficient donations for reconstruction, and ensured the future of The Eel House.

Repairing the collapsed foundations and walls was the first priority followed the restoration of the external structure, rebuilding and repointing walls, replacing roof tiles, and installing new railings. This work was completed early in 2008 and the first open day was in April of that year.

The Eel traps have been restored and the essential work on the sluices ensures the Eel House continues to fulfil one of its primary functions; the flow of water in the river and its level upstream previously undertaken using timber and plastic sheet. This was completed in 2021 at a cost of some £25,000.

ACTIVITIES 2021

FINANCE AND RESERVES

The Trust has adopted a policy of medium financial risk with the majority of its current assets, reflected in the various funds, being invested on a short term basis or with COIF Charity Funds which currently give a better dividend return than cash invested. (see Note 5). The Trust has no debt.

The Sinking Fund stands at £29.0K and will be built up to £50K during the next 20 years.

The General Fund stands at £79.8K and is adequate to cover the future activities and any future Capital projects.

The Accounts reflect the unrealised gains shown by revaluations as at 31st December 2021 of £224.4K as set out in Note 7.

MINIBUSES

The Trust has two Minibuses having acquired a new Minibus in April 2017 for £58,454 (see Note 2(c)). The old Minibus was restored in June 2017 and will continue to be run at least until December 2023.

The Minibus fares are based on donations which are at suggested rates well below commercial fares and consequently relies heavily on receipt of outside Grants (see Note 10), Gift Aid and Interest allocation.

OPERATIONS

	£
Net Operational Receipts	-2857
ADD: Grants received	4610
Gift Aid receivable	50
Interest allocation	1228
	3031
LESS: Depreciation for year	-6983
Defecit for the year	-3952

Due to Covid the minibus operation only restarted in June 2021. The Trustees decided to reduce the net book value of the newer minibus to £36000. Depreciation in the year £6024.

The Minibus Fund stands at £112.5K of which £30K is deemed to be permanent Capital.

MARKET & FAIR TOLL

Covid has curtailed the Thursday market resulting in total income of £6821. There were two Brocante markets in the year bringing in further income of £575 taking the total market income to £7396.

There was no Watercress Festival but the Michaelmas Fair was held in October bringing in a further £1300.

EEL HOUSE

The Trust has been granted an initial Licence to catch Eels for Educational and Scientific reasons. We intend to test the number of eels by initiating sessions to trap eels in future years.

There were four Open Days during the year. An Eel House booklet is planned for Spring 2022; this will be launched on 18th April 2022 (The first of six open days planned in 2022).

THE AVENUE

NATC agreed in 2010 to cut the grass on The Avenue and be responsible for costs of Arboricultural surveys every 4 years. In early 2016 NATC withdrew their financial support on these matters.

As a consequence the Trust sought other finances which have been received as follows:

	£
Sponsorship	1500
Friends scheme	731
Surplus for the year	<u>2231</u>

Sponsorship was obtained from Hellards, Charters and CD Trees totalling £1500 in the year.

The Friends Scheme involved payments of £25 per household per annum. 23 households renewed their contribution in 2021. The contributors are listed below:-

Robin Atkins; Mr & Mrs M Clayton; Simon Rickets; Catherine Brill; Mr & Mrs G Andrews; Charles Bazlinton; Mrs Jennifer Clelland; Dave Stow; Peter Bridges; Mrs J M Parker; Mr Roger Lockyer; Dorothy Hamilton; Felicity Dwyer; Gemma Allen; Mr & Mrs G Hand; Mrs. Hughes-Onslow; Mr & Mrs A. Canning; Roger Pearson; Barry Ake; Julia Maxwell-Tomlinson; Alicia Salter; Reginald Simmons; Robin Good.

MUSEUM

We entered 2021 with some trepidation and uncertainty not knowing how many Open Days we would be permitted but we managed to achieve five and all our visitors were most appreciative of their visit.

The big red doors were given their final coat of paint in early spring and in the middle of the year we acquired more display cases one specially designed to house the Beadle's Staff, the Constables Batons and the their modern reproductions. We now have a hanging sign advertising the Museum and the outside light at the front has also been replaced

During the year we have continued to acquire artefacts and photographs but our metal detecting activities, covering sites in Alresford, has been curtailed. We continue to look for sites to explore in and around Alresford that will add to our knowledge.

We are looking forward to an exciting year, hopefully less constrained by Covid restrictions, and we are looking for people who can assist us in this endeavour. We particularly need stewards to man the Museum so that we can open more frequently. If you can help please contact Roy Gentry on (01962) 773185 or roy.gentry@alresford.org.

EMERGENCY FUND FOR DESERVING CASES INCLUDING COVID,

The Trust made one payment of £250 during the year leaving a closing balance of £4877.

HISTORICAL DOCUMENTS

The Trust files all its important documents in the Hampshire Record Office and an up to date list was last produced in Spring 2011. The Trust has agreed with the Record Office not to file documents until at least a period of 5 years has elapsed.

WEBSITE (www.towntrust.org.uk)

The website was launched in early 2009 and later extended to cover the history of the Trust and all its current activities. It also has a section to cover Press Releases and news updates.

PRESS RELEASES & PUBLICITY

The Trust advertises important events and activities by the website, press releases and reports.

GRANTS, DONATIONS & GIFT AID

The overall total received by NATT was £28296 (see Notes 10, 11 and 12).

BREACHES OF RIGHT OF WAY OVER THE AVENUE

The Town Council has been notified of these breaches and their settlement is awaited.

OUTCOME OF PROGRAMME & ACKNOWLEDGMENT OF GRATITUDE

The Trustees would like to thank:-

David Woods who chaired the Eel House Restoration Committee.

All volunteer drivers who gave their time in driving and organising trips for the Minibus, and all volunteers who gave their time on Open Days.

Penny Claisse and Nick Denbow for their help on the Alresford Museum Committee together with Rich and Ann Pay.

Donors, Grantees and others who gave monies to the Trust and are listed on Page 19 and in Note 10 to the Accounts.

Jan Field for her help with work required on The Avenue and her volunteers.

Paddy Walshe for his help on Eel House.

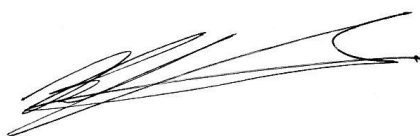
Peter Bridges who maintains and cuts the grass on The Avenue and also looks after the trees on The Avenue and Broad Street.

Expectations for 2022

The Trustees have arranged a series of open days and special markets for 2022 as shown on the website.



R V Atkins (Chair)



R K Gentry (Trustee)

16th February 2022

NEW ALRESFORD TOWN TRUST

BALANCE SHEET AS AT 31ST DECEMBER 2021

	Notes	31 December 2021	31 December 2020
			£ £
FIXED ASSETS			
Clock	2a & 2f	895	1183
Old Minibus	2b	1468	1468
New Minibus	2c	36000	42424
Minibus Garage	2d	4146	4705
Fixtures & Fittings	2f	753	976
Investments – Property		111698	111698
Heritage Assets		116301	116301
Total Fixed Assets		271261	278755
CURRENT ASSETS			
Cash at Bank		11995	45158
Short Term Accounts	4a	45000	45000
COIF Charity Fund	5	150112	82345
Stock	4c	497	266
Debtors & Prepayments	4b	2866	3003
Total Current Assets		210470	175772
LESS CURRENT			
Creditors and accruals		1504	2550
Net Current Assets		208966	173222
NET ASSETS		480227	451977
Represented by:			
<u>Unrestricted</u>			
General	9	79790	88421
Revaluation Reserves	7	224413	206646
		304203	295067
<u>Restricted</u>			
Minibus	9	112538	116490
Eel House	9	4270	1055
Arthur Stowell	9	3340	3285
Alresford Museum	9	21979	9206
Emergency/Covid	9	4877	5127
Sinking Fund	9 & 13	29020	21747
		176024	156910
		480227	451977



R V Atkins (Chair)



R K Gentry (Trustee) 16 February 2022

NEW ALRESFORD TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31ST DECEMBER 2021

	Notes	£	£	£
GENERAL FUND				
Income				
Rent from Old Fire Station		2400		
Market Tolls		7396		
Fair Tolls		1300		
Wayleaves and Lease		69		
Interest & Dividends	8	1559		
Membership & Donations		20		
Avenue income	12	<u>2231</u>		
			14975	
LESS: Expenditure				
Secretarial Costs & Expenses		(314)		
Maintenance – The Avenue		(19129)		
Old Fire Station/Broad Street		(190)		
Insurance		(1865)		
Book-keeping		(600)		
Sundry Expenses		(447)		
Depreciation on				
Fixtures/Fittings & Clock	2f	(498)		
Legal Expenses		<u>(563)</u>		
			<u>(23606)</u>	
NET EXPENDITURE				(8631)
ARTHUR STOWELL FUND				
Interest & Dividends	8	55		
NET INCOME				55
EEL HOUSE FUND				
Income				
Open Days		645		
Sale of Cards		-		
Gift Aid	11	250		
Project Grants & Donations	10b	2584		
Interest & Dividends	8	<u>55</u>		
			3534	
LESS: Expenditure				
Insurance/Expenses		<u>(319)</u>		
			<u>(319)</u>	
NET INCOME				3215

	Notes	£	£	£
MINIBUS FUND				
Income				
Donations	Fares	2377		
	Age Concern	-		
Operating Grant & Collections	10a	4610		
Interest & Dividends	8	1228		
Gift Aid		50		
Sale of Booklets – Profit		<u>14</u>		
			8279	
LESS: Expenditure				
Operating Expenses		(5648)		
Depreciation	2e	<u>(6583)</u>		
			<u>(12231)</u>	
NET EXPENDITURE				(3952)
ALRESFORD MUSEUM FUND				
Income				
Government Grants	10c	17907		
Open days		539		
Sponsorship	10c	500		
Gift Aid	11	26		
Interest & Dividends	8	<u>275</u>		
			19247	
LESS: Expenditure				
Expenses		<u>(6474)</u>		
			<u>(6474)</u>	
NET INCOME				12773
SINKING FUND				
Income				
Sale of Land (Net)	13	6815		
Interest & Dividends	8	<u>458</u>		
NET INCOME				7273
HARDSHIP FUND				
Income				
Donations		-		
			-	
LESS: Expenditure				
Grants		<u>(250)</u>		
NET EXPENDITURE			<u>(250)</u>	
				<u>(250)</u>
TOTAL NET INCOME ON ALL TRUST ACTIVITIES IN 2021				<u><u>10483</u></u>

NOTES TO THE ACCOUNTS

1) ACCOUNTS

The Accounts to 31.12.2021 have been prepared in accordance with the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the Statement of recommended Practice Charity SORP 2005, and under the historic cost basis as modified by the revaluation of investments.

2)

a) CLOCK

The clock was purchased and refurbished in 2014 at a cost of £2,911. It will be depreciated at £291 per annum from 2015 over a period of 10 years. Cumulative Depreciation to date is £2016

– See 2(f) below.

b) OLD MINIBUS

	£
Cost including refurbishment	59844
LESS: Depreciation to date (159 months)	<u>(58376)</u>
Net Book Value at 31.12.2021.	<u>1468</u>

Depreciation in 2021 was £nil

c) NEW MINIBUS

	£
Cost in April 2017	58454
LESS: Depreciation to date (56 months)	<u>(22454)</u>
Net Book Value at 31.12.2021.	<u>36000</u>

Depreciation in 2021 was £6024

d) GARAGE EXTENSION

	£
Cost in June 2009	11178
LESS: Depreciation to date (151 months)	<u>(7032)</u>
Net Book Value at 31.12.2021.	<u>4146</u>

The garage extension is being depreciated over 20 years.

e) Depreciation charge for the year

	£
Old Minibus	-
New Minibus	6024
Garage extension	559
	<u>6583</u>

f) FIXTURES/FITTINGS & CLOCK

	Net Book Value £	Depreciation in Year £
Clock	895	288
Fixture Board (see below)	294	-
Museum Cabinets/Notice Board	225	210
Fair sign	234	-
	<u>1648</u>	<u>498</u>

NOTE: The fixture board cost £623 in 2017 less £329 in donations have been received over years 2017-2021 from Robin Atkins.

3) OLD FIRE STATION

A valuation of this property was carried out by Andrew Smith & Son, Chartered Surveyors on 14th January 2013 and was on an investment basis. Alterations to the building have been made to accommodate the new Museum. These alteration costs of £36,698 have been added to the Valuation in 2013. The figure in the accounts is £111,698.

4)

a) SHORT TERM ACCOUNT

	£
Teachers Building Society	
Instant Access	10000
90 Day Account	35000
	<u>45000</u>

b) DEBTORS & PREPAYMENTS

	£
Debtors	589
Prepayments	2277
	<u>2866</u>

c) STOCK

	£
Eel House postcards	14
Minibus booklets	233
Bench parts	250
	<u>497</u>

5) COIF CHARITY FUNDS

The Trust holds 7298 Income Units with a market value at 31st December 2021 of £150112.

The gain in value of £17767 in the year has been credited to Revaluation Reserves, making the total unrealised gain of £33112.

6) HERITAGE ASSESTS

- a) The Trust owns the rights to all income from the use (mainly Markets and Fairs) in Broad Street. The Trustees believe that this is an asset, whose value should be based on 10 times income. The income from these rights in 2008 totalled £11,673; there was some small costs involved in producing this income.

Although the income for 2021 was £8696 the Trustees have decided not to change the value in the 2021 accounts, as they believe that the lower income figure for 2021 is not permanent.

The Trustees value this heritage asset at £116,300.

- b) The Trustees also own other heritage assets, which currently do not produce income namely :-
- The ownership of The Avenue to Drove Lane
 - 99 year Lease on the Eel House.
 - Ancient documents,. Artefacts and Maces.
 - Museum artefacts

The Trustees have valued these heritage assets at £1.

7) CAPITAL AND REVALUATION RESERVE

The Reserve at 31st December 2021 is made up as follows:-

	Note	£
Property	3	75000
COIF	5	33112
Heritage Assets	6a & b	116301
		<u>224413</u>

8) INTEREST AND DIVIDENDS

Total interest and dividends receivable during the year was £3630. This has been split/allocated on the basis of the average amounts held for each activity.

	£
General Fund	1559
Arthur Stowell Fund	55
Minibus Fund	1228
Eel House	55
Alresford Museum	275
Sinking Fund	458
	<u>3630</u>

9) STATEMENT OF SEPARATE FUNDS FOR YEAR

	General Fund £	Eel House £	A.S. Fund £	Minibus Fund £	Museum Fund £	Emerg'y Fund £	Sinking Fund £	Total £
Opening Balance	88421	1055	3285	116490	9206	5127	21747	245331
Net Income	(8631)	3215	55	(3952)	12773	(250)	7273	10483
Closing balance	79790	4270	3340	112538	21979	4877	29020	255814

10)

a) OPERATING GRANTS MINIBUS
COUNCILS (7)

	£	£
Winchester City Council	2000	
Old Alresford Parish Council	650	
Hampshire County Council	500	
Cheriton Parish Council	200	
Ropley Parish Council	150	
Bighton Parish Council	60	
Bishop's Sutton Parish Council	50	
		3610

ORGANISATIONS & INDIVIDUALS (4)

Brenda Low	500	
Richard Steel & Partners	250	
Kevin Ryan	200	
Natalie Carpenter/Eliz. Lawrence	50	
		1000

PUBLIC COLLECTIONS

Collection Box		-
		4610

b) EEL HOUSE GRANTS/DONATIONS

	£	
Government Grants	1334	
Roger Pearson	1000	
Bio Cain Engineering	250	
		2584

c) MUSEUM GRANTS/SPONSORSHIP

Government Grants	17907	
Hellards Estate Agents	500	
		18407

Total of receipts in Note 10

25601

11) GIFT AID

	£
Minibus Fund	50
Eel House Fund	250
Friends of The Avenue	131
Football Fixture Board	7
Museum Fund	26
	464

12) AVENUE INCOME

	£
Friends of The Avenue (includes Gift Aid £131)	731
Grant from NATC	-
Sponsorship Hellards Estate Agents	500
Sponsorship Charters Estate Agents	500
Sponsorship CD Trees	500
	<u>2231</u>

- 13) A small piece of land previously leased to the owners of 46 Pound Hill was sold to them at market value during the year

NEW ALRESFORD TOWN TRUST

RESPONSIBILITIES OF THE TRUSTEES

31ST DECEMBER 2021

The Trust requires the Treasurer to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the surplus of the Trust for that period. In preparing those financial statements, the Treasurer on behalf of the Trust has:

- Selected suitable account policies and applied them consistently
- Made judgments and estimates that are reasonable and prudent.
- Followed applicable accounting standards.
- Prepared financial statements on a going concern basis.

The Treasurer and Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust, the Trustees are also responsible for safeguarding the assets of the Trust, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Financial Statements were approved by the Trustees at a Meeting on 16th February 2022.

Harinder S Sethi FCCA

18 Warren Road, Ashford, Middlesex TW15 1TT
Tel: 01932 789931 E-Mail: hari.sethi@gmail.com

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NEW ALRESFORD TOWN TRUST (NATT)

I report on the accounts of the Trust for the year ended 31 December 2021, which are set out on pages 14 to 25.

This report is made solely to NATT as a body, in accordance with Section 145 of the Charities Act 2011 ("the Act"). My examination has been undertaken so that I might report to NATT Trustees those matters I am required to state in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the NATT and NATT Trustees as a body for my report or the opinions I have formed.

Respective responsibilities of trustees and examiner

The NATT trustees are responsible for the preparation of the accounts, and other matters as set out at page 26. NATT trustees consider that an audit is not required for this year under section 144(2) of the 2011 Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

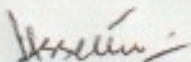
Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the NATT, and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



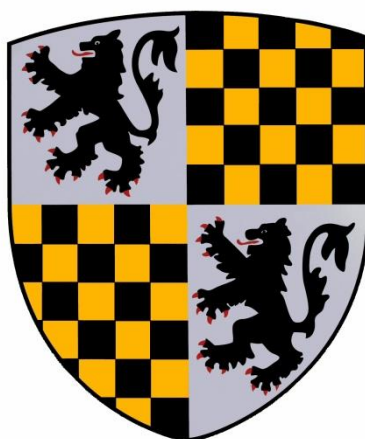
Harinder Sethi FCCA

Date: 18th March 2022

Accounts

NEW ALRESFORD TOWN TRUST

Charity No. 239052



Annual Report and Accounts for the year ended 31st December 2020

Current Trustees

Mr R V Atkins (Chair & Treasurer)
Mr R K Gentry
Mrs D Hamilton
Mr E Jeffs
Mrs. P. McClelland
Mr C A W Smith

Office : Old Fire Station, 54 Broad Street, Alresford, SO24 9AN

Independent Examiner : Mr H Sethi, F.C.C.A.

NEW ALRESFORD TOWN TRUST

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NEW ALRESFORD TOWN TRUST

Annual Report of the Trustees

The Trustees present their Annual Report together with the Financial Statements for the year to 31st December 2020.

TRUST DEED

The current Deed is dated 11th October 1989 and is the Trusts Governing Document. This has been amended by Order of Charity Commission dated 12th February 2004, by a Trustees' resolution on 8th October 2012, and by Memorandum of Amendments dated 15th July 2015.

STRUCTURE OF THE TRUST

1) **Background**

The Trust was incorporated on 28th March 1890 as the successor Organisation to the Bailiff and Burgesses. The Charity Commissioners have regulated the Trust throughout its existence, and agreed that 9 Trustees should run the Trust with 5 being nominees of the Parish (now Town) Council and 4 by co-options. The relationship during the 120+ years between the Trust and the Council had been difficult with many conflicts of interest.

2) **Current Position**

Consequently on 15th July 2015 the Trust with the agreement of the Town Council and approval of Charity Commission has amended the Governing Document in several Key areas :-

- a. Introducing a scheme of membership whereby residents mainly in the SO24 area can join the Trust for a 'one off' payment of £5.00 and 130 Members have so far signed up.
- b. Allowing the members to elect up to 5 Trustees every 4 years commencing at AGM on 23rd February 2017.

Details of all the three Memorandum of Amendments are set out on the Trust's website, together with the covering letter from the Charity Commission.

OBJECTS OF THE TRUST

The preservation of land, trees, Buildings and documents in New Alresford and such other charitable purposes for the general benefit of the inhabitants of the Parish of New Alresford. The other charitable purposes currently are the restoration of the Eel House, the Arthur Stowell History Fund, the Alresford Museum, Emergency Funding for deserving cases and the Community Minibus.

PUBLIC BENEFIT STATEMENT

The Trust, which is an independent charity, has carried out its objectives under Clause 22 of the Trust Deed by providing public benefit to the local Community, particularly the residents of New Alresford (see below).

PRINCIPAL ACTIVITIES

The Trust's principal activities in New Alresford are:-

- Operating a local Community Minibus
- Running markets in Broad Street.
- Ownership of the Old Fire Station.
- Maintaining The Avenue and Trees in Broad Street.
- Administering the Arthur Stowell History Fund.
- Operating a 99 year Lease on the Eel House and finalising its restoration.
- Setting up and operating the Alresford Museum.
- Emergency Funding for deserving cases, including Covid.

TRUSTEES

The following Trustees served during the year as follows:

Robin Atkins	Co-opted Trustee throughout the year.
Roy Gentry	Members Trustee elected 23/02/2017.
Dorothy Hamilton	Co-opted Trustee throughout the year.
Ernest Jeffs	Co-opted Trustee from 15/08/2018.
Penny McClelland	Appointed 9 th September 2020
Andrew Smith	Members Trustee elected 23/02/2017.
Pam Stevens	Co-opted Trustee (died 28 th August 2020)

During 2020 the Trustees carried out their principal activities by delegating responsibility as follows:-

Robin Atkins	Chair, Treasurer and Eel House
Roy Gentry	Alresford Museum and Website
Dorothy Hamilton	Open Days Eel House.
Ernie Jeffs	The Avenue
Penny McClelland	Covid Fund and Fair
Andrew Smith	Suppliers Contracts and The Avenue.
Pam Stevens	Market and Community Minibus.

Pam Stevens also acted as Clerk to the Trust until her death and claimed for secretarial costs and services amounting to £1449 (£2460 in 2019).

SEPARATE ACCOUNTS

The Trust analyses between the following Designated Funds:

1. General Fund
2. Minibus Account
3. Arthur Stowell History Fund
4. Eel House
5. Alresford Museum
6. Emergency Fund for deserving cases including Covid relief
7. Sinking Fund

Although the funds as allocated are not held in distinct accounts, they are dealt with in the Trust as respectively Restricted and Unrestricted.

ANNUAL REPORT AND ACCOUNTS

The Trustees have prepared accounts to 31st December 2020 in accordance with the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the Statement of Recommended Practice Charity SORP 2005, and on the historic cost basis as modified by the revaluation of investments.

The Trust is classified as a smaller charity and so the Financial Statements require only independent examination, which has been performed by Mr H Sethi, F.C.C.A.

The Financial Statements are set out on Pages 11-19.

The net income of the funds to 31st December 2020 are summarised as follows:

Funds	Gross Income	Expenditure	Net Income
	£	£	£
General	23323	11022	12301
Minibus	8449	8173	276
Arthur Stowell	31	-	31
Eel House	3890	19008	-15118
Alresford Museum	1029	1452	-423
Sinking Fund	225	-	225
Hardship Fund	5772	1600	4172
	42719	41255	1464

RESERVE FUNDS AND FUTURE PROJECTS

The Trustees have reviewed their principal activities and considered the monies needed to carry out major projects to meet their objectives.

The Avenue

The land was conveyed to the Bailiffs and Burgesses in 1869 and then to the Trust on its corporation in 1890. The Avenue represents the Key feature to the western entrance of the Town and contains some 114 Trees, which are subject to Preservation Orders. Although the individual trees have long lives they still need care and attention until they die.

The Trustees had set up a Sinking Fund for tree work needed to keep the continuance of The Avenue. The balance at 31st December 2020 was £21,747.

Following the detailed review of each Avenue tree in 2017, major work was highlighted and the Trustees spent the sum of £14.8K in years 2017 – 2019.

Museum

The Trust took over the defunct “Alresford and District Museum Trust” on 17th November 2011 with the object of continuing to acquire local artefacts and documents and the eventual objective of finding suitable premises to exhibit and display the material in the Town Centre.

Since November 2011 the Trust has spent nearly £7,000 in acquiring artefacts and documents as well as finding 400 items of archaeological interest in fields adjacent to Alresford. We will keep expanding the number of artefacts and documents.

The Trustees and its tenant, Artworthy Framing, agreed a new 12 year Lease in respect of the Old Fire Station from 1st January 2020, whereby the Trustees would occupy 2 rooms behind the Red Doors, and the tenant would use the remaining half of the building.

During 2019 the Trustees have used its room as a Museum for the old horse drawn Fire engine and artefacts. The cost of converting this room to a Museum Room was £13,764. It was first opened to the public on 15th September 2018.

The Trustees expanded the Museum area from January 2020 onwards into the second room. Further costs of converting this area amounted to nearly £23000. Due to the Covid pandemic the Museum had only one open day on 27th September.

Eel House

The Trust has been granted an initial Licence to catch Eels for Educational and Scientific reasons. We intend to test the number of eels by initiating sessions to trap eels in future years.

The Trust carried out extensive repairs to the brickwork of the culvert arches during 2020 and the wooden bridge and walkway on the upstream side of the building were replaced.

ACTIVITIES 2019

FINANCE AND RESERVES

The Trust has adopted a policy of medium financial risk with the majority of its current assets being invested on a short term basis or with COIF Charity Funds which currently give a better dividend return than cash invested. (see Note 5). The Trust has no debt.

The Sinking Fund stands at £21,747 and will be built up to £50K during the next 20 years.

The General Fund stands at £88.4K and is adequate to cover the future activities and any future Capital projects.

The Accounts reflect the unrealised gains shown by revaluations as at 31st December 2020 of £206,646 as set out in Note 7.

MINIBUSES

The Trust has two Minibuses having acquired a new Minibus in April 2017 for £58,454 (see Note 2(c)). The old Minibus was restored in June 2017 and will continue to be run at least until December 2021.

The Minibus fares are based on donations which are at suggested rates well below commercial fares and consequently relies heavily on receipt of outside Grants (see Note 10), Gift Aid and Interest allocation.

OPERATIONS

	£
Net Operational Receipts	-3007
ADD: Grants received	4240
Gift Aid receivable	1424
Interest allocation	677
	3334
LESS: Depreciation for year	-3058
Surplus for the year	276

Due to Covid the minibus operation ceased in March 2020. There has been no further depreciation of the new minibus for April to December 2020.

The Minibus Fund stands at £116,491 of which £30,000 is deemed to be permanent Capital.

MARKET & FAIR TOLL

Covid has severely curtailed the Thursday market resulting in total income dropping to £3855. There was a French market in early August and a Brocante market in September bringing in further income of £600 taking the total market income to £4455. Furthermore there was no Watercress Festival or Michaelmas Fair during the year.

EEL HOUSE

The Eel House carried out extensive capital work on strengthening the arches and structure which was completed in August 2020 at a total cost of some £25,000.

THE AVENUE

NATC agreed in 2010 to cut the grass on The Avenue and be responsible for costs of Arboricultural surveys every 4 years. In early 2016 NATC withdrew their financial support on these matters.

As a consequence the Trust sought other finances which have been received as follows:

	£
Sponsorship	2250
Friends scheme	775
Surplus for the year	<u>3025</u>

Sponsorship was obtained from Hellards, Purdie & Swan and Charters totalling £1250 in the year, whilst New Alresford Town Council granted the Trust a further £1000.

The Friends Scheme involved payments of £25 per household per annum. 22 households renewed their contribution in 2020. The contributors are listed below:-

Robin Atkins; Mr & Mrs M Clayton; Simon Rickets; Catherine Brill; Mr & Mrs G Andrews; Charles Bazlinton; Mrs Jennifer Clelland; Dave Stow; Peter Bridges; Mrs J M Parker; Mr Roger Lockyer; Dorothy Hamilton; Felicity Dwyer; Gemma Allen; Mr & Mrs G Hand; Mrs. Hughes-Onslow; Mr & Mrs A. Canning; Roger Pearson; Barry Aled; Julia Maxwell-Tomlinson; Alicia Salter; Reginald Simmons.

Expenditure on The Avenue for the year was £5910.

MUSEUM

As we came into 2020 we had finished the demolition work that would allow us to double the available space for the Museum and we were contemplating the re-construction and restoration work that lay ahead to bring the new area into use. At that time we anticipated having our first open day of 2020 at Easter and therefore had three months intensive work in front of us. Things went pretty much to plan and come the middle of March we were about two weeks behind schedule. Then came the lockdown which slowed things down but by the middle of May we had finished the necessary work and we handed over the premises to a builder to complete the refurbishment of the kitchen and toilet area. During this period the big red doors were removed and have now been rebuilt and re-painted.

The work was completed by the beginning of September and following some 'spring' cleaning we were able to open for our first, and what turned out to be our only, open day on the 27th. Despite the limited Covid restrictions the day was a success and we received many compliments on our new look.

Following the Open Day we acquired an A1 plan cupboard, for storing large documents and small artefacts, and were given two cabinets, thanks to the Farm Shop, which have been re-furnished to house the Alresford Crafts dolls and soft-toys.

During the year we have continued to acquire artefacts and photographs but our metal detecting activities, covering sites in Alresford, has been curtailed. We continue to look for sites to explore in and around Alresford that will add to our knowledge.

We are looking forward to an exciting year, hopefully less constrained by Covid restrictions, and we are looking for people who can assist us in this endeavour. We particularly need stewards to man the Museum so that we can open more frequently. If you can help please contact Roy Gentry on (01962) 773185 or roy.gentry@alresford.org.

EMERGENCY FUND FOR DESERVING CASES INCLUDING COVID,

The Trust received £5772 re Covid donations from over 60 donors.

The Trust made four hardship payments totalling £1600.

The balance in the Covid/Emergency Hardship Fund as at 31st December 2020 was £5127 as follows:

	£
Opening balance at 1 st January	995
Add Covid donations	5772
	6727
Less four payments in year	1600
	5127

HISTORICAL DOCUMENTS

The Trust files all its important documents in the Hampshire Record Office and an up to date list was last produced in Spring 2011. The Trust has agreed with the Record Office not to file documents until at least a period of 5 years has elapsed.

WEBSITE (www.towntrust.org.uk)

The website was launched in early 2009 and later extended to cover the history of the Trust and all its current activities. It also has a section to cover Press Releases and news updates.

PRESS RELEASES & PUBLICITY

The Trust advertises important events and activities by the website, press releases and reports.

REGISTERED LAND

Lawyers were instructed to correct the Trust's registration of title on The Avenue (now done) and to register its title of the Old Fire Station (now done).

GRANTS, DONATIONS & GIFT AID

The overall total received by NATT was £13,328 (see Notes 10, 11 and 12).

OUTCOME OF PROGRAMME & ACKNOWLEDGMENT OF GRATITUDE

The Trustees would like to thank:-

David Woods who chaired the Eel House Restoration Committee.

All volunteer drivers who gave their time in driving and organising trips for the Minibus, and all volunteers who gave their time to the Eel House Open Days.

Penny Claisse and Nick Denbow for their help on the Alresford Museum Committee together with Rich and Ann Pay.

Donors, Grantees and others who gave monies to the Trust and are listed on Page 18 and in Note 10 to the Accounts.

Jan Field for her help with work required on The Avenue and her volunteers.

Paddy Walshe for his help on Eel House.

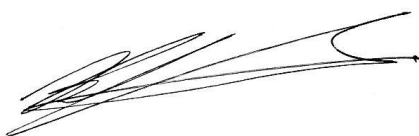
Peter Bridges who maintains and cuts the grass on The Avenue and also looks after the trees on The Avenue and Broad Street.

Expectations for 2021

The Trustees have arranged a series of open days and special markets but these are dependent on Covid restrictions



R V Atkins (Chair)



R K Gentry (Trustee)

25th March 2021

NEW ALRESFORD TOWN TRUST

BALANCE SHEET AS AT 31ST DECEMBER 2020

	Notes	31 December 2020 £	31 December 2019 £
FIXED ASSETS			
Clock	2a & 2f	1183	1471
Old Minibus	2b	1468	1500
New Minibus	2c	42424	43798
Minibus Garage	2d	4705	5264
Fixtures & Fittings	2f	976	1002
Investments – Property		111698	88764
Heritage Assets		<u>116301</u>	<u>116301</u>
Total Fixed Assets		278755	258100
CURRENT ASSETS			
Cash at Bank		45158	22889
Short Term Accounts	4a	45000	135000
COIF Charity Fund	5	82345	29039
Stock	4c	266	-
Debtors & Prepayments	4b	<u>3003</u>	<u>3749</u>
Total Current Assets		175772	190677
LESS CURRENT LIABILITIES			
Creditors and accruals		<u>(2550)</u>	<u>(1570)</u>
Net Current Assets		<u>173222</u>	<u>189107</u>
NET ASSETS		451977	447207
Represented by:			
<u>Unrestricted</u>			
General	9	88421	76120
Revaluation Reserves	7	<u>206646</u>	<u>203340</u>
		295067	279460
<u>Restricted</u>			
Minibus	9	116490	116214
Eel House	9	1055	16173
Arthur Stowell	9	3285	3254
Alresford Museum	9	9206	9629
Emergency/Covid	9	5127	955
Sinking Fund	9	<u>21747</u>	<u>21522</u>
		<u>156910</u>	<u>167747</u>
		<u>451977</u>	<u>447207</u>

R V Atkins (Chair)

R K Gentry (Trustee)

NEW ALRESFORD TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31ST DECEMBER 2020

	Notes	£	£	£
GENERAL FUND				
Income				
Government Grants		12500		
Rent from Old Fire Station		2400		
Market Tolls		4455		
Fair Tolls		-		
Wayleaves and Lease		35		
Interest & Dividends	8	848		
Membership & Donations		60		
Avenue income	12	<u>3025</u>		
			23323	
LESS: Expenditure				
Secretarial Costs & Expenses		(1683)		
Maintenance – The Avenue		(5910)		
Old Fire Station/Broad Street		(535)		
Insurance		(1486)		
Book-keeping		(600)		
Sundry Expenses		(302)		
Depreciation on				
Fixtures/Fittings & Clock	2f	<u>(506)</u>		
			<u>(11022)</u>	
NET INCOME				12301
ARTHUR STOWELL FUND				
Interest & Dividends	8	31		
NET INCOME				31
EEL HOUSE FUND				
Income				
Open Days		-		
Sale of Cards		2		
Gift Aid	11	306		
Project Grants & Donations	10b	3500		
Interest & Dividends	8	<u>82</u>		
			3890	
LESS: Expenditure				
Project Costs		(18758)		
Insurance/Expenses		<u>(250)</u>		
			<u>(19008)</u>	
NET EXPENDITURE				(15118)

	Notes	£	£	£
MINIBUS FUND				
Income				
Donations	Fares	1473		
	Age Concern	540		
Operating Grant & Collections	10a	4240		
Interest & Dividends	8	677		
Gift Aid	11	1424		
Sale of Booklets – Profit		95		
			8449	
LESS: Expenditure				
Operating Expenses		(5115)		
Depreciation	2e	(3058)		
			(8173)	
NET INCOME				276
ALRESFORD MUSEUM FUND				
Income				
Open days	10d	247		
Sponsorship		500		
Gift Aid	11	179		
Interest & Dividends	8	103		
			1029	
LESS: Expenditure				
Expenses		(1452)		
			(1452)	
NET EXPENDITURE				(423)
SINKING FUND				
Income				
Interest & Dividends	8	225		
NET INCOME				225
HARDSHIP FUND				
Income				
Donations		5772		
			5775	
LESS: Expenditure				
Grants		(1600)		
NET INCOME			(1600)	
				4172
TOTAL NET INCOME ON ALL TRUST ACTIVITIES IN 2020				1464

NOTES TO THE ACCOUNTS

1) ACCOUNTS

The Accounts to 31.12.2020 have been prepared in accordance with the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the Statement of recommended Practice Charity SORP 2005, and under the historic cost basis as modified by the revaluation of investments.

2)

a) CLOCK

The clock was purchased and refurbished in 2014 at a cost of £2,911. It will be depreciated at £291 per annum from 2015 over a period of 10 years. Cumulative Depreciation to date is £1728 – See 2(f) below.

b) OLD MINIBUS

	£
Cost	58271
ADD: Refurbishment in 2020.	<u>1573</u>
	59844
LESS: Depreciation to date (147 months)	<u>(58376)</u>
Net Book Value at 31.12.2020.	<u>1468</u>

Depreciation in 2020 was £1125

c) NEW MINIBUS

	£
Cost in April 2017	58454
LESS: Depreciation to date (44 months)	<u>(16030)</u>
Net Book Value at 31.12.2020.	<u>42424</u>

Depreciation in 2020 was £1374

d) GARAGE EXTENSION

	£
Cost in June 2009	11178
LESS: Depreciation to date (139 months)	<u>(6473)</u>
Net Book Value at 31.12.2020.	<u>4705</u>

The garage extension is being depreciated over 20 years.

e) Depreciation charge for the year

	£
Old Minibus	1125
New Minibus	1374
Garage extension	559
	<u>3058</u>

f) FIXTURES/FITTINGS & CLOCK

	Net Book Value	Depreciation in Year
	£	£
Clock	1183	288
Fixture Board (see below)	331	-
Museum Cabinets/Notice Board	435	218
Fair sign	210	-
	<u>2159</u>	<u>506</u>

NOTE: The fixture board cost £623 in 2017 less £292 in donations have been received over years 2017-2020 from Robin Atkins.

3) OLD FIRE STATION

A valuation of this property was carried out by Andrew Smith & Son, Chartered Surveyors on 14th January 2013 and was on an investment basis. Alterations to the building have been made to accommodate the new Museum. These alteration costs of £36,698 have been added to the Valuation in 2013. The figure in the accounts is £111,698.

4)

a) SHORT TERM ACCOUNT

	£
Teachers Building Society	
Instant Access	10000
90 Day Account	35000
	<u>45000</u>

b) DEBTORS & PREPAYMENTS

	£
Debtors	1032
Prepayments	1971
	<u>3003</u>

c) STOCK

	£
Eel House postcards	16
Minibus booklets	250
	<u>266</u>

5) COIF CHARITY FUNDS

The Trust holds 4572 Income Units with a market value at 31st December 2020 of £82,345.

The gain in value of £3306 in the year has been credited to Revaluation Reserves, making the total unrealised gain of £15345.

6) HERITAGE ASSESTS

- a) The Trust owns the rights to all income from the use (mainly Markets and Fairs) in Broad Street. The Trustees believe that this is an asset, whose value should be based on 10 times income. The income from these rights in 2008 totalled £11,673; there was some small costs involved in producing this income.

Although the income for 2020 was £4,445 the Trustees have decided not to change the value in the 2020 accounts, as they believe that the lower income figure for 2020 is not permanent.

The Trustees value this heritage asset at £116,300.

- b) The Trustees also own other heritage assets, which currently do not produce income namely :-

- The ownership of The Avenue to Drove Lane
- 99 year Lease on the Eel House.
- Ancient documents,. Artefacts and Maces.
- Museum artefacts

The Trustees have valued these heritage assets at £1.

7) CAPITAL AND REVALUATION RESERVE

The Reserve at 31st December 2020 is made up as follows:-

	Note	£
Property	3	75000
COIF	5	15345
Heritage Assets	6a & b	116301
		<u>206646</u>

8) INTEREST AND DIVIDENDS

Total interest and dividends receivable during the year was £1966. This has been split/allocated on the basis of the average amounts held for each activity.

	£
General Fund	848
Arthur Stowell Fund	31
Minibus Fund	677
Eel House	82
Alresford Museum	103
Sinking Fund	225
	<u>1966</u>

9) STATEMENT OF SEPARATE FUNDS FOR YEAR

	General Fund £	Eel House £	A.S. Fund £	Minibus Fund £	Museum Fund £	Emerg'y Fund £	Sinking Fund £	Total £
Opening Balance	76120	16173	3254	116214	9629	955	21522	243867
Net Income	12301	(15118)	31	276	(423)	4172	225	1464
Closing balance	88421	1055	3285	116490	9206	5127	21747	245331

10)

a) OPERATING GRANTS MINIBUS
COUNCILS (4)

	£	£
Winchester City Council	2000	
Old Alresford Parish Council	650	
Bighton Parish Council	60	
		2710

ORGANISATIONS & INDIVIDUALS

Andrew Smith & Son, Auctioneers	500	
Richard Steel & Partners	250	
McCarthy & Stone	250	
Pam Stevens' obituary	215	
Kevin Ryan	200	
Peter Bridges	100	
		1515

PUBLIC COLLECTIONS

Collection Box		15
		4240

b) EEL HOUSE GRANTS/DONATIONS

	£	
Alresford Society	500	
Naturetrek Ltd	1400	
Alresford Rotary	1000	
Old Alresford Parish Council	600	
		3500

c) MUSEUM SPONSORSHIP

Hellards Estate Agents		500
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Total of receipts in Note 10		8240
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11) GIFT AID

	£
Minibus Fund	1424
Eel House Fund	306
Friends of The Avenue	150
Football Fixture Board	4
Museum Fund	179
	2063

12) AVENUE INCOME

	£
Friends of The Avenue (includes Gift Aid £150)	775
Grant from NATC	1000
Sponsorship	1250
	<u>3025</u>
	<u><u>3025</u></u>

NEW ALRESFORD TOWN TRUST

RESPONSIBILITIES OF THE TRUSTEES

31ST DECEMBER 2020

The Trust requires the Treasurer to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the surplus of the Trust for that period. In preparing those financial statements, the Treasurer on behalf of the Trust has:

- Selected suitable account policies and applied them consistently
- Made judgments and estimates that are reasonable and prudent.
- Followed applicable accounting standards.
- Prepared financial statements on a going concern basis.

The Treasurer and Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust, the Trustees are also responsible for safeguarding the assets of the Trust, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Financial Statements were approved by the Trustees at a Meeting on 25th March 2021.

Harinder S Sethi FCCA

18 Warren Road, Ashford, Middlesex TW15 1TT
Tel: 01932 789931 E-Mail: hari.sethi@gmail.com

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NEW ALRESFORD TOWN TRUST (NATT)

I report on the accounts of the Trust for the year ended 31 December 2020, which are set out on pages 12 to 20.

This report is made solely to NATT as a body, in accordance with Section 145 of the Charities Act 2011 ("the Act"). My examination has been undertaken so that I might report to NATT Trustees those matters I am required to state in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the NATT and NATT Trustees as a body for my report or the opinions I have formed.

Respective responsibilities of trustees and examiner

The NATT trustees are responsible for the preparation of the accounts, and other matters as set out at page 22. NATT trustees consider that an audit is not required for this year under section 144(2) of the 2011 Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

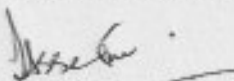
Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the NATT, and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Harinder Sethi FCCA

Date: 12th April 2021