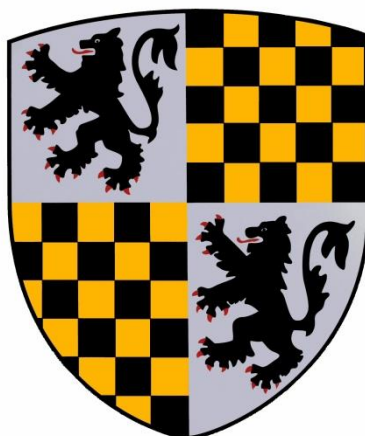


NEW ALRESFORD TOWN TRUST
Charity No. 239052



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
		<hr/> 4749
LESS: Depreciation for year		-4626
Surplus for the year		<hr/> <hr/> 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.



V Andrews (Chair)



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>	
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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.

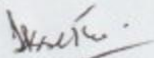
Basis of independent examiner's report

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