

BRADFORD ON AVON PRESERVATION TRUST LIMITED

England & Wales · Charity number 245611

Details

Status	Registered
Legal form	Charitable company
Company number	00787389
Registered	1967-05-11
Register	View on the Charity Commission register

Contact

Address	Silver Street House Silver Street Bradford on Avon Wiltshire BA15 1JY
Phone	01225 865733
Email	hello@bradfordheritage.co.uk
Website	www.bradfordheritage.co.uk

Activities

Objects: 3. THE OBJECTS FOR WHICH THIS TRUST IS ESTABLISHED ARE:(I) TO MAINTAIN, FOSTER AND ENCOURAGE THE PARTICULAR CHARACTER AND THE SCENIC, HISTORIC AND ARCHITECTURAL VALUES OF BUILDINGS AND LANDS IN THE TOWN OF BRADFORD-ON-AVON IN THE COUNTY OF WILTS AND THE AREA ADJACENT THERETO (ALL HEREINAFTER REFERRED TO AS THE "SAID AREA") AND TO ENSURE AND PROMOTE THE INTEGRATION OF NEW BUILDINGS INTO THE SAID AREA.(II) TO PROMOTE THE EDUCATION OF THE PUBLIC BY ASSISTING IN THE PROVISION AND EXHIBITION TO THE PUBLIC OF ARTEFACTS RELATING TO THE HISTORY OF THE SAID AREA.

Activities: RESTORE, MAINTAIN AND OPEN HISTORIC BUILDINGS, MAKE GRANTS. MOUNT EXHIBITIONS AND LECTURES, MONITOR AND COMMENT ON PLANNING ACTIVITIES

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Environment/conservation/heritage
- **Who:** Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** BRADFORD-ON-AVON AND ITS ENVIRONS
- Wiltshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£69,299	£78,532	-	-
2024-07-31	£70,368	£59,540	-	-
2023-07-31	£52,087	£62,354	-	-
2022-07-31	£46,898	£40,746	-	-
2021-07-31	£44,638	£68,449	-	-
2020-07-31	£32,281	£55,839	-	-

Trustees

Name	Role	Appointed
John Potter	Chair	2017-05-05
Andrew William Eberlin		2019-12-11
Daniel George Wiltshire		2021-07-07
Frances Regina Nevin		2019-12-11
Gilllian Isobel Livingstone		2023-12-07
KATE NICHOLLS		2017-04-12
Patrick John Douglas		2025-12-11
Rosemary Macgregor		2015-04-09
Sally Marian Heselton		2023-12-07

BRADFORD ON AVON PRESERVATION TRUST LIMITED

England & Wales - Charity number 245611

Accounts

COMPANY REGISTRATION NUMBER: 00787389
CHARITY REGISTRATION NUMBER: 245611

Bradford on Avon Preservation Trust Limited
Company Limited by Guarantee
Unaudited Financial Statements
31 July 2025

GOODING ACCOUNTS LTD

Holloway House
Epsom Square
White Horse Business Park
Trowbridge
Wiltshire
BA14 0XG

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Financial Statements

Year ended 31 July 2025

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Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report)

Year ended 31 July 2025

The directors, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 July 2025.

Reference and administrative details

Registered charity name Bradford on Avon Preservation Trust Limited

Charity registration number 245611

Company registration number 00787389

Principal office and registered office Silver Street House
Silver Street
Bradford On Avon
Wiltshire
BA15 1JY
England

The directors

Mr J E Potter (Chair)
Mrs P J Balas (Resigned 30 October 2024)
Mr A W Eberlin
Mrs F R Nevin
Mrs R Macgregor
Ms K R Larard (Resigned 31 January 2025)
Mrs K M Nicholls
Mr D Wiltshire (Hon Treasurer)
Mrs S M Heselton
Mrs G I Livingstone

Secretary Mrs G I Livingstone (Appointed 30 October 2024)
Mrs P J Balas (Resigned 30 October 2024)

Independent examiner Katy Gooding FCA
Holloway House
Epsom Square
White Horse Business Park
Trowbridge
Wiltshire
BA14 0XG

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2025

Structure, governance and management

The trustees present their report and the financial statements for the year ended 31st July 2025. The financial statements have been prepared to comply with company law, the requirements of the Trust's constitution and with the requirements of the Statement of Recommended Practice for Charities.

Corporate Governance

Bradford on Avon Preservation Trust Limited was incorporated in 1963 under the Companies Acts. It is limited by guarantee and its regulations are those set out in its Memorandum and Articles of Association. It is also registered as a charity with the registration number 245611. Its day to day governance is by a Council of Management (COM), the members of which act as both directors of the company and trustees. Under the regulations, membership of the Council of Management is limited to a maximum of 14 all of whom must be members of the Trust and must indicate in writing their willingness to serve. Appointment is by election at an Annual General Meeting. A third of the COM is required to retire by rotation each year but retiring members can, if they so wish, offer themselves for re-election. Between AGMs the COM has the power to co-opt members to the COM but such co-opted members must offer themselves for election at the next AGM following their co-option if they wish to continue.

On some subjects the COM is supported and advised by a committee of members specialising in that particular area but apart from day to day matters of a routine nature, all major decisions are taken by the COM. All committees of members must include a member of the COM.

Trust Objectives

The objects of the Trust are set out in its Memorandum of Association. The core objects may be summarised as: " To maintain, foster and encourage the particular character and the scenic, historic and architectural values of buildings and land in the town of Bradford on Avon in the county of Wiltshire and the area adjacent thereto and to ensure and promote the integration of new buildings in the area. " To promote the education of the public by assisting in the provision and exhibition to the public of artefacts relating to the history of the area.

Risk Assessment

The trustees regularly review the major risks to which the charity is exposed and believe that maintaining the charity's free reserves at the current level, combined with the annual review of the controls over financial systems, will provide sufficient resources in the advent of continued adverse conditions. The trustees have also examined the operational and business risks which the Trust might face and confirm that they have established systems to mitigate any significant risks where they may exist.

Organisational Structure

The Board of Trustees meets as required and appoints committees as and when appropriate to address specific issues. Delegated authority is given to the approved committees to carry out their functions.

Public Benefit

In planning our activities for the period we kept in mind the Charity Commission guidance on public benefit at our trustee meetings. The objectives of the Trust are aimed at maintaining and enhancing the architectural and landscape attractions of Bradford on Avon and the surrounding area, for the

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2025

benefit of all who live or visit there, now and in the future; and at helping the public to find out about and enjoy that heritage.

Reserves Policy

In pursuance of the main objective of the Trust, the COM is authorised to purchase or otherwise acquire land and buildings of historic or architectural value. In order to achieve this, the Trust needs to maintain reserves sufficient to facilitate purchase of such properties at short notice. In addition, income from these reserves is utilised for the maintenance of existing properties and for promotion of the Trust's other principal objective concerning education of the public by assisting the provision and exhibition of artifacts relating to the history of the area.

Investment Policy

The charity's excess funds have historically been held in a Reserve Account with the charity's bankers. The current account is regularly reviewed and any funds not needed in the short term are invested in a higher interest, business/reserve account.

Financial review

The total incoming resources for the year ended 31st July 2025 amounted to £69,299. The total expenditure during the year amounted to £78,532.

The deficit for the year amounted to (£9,233). Net assets at the end of the financial period amounted to £712,887 held in unrestricted reserves together with £13,650 held in restricted reserves.

Free reserves at the year-end (unrestricted reserves not represented by fixed assets) amounted to £358,129.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The directors' annual report was approved on12 November 2025 and signed on behalf of the board of trustees by:

Daniel Wiltshire

Mr D Wiltshire (Hon Treasurer)
Director

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Independent Examiner's Report to the Directors of Bradford on Avon Preservation Trust Limited

Year ended 31 July 2025

I report to the directors on my examination of the financial statements of Bradford on Avon Preservation Trust Limited ('the charity') for the year ended 31 July 2025.

Responsibilities and basis of report

The trustees are also the directors of the company for the purposes of company law are responsible for the preparation of the financial statements. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.



Katy Gooding FCA
Independent Examiner

Holloway House
Epsom Square
White Horse Business Park
Trowbridge
Wiltshire
BA14 0XG

13 November 2025

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 July 2025

		Unrestricted funds £	2025 Restricted funds £	Total funds £	2024 Restated Total funds £
	Note				
Income and endowments					
Donations and legacies	4	2,528	2,860	5,388	7,431
Other trading activities	5	296	—	296	152
Investment income	6	63,615	—	63,615	62,785
Total income		<u>66,439</u>	<u>2,860</u>	<u>69,299</u>	<u>70,368</u>
Expenditure					
Expenditure on raising funds:					
Costs of raising donations and legacies	7	4,688	—	4,688	2,666
Expenditure on charitable activities		73,844	—	73,844	59,709
Total expenditure		<u>78,532</u>	<u>—</u>	<u>78,532</u>	<u>62,375</u>
Net (expenditure)/income and net movement in funds		<u>(12,093)</u>	<u>2,860</u>	<u>(9,233)</u>	<u>7,993</u>
Reconciliation of funds					
Total funds brought forward		724,980	10,790	735,770	727,777
Total funds carried forward		<u>712,887</u>	<u>13,650</u>	<u>726,537</u>	<u>735,770</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 7 to 11 form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Position

31 July 2025

	Note	2025 £	£	Restated 2024 £	£
Fixed assets					
Tangible fixed assets	12		354,758		364,708
Current assets					
Debtors	13	6,651		7,548	
Cash at bank and in hand		382,243		380,680	
		<u>388,894</u>		<u>388,228</u>	
Creditors: amounts falling due within one year	14	<u>17,115</u>		<u>17,166</u>	
Net current assets			<u>371,779</u>		<u>371,062</u>
Total assets less current liabilities			<u>726,537</u>		<u>735,770</u>
Net assets			<u>726,537</u>		<u>735,770</u>
Funds of the charity					
Restricted funds			13,650		10,790
Unrestricted funds			712,887		724,980
Total charity funds	15		<u>726,537</u>		<u>735,770</u>

For the year ending 31 July 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 12 November 2025 and are signed on behalf of the board by:

Daniel Wiltshire

Mr D Wiltshire (Hon Treasurer)
Director

The notes on pages 7 to 11 form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 July 2025

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is Silver Street House, Silver Street, Bradford On Avon, Wiltshire, BA15 1JY, England.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2% straight line
Fixtures and fittings	-	20% reducing balance

4. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Donations			
Donations	—	2,860	2,860
Subscriptions			
Subscriptions	2,528	—	2,528
	<u>2,528</u>	<u>2,860</u>	<u>5,388</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

4. Donations and legacies *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donations	3,128	2,000	5,128
Subscriptions			
Subscriptions	2,303	—	2,303
	<u>5,431</u>	<u>2,000</u>	<u>7,431</u>

5. Other trading activities

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Fundraising events	<u>296</u>	<u>296</u>	<u>152</u>	<u>152</u>

6. Investment income

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Income from UK properties	48,363	48,363	46,633	46,633
Bank interest	15,252	15,252	16,152	16,152
	<u>63,615</u>	<u>63,615</u>	<u>62,785</u>	<u>62,785</u>

7. Costs of raising donations and legacies

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Publicity and Guardian Angel Magazine costs	<u>4,688</u>	<u>4,688</u>	<u>2,666</u>	<u>2,666</u>

8. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):		Restated
	2025	2024
	£	£
Depreciation of tangible fixed assets	<u>9,950</u>	<u>9,957</u>

9. Independent examination fees

	2025	2024
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	<u>1,120</u>	<u>1,075</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

10. Staff costs

The average head count of employees during the year was Nil (2024: Nil).

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

11. Trustee remuneration and expenses

No salaries or wages have been paid to employees, including members of the committee, during the year

12. Tangible fixed assets

	Freehold property £	Fixtures and Fittings £	Total £
Cost			
At 1 August 2024 and 31 July 2025	<u>496,064</u>	<u>18,575</u>	<u>514,639</u>
Depreciation			
At 1 August 2024	131,499	18,432	149,931
Charge for the year	<u>9,921</u>	<u>29</u>	<u>9,950</u>
At 31 July 2025	<u>141,420</u>	<u>18,461</u>	<u>159,881</u>
Carrying amount			
At 31 July 2025	<u>354,644</u>	<u>114</u>	<u>354,758</u>
At 31 July 2024	<u>364,565</u>	<u>143</u>	<u>364,708</u>

13. Debtors

	2025 £	2024 £
Prepayments and accrued income	<u>6,651</u>	<u>7,548</u>

14. Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals and deferred income	1,120	1,171
Other creditors	<u>15,995</u>	<u>15,995</u>
	<u>17,115</u>	<u>17,166</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

15. Analysis of charitable funds

Unrestricted funds

	At 1 August 2024 £	Income £	Expenditure £	At 31 July 2025 £
General fund	<u>724,980</u>	<u>66,439</u>	<u>(78,532)</u>	<u>712,887</u>

	At 1 August 2023 £	Income £	Expenditure £	Restated at 31 July 2024 £
General fund	<u>718,987</u>	<u>68,368</u>	<u>(62,375)</u>	<u>724,980</u>

Restricted funds

	At 1 August 2024 £	Income £	Expenditure £	At 31 July 2025 £
English Heritage	<u>10,790</u>	<u>2,860</u>	<u>—</u>	<u>13,650</u>
	<u>10,790</u>	<u>2,860</u>	<u>—</u>	<u>13,650</u>

	At 1 August 2023 £	Income £	Expenditure £	At 31 July 2024 £
English Heritage	<u>8,790</u>	<u>2,000</u>	<u>—</u>	<u>10,790</u>
	<u>8,790</u>	<u>2,000</u>	<u>—</u>	<u>10,790</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

16. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Tangible fixed assets	354,758	—	354,758
Current assets	358,129	13,650	371,779
Net assets	<u>712,887</u>	<u>13,650</u>	<u>726,537</u>

	Unrestricted Funds £	Restricted Funds £	Restated Total Funds 2024 £
Tangible fixed assets	364,708	—	364,708
Current assets	360,272	10,790	371,062
Net assets	<u>724,980</u>	<u>10,790</u>	<u>735,770</u>

17. Related party transactions

There were no related party transactions for the year ended 31 July 2025.

18. Prior period adjustments

The comparatives have been restated to incorporate the impact of a depreciation error in the previous year. The change has resulted in the unrestricted funds as at 31 July 2024 decreasing by £2,835.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Management Information

Year ended 31 July 2025

The following pages do not form part of the financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 July 2025

	2025 £	Restated 2024 £
Income and endowments		
Donations and legacies		
Donations	2,860	5,128
Subscriptions	2,528	2,303
	<u>5,388</u>	<u>7,431</u>
Other trading activities		
Fundraising events	296	152
Investment income		
Income from UK properties	48,363	46,633
Bank interest	15,252	16,152
	<u>63,615</u>	<u>62,785</u>
Total income	<u>69,299</u>	<u>70,368</u>
Expenditure		
Costs of raising donations and legacies		
Publicity and Guardian Angel Magazine costs	4,688	2,666
Expenditure on charitable activities		
Caretaking costs	4,760	4,794
Repairs and maintenance	3,829	7,767
Insurance	9,382	4,391
Legal and professional fees	1,120	5,899
Office costs	9,063	7,514
Other office costs	1,749	1,998
Depreciation	9,950	9,957
Donations	20,990	8,275
Property expenses	13,001	9,114
	<u>73,844</u>	<u>59,709</u>
Total expenditure	<u>78,532</u>	<u>62,375</u>
Net (expenditure)/income	<u>(9,233)</u>	<u>7,993</u>

BRADFORD ON AVON PRESERVATION TRUST LIMITED

England & Wales - Charity number 245611

Accounts

COMPANY REGISTRATION NUMBER: 00787389
CHARITY REGISTRATION NUMBER: 245611

Bradford on Avon Preservation Trust Limited
Company Limited by Guarantee
Unaudited Financial Statements
31 July 2024

HAINES WATTS

Enterprise House
Timbrell Street
Trowbridge
Wiltshire
BA14 8PL

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Financial Statements

Year ended 31 July 2024

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Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report)

Year ended 31 July 2024

The directors, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 July 2024.

Reference and administrative details

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Principal office and registered office Silver Street House
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BA15 1JY
England

The directors

Mr R Floyd (Honorary)
(President)

Mrs P J Balas

Mr A W Eberlin

Mrs F R Nevin

Mrs R Macgregor

Ms K R Larard

Mr J E Potter

Mrs K M Nicholls

Mr D Wiltshire (Hon Treasurer)

Mrs S M Heselton

(Appointed 7 December 2023)

Mrs G I Livingstone

(Appointed 7 December 2023)

Independent examiner

Mr Matthew Porter FCA
Enterprise House
Timbrell Street
Trowbridge
Wiltshire
BA14 8PL

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2024

Structure, governance and management

The trustees present their report and the financial statements for the year ended 31st July 2017. The financial statements have been prepared to comply with company law, the requirements of the Trust's constitution and with the requirements of the Statement of Recommended Practice for Charities 2015.

Corporate Governance

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Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2024

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Investment Policy

The charity's excess funds have historically been held in a Reserve Account with the charity's bankers. The current account is regularly reviewed and any funds not needed in the short term are invested in the long-term, higher interest, business/reserve account.

Financial review

The total incoming resources for the year ended 31st July 2024 amounted to £70,368. The total expenditure during the year amounted to £59,540.

The surplus for the year amounted to £10,828. Net assets at the end of the financial period amounted to £727,815 held in unrestricted reserves together with £10,790 held in restricted reserves.

Free reserves at the year-end (unrestricted reserves not represented by fixed assets) amounted to £360,272.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2024

The directors' annual report was approved on 5 December 2024 and signed on behalf of the board of trustees by:

A handwritten signature in black ink, appearing to be 'D Wiltshire', written in a cursive style.

Mr D Wiltshire (Hon Treasurer)
Director

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Independent Examiner's Report to the Directors of Bradford on Avon Preservation Trust Limited

Year ended 31 July 2024

I report to the directors on my examination of the financial statements of Bradford on Avon Preservation Trust Limited ('the charity') for the year ended 31 July 2024.

Responsibilities and basis of report

The trustees are also the directors of the company for the purposes of company law are responsible for the preparation of the financial statements. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.



Mr Matthew Porter FCA
Independent Examiner

Enterprise House
Timbrell Street
Trowbridge
Wiltshire
BA14 8PL

13 February 2025

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 July 2024

		2024	2023
		Unrestricted funds	Restricted funds
	Note	£	£
Total funds			
		£	£
Income and endowments			
Donations and legacies	4	5,431	2,000
Other trading activities	5	152	—
Investment income	6	62,785	—
Total income		<u>68,368</u>	<u>2,000</u>
Expenditure			
Expenditure on raising funds:			
Costs of raising donations and legacies	7	2,666	—
Expenditure on charitable activities		56,874	—
Total expenditure		<u>59,540</u>	<u>—</u>
Net income/(expenditure) and net movement in funds			
		<u>8,828</u>	<u>2,000</u>
Reconciliation of funds			
Total funds brought forward		718,987	8,790
Total funds carried forward		<u>727,815</u>	<u>10,790</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 8 to 12 form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Position

31 July 2024

	Note	2024 £	£	2023 £	£
Fixed assets					
Tangible fixed assets	12		367,543		374,665
Current assets					
Debtors	13	7,548		6,666	
Cash at bank and in hand		380,680		356,831	
		388,228		363,497	
Creditors: amounts falling due within one year	14	17,166		10,385	
Net current assets			371,062		353,112
Total assets less current liabilities			738,605		727,777
Net assets			738,605		727,777
Funds of the charity					
Restricted funds			10,790		8,790
Unrestricted funds			727,815		718,987
Total charity funds	15		738,605		727,777

For the year ending 31 July 2024 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 5 December 2024 and are signed on behalf of the board by:



Mr D Wiltshire (Hon Treasurer)
Director

The notes on pages 8 to 12 form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 July 2024

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is Silver Street House, Silver Street, Bradford On Avon, Wiltshire, BA15 1JY, England.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2% straight line
Fixtures and fittings	-	20% reducing balance

4. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donations	3,128	2,000	5,128

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2024

4. Donations and legacies *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Subscriptions			
Subscriptions	2,303	—	2,303
	<u>5,431</u>	<u>2,000</u>	<u>7,431</u>

5. Other trading activities

	Total Funds 2024 £	Total Funds 2023 £
Fundraising events	<u>152</u>	<u>—</u>

6. Investment income

	Total Funds 2024 £	Total Funds 2023 £
Income from UK properties	46,633	39,355
Bank interest	<u>16,152</u>	<u>8,902</u>
	<u>62,785</u>	<u>48,257</u>

7. Costs of raising donations and legacies

	Total Funds 2024 £	Total Funds 2023 £
Publicity and Guardian Angel		
Magazine costs	<u>2,666</u>	<u>2,276</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2024

8. Net income/(expenditure)

Net income/(expenditure) is stated after charging/(crediting):

	2024	2023
	£	£
Depreciation of tangible fixed assets	7,122	7,131
(Profit) / loss on disposal of fixed assets	—	(1,717)

9. Independent examination fees

	2024	2023
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	1,075	995

10. Staff costs

The average head count of employees during the year was Nil (2023: Nil).

11. Trustee remuneration and expenses

No salaries or wages have been paid to employees, including members of the committee, during the year

12. Tangible fixed assets

	Priory Barn and Cottage £	Silver Street £	Fixtures and Fittings £	Barton Grange £	Total £
Cost					
At 1 August 2023 and 31 July 2024	266,901	19,250	18,575	209,913	514,639
Depreciation					
At 1 August 2023	67,706	5,500	18,396	48,372	139,974
Charge for the year	3,671	385	36	3,030	7,122
At 31 July 2024	71,377	5,885	18,432	51,402	147,096
Carrying amount					
At 31 July 2024	195,524	13,365	143	158,511	367,543
At 31 July 2023	199,195	13,750	179	161,541	374,665

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2024

13. Debtors

	2024	2023
	£	£
Prepayments	<u>7,548</u>	<u>6,666</u>

14. Creditors: amounts falling due within one year

	2024	2023
	£	£
Accruals	1,171	1,140
Other creditors	<u>15,995</u>	<u>9,245</u>
	<u>17,166</u>	<u>10,385</u>

15. Analysis of charitable funds

Unrestricted funds

	At 1 August 2023	Income	Expenditure	At 31 July 2024
	£	£	£	£
General fund	<u>718,987</u>	<u>68,368</u>	<u>(59,540)</u>	<u>727,815</u>

Restricted funds

	At 1 August 2023	Income	Expenditure	At 31 July 2024
	£	£	£	£
English Heritage	<u>8,790</u>	<u>2,000</u>	<u>—</u>	<u>10,790</u>
	<u>8,790</u>	<u>2,000</u>	<u>—</u>	<u>10,790</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2024

16. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Tangible fixed assets	367,543	—	367,543
Current assets	360,272	10,790	371,062
Net assets	<u>727,815</u>	<u>10,790</u>	<u>738,605</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Management Information

Year ended 31 July 2024

The following pages do not form part of the financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 31 July 2024

	2024 £	2023 £
Income and endowments		
Donations and legacies		
Donations	5,128	2,000
Subscriptions	2,303	1,830
	<u>7,431</u>	<u>3,830</u>
Other trading activities		
Fundraising events	152	—
Investment income		
Income from UK properties	46,633	39,355
Bank interest	16,152	8,902
	<u>62,785</u>	<u>48,257</u>
Total income	<u>70,368</u>	<u>52,087</u>
Expenditure		
Costs of raising donations and legacies		
Publicity and Guardian Angel Magazine costs	2,666	2,276
Expenditure on charitable activities		
Caretaking costs	4,794	4,860
Repairs and maintenance	7,767	5,829
Insurance	4,391	9,085
Legal and professional fees	5,899	995
Office expenses	7,514	9,642
Other office costs	1,998	1,844
Depreciation	7,122	7,131
Grants	8,275	14,750
Property expenses	9,114	7,659
(Profit) / loss on disposal of fixed assets	—	(1,717)
	<u>56,874</u>	<u>60,078</u>
Total expenditure	<u>59,540</u>	<u>62,354</u>
Net income/(expenditure)	<u>10,828</u>	<u>(10,267)</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 July 2024

	2024 £	2023 £
Costs of raising donations and legacies		
Publicity and Guardian Angel Magazine costs	2,666	2,276
	<u>2,666</u>	<u>2,276</u>
Costs of raising donations and legacies	2,666	2,276
Expenditure on charitable activities		
Preservation of Buildings and Lands in Bradford On Avon		
Activities undertaken directly		
Caretaking costs	4,794	4,860
Repairs and maintenance	7,767	5,829
Insurance	4,391	9,085
Office expenses	7,514	9,642
Other office costs	1,998	1,844
Depreciation	7,122	7,131
Grants	8,275	14,750
Property expenses	9,114	7,659
(Profit) / loss on disposal of fixed assets	—	(1,717)
	<u>50,975</u>	<u>59,083</u>
Governance costs		
Accountancy fees	1,075	995
Legal and professional fees	4,824	—
	<u>5,899</u>	<u>995</u>
Expenditure on charitable activities	56,874	60,078

BRADFORD ON AVON PRESERVATION TRUST LIMITED

England & Wales - Charity number 245611

Accounts

Bradford on Avon Preservation Trust Limited
Company Limited by Guarantee
Unaudited Financial Statements
31 July 2023

HAINES WATTS
Chartered accountants
Enterprise House
Timbrell Street
Trowbridge
Wiltshire
BA14 8PL

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Financial Statements

Year ended 31 July 2023

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The following pages do not form part of the financial statements	
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Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report)

Year ended 31 July 2023

The directors, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 July 2023.

Reference and administrative details

Registered charity name	Bradford on Avon Preservation Trust Limited
Charity registration number	245611
Company registration number	00787389
Principal office and registered office	Silver Street House Silver Street Bradford On Avon Wiltshire BA15 1JY England

The directors

Mr R Floyd (Honorary) (President)
Mrs P J Balas
Mr A W Eberlin
Mrs F R Nevin
Mrs R Macgregor
Ms K R Larard
Mr J E Potter
Mrs K M Nicholls
Mr D Wiltshire (Hon Treasurer)

Independent examiner	Mr Matthew Porter FCA Enterprise House Timbrell Street Trowbridge Wiltshire BA14 8PL
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Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2023

Structure, governance and management

The trustees present their report and the financial statements for the year ended 31st July 2023. The financial statements have been prepared to comply with company law, the requirements of the Trust's constitution and with the requirements of the Statement of Recommended Practice for Charities 2015.

Corporate Governance

Bradford on Avon Preservation Trust Limited was incorporated in 1963 under the Companies Acts. It is limited by guarantee and its regulations are those set out in its Memorandum and Articles of Association. It is also registered as a charity with the registration number 245611. Its day to day governance is by a Council of Management (COM), the members of which act as both directors of the company and trustees. Under the regulations, membership of the Council of Management is limited to a maximum of 14 all of whom must be members of the Trust and must indicate in writing their willingness to serve. Appointment is by election at an Annual General Meeting. A third of the COM is required to retire by rotation each year but retiring members can, if they so wish, offer themselves for re-election. Between AGMs the COM has the power to co-opt members to the COM but such co-opted members must offer themselves for election at the next AGM following their co-option if they wish to continue.

On some subjects the COM is supported and advised by a committee of members specialising in that particular area but apart from day to day matters of a routine nature all major decisions are taken by the COM. All committees of members must include a member of the COM.

Trust Objectives

The objects of the Trust are set out in its Memorandum of Association. The core objects may be summarised as: " To maintain, foster and encourage the particular character and the scenic, historic and architectural values of buildings and land in the town of Bradford on Avon in the county of Wiltshire and the area adjacent thereto and to ensure and promote the integration of new buildings in the area. " To promote the education of the public by assisting in the provision and exhibition to the public of artefacts relating to the history of the area.

Risk Assessment

The trustees regularly review the major risks to which the charity is exposed and believe that maintaining the charity's free reserves at the current level, combined with the annual review of the controls over financial systems, will provide sufficient resources in the advent of continued adverse conditions. The trustees have also examined the operational and business risks which the Trust might face and confirm that they have established systems to mitigate and significant risks where they may exist.

Organisational Structure

The Board of Trustees meets as required and appoints committees as and when appropriate to address specific issues. Delegated authority is given to the approved committees to carry out their functions.

Public Benefit

In planning our activities for the period we kept in mind the Charity Commission guidance on public benefit at our trustee meetings. The objectives of the Trust are aimed at maintaining and enhancing

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2023

the architectural and landscape attractions of Bradford on Avon and the surrounding area, for the benefit of all who live or visit there, now and in the future; and at helping the public to find out about and enjoy that heritage.

Reserves Policy

In pursuance of the main objective of the Trust, the COM is authorised to purchase or otherwise acquire land and buildings of historic or architectural value. In order to achieve this, the Trust needs to maintain reserves sufficient to facilitate purchase of such properties at short notice. In addition, income from these reserves is utilised for the maintenance of existing properties and for promotion of the Trust's other principal objective concerning education of the public by assisting the provision and exhibition of artifacts relating to the history of the area.

Investment Policy

The charity's excess funds have historically been held in a Reserve Account with the charity's bankers. The current account is regularly reviewed and any funds not needed in the short term are invested in the long-term, higher interest, business/reserve account.

Financial review

The total incoming resources for the year ended 31st July 2023 amounted to £52,087 (2022 - £46,898). The total expenditure during the year amounted to £62,354 (2022 - £40,746).

The deficit for the year amounted to (£10,267) which has been met from unrestricted reserves. Net assets at the end of the financial period amounted to £718,987 (2022 - £731,254) held in unrestricted reserves together with £8,790 (2022 - £6,790) held in restricted reserves.

Free reserves at the year-end (unrestricted reserves not represented by fixed assets) amounted to £344,322 (2022 - £348,339).

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2023

The directors' annual report was approved on 5 October 2023 and signed on behalf of the board of trustees by:

A handwritten signature in black ink, appearing to be 'D Wiltshire', with a large, sweeping flourish at the end.

Mr D Wiltshire (Hon Treasurer)
Director

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Independent Examiner's Report to the Directors of Bradford on Avon Preservation Trust Limited

Year ended 31 July 2023

I report to the directors on my examination of the financial statements of Bradford on Avon Preservation Trust Limited ('the charity') for the year ended 31 July 2023.

Responsibilities and basis of report

The trustees are also the directors of the company for the purposes of company law are responsible for the preparation of the financial statements. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.



Mr Matthew Porter FCA
Independent Examiner

Enterprise House
Timbrell Street
Trowbridge
Wiltshire
BA14 8PL

5 October 2023

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 July 2023

			2023		2022
	Note	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
Income and endowments					
Donations and legacies	4	1,830	2,000	3,830	7,040
Other trading activities	5	—	—	—	210
Investment income	6	48,257	—	48,257	39,648
Total income		<u>50,087</u>	<u>2,000</u>	<u>52,087</u>	<u>46,898</u>
Expenditure					
Expenditure on raising funds:					
Costs of raising donations and legacies	7	2,276	—	2,276	1,915
Expenditure on charitable activities		60,078	—	60,078	38,831
Total expenditure		<u>62,354</u>	<u>—</u>	<u>62,354</u>	<u>40,746</u>
Net (expenditure)/income and net movement in funds		<u>(12,267)</u>	<u>2,000</u>	<u>(10,267)</u>	<u>6,152</u>
Reconciliation of funds					
Total funds brought forward		731,254	6,790	738,044	731,892
Total funds carried forward		<u>718,987</u>	<u>8,790</u>	<u>727,777</u>	<u>738,044</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 8 to 12 form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Position

31 July 2023

	Note	2023 £	£	2022 £	£
Fixed assets					
Tangible fixed assets	12		374,665		382,915
Current assets					
Debtors	13	6,666		6,869	
Cash at bank and in hand		356,831		358,634	
		363,497		365,503	
Creditors: amounts falling due within one year	14	10,385		10,374	
Net current assets			353,112		355,129
Total assets less current liabilities			727,777		738,044
Net assets			727,777		738,044
Funds of the charity					
Restricted funds			8,790		6,790
Unrestricted funds			718,987		731,254
Total charity funds	15		727,777		738,044

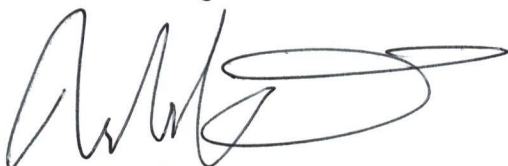
For the year ending 31 July 2023 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 5 October 2023 and are signed on behalf of the board by:



Mr D Wiltshire (Hon Treasurer)
Director

The notes on pages 8 to 12 form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 July 2023

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is Silver Street House, Silver Street, Bradford On Avon, Wiltshire, BA15 1JY, England.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2% straight line
Furniture and equipment	-	20% reducing balance

4. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Donations			
Donations	—	2,000	2,000

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2023

4. Donations and legacies *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Subscriptions			
Subscriptions	1,830	—	1,830
	<u>1,830</u>	<u>2,000</u>	<u>3,830</u>

5. Other trading activities

	Total Funds 2023 £	Total Funds 2022 £
Fundraising events	—	210

6. Investment income

	Total Funds 2023 £	Total Funds 2022 £
Income from UK properties	39,355	38,878
Bank interest	8,902	770
	<u>48,257</u>	<u>39,648</u>

7. Costs of raising donations and legacies

	Total Funds 2023 £	Total Funds 2022 £
Publicity and Guardian Angel Magazine costs	2,276	1,915

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2023

8. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):

	2023	2022
	£	£
Depreciation of tangible fixed assets	7,131	7,174
(Profit) / loss on disposal of fixed assets	(1,717)	—

9. Independent examination fees

	2023	2022
	£	£
Fees payable to the independent examiner for: Independent examination of the financial statements	995	955

10. Staff costs

The average head count of employees during the year was Nil (2022: Nil).

11. Trustee remuneration and expenses

No salaries or wages have been paid to employees, including members of the committee, during the year

12. Tangible fixed assets

	Pippet Buildings £	Priory Barn and Cottage £	Silver Street £	Fixtures and Fittings £	Barton Grange £	Total £
Cost						
At 1 Aug 2022	1,600	266,901	19,250	18,575	209,913	516,239
Disposals	(1,600)	—	—	—	—	(1,600)
At 31 Jul 2023	<u>—</u>	<u>266,901</u>	<u>19,250</u>	<u>18,575</u>	<u>209,913</u>	<u>514,639</u>
Depreciation						
At 1 Aug 2022	481	64,035	5,115	18,351	45,342	133,324
Charge for the year	—	3,671	385	45	3,030	7,131
Disposals	(481)	—	—	—	—	(481)
At 31 Jul 2023	<u>—</u>	<u>67,706</u>	<u>5,500</u>	<u>18,396</u>	<u>48,372</u>	<u>139,974</u>
Carrying amount						
At 31 Jul 2023	<u>—</u>	<u>199,195</u>	<u>13,750</u>	<u>179</u>	<u>161,541</u>	<u>374,665</u>
At 31 Jul 2022	<u>1,119</u>	<u>202,866</u>	<u>14,135</u>	<u>224</u>	<u>164,571</u>	<u>382,915</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2023

13. Debtors

	2023	2022
	£	£
Prepayments	<u>6,666</u>	<u>6,869</u>

14. Creditors: amounts falling due within one year

	2023	2022
	£	£
Accruals	<u>1,140</u>	<u>1,129</u>
Other creditors	<u>9,245</u>	<u>9,245</u>
	<u>10,385</u>	<u>10,374</u>

15. Analysis of charitable funds

Unrestricted funds

	At 1 August 2022	Income	Expenditure	At 31 July 2023
	£	£	£	£
General fund	<u>731,254</u>	<u>50,087</u>	<u>(62,354)</u>	<u>718,987</u>

Restricted funds

	At 1 August 2022	Income	Expenditure	At 31 July 2023
	£	£	£	£
English Heritage	<u>6,790</u>	<u>2,000</u>	<u>—</u>	<u>8,790</u>
	<u>6,790</u>	<u>2,000</u>	<u>—</u>	<u>8,790</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2023

16. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Tangible fixed assets	374,665	—	374,665
Current assets	344,322	8,790	353,112
Net assets	<u>718,987</u>	<u>8,790</u>	<u>727,777</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Management Information

Year ended 31 July 2023

The following pages do not form part of the financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 31 July 2023

	2023 £	2022 £
Income and endowments		
Donations and legacies		
Donations	2,000	4,650
Subscriptions	1,830	2,390
	<u>3,830</u>	<u>7,040</u>
Other trading activities		
Fundraising events	—	210
Investment income		
Income from UK properties	39,355	38,878
Bank interest	8,902	770
	<u>48,257</u>	<u>39,648</u>
Total income	<u>52,087</u>	<u>46,898</u>
Expenditure		
Costs of raising donations and legacies		
Publicity and Guardian Angel Magazine costs	2,276	1,915
Expenditure on charitable activities		
Caretaking costs	4,860	3,270
Repairs and maintenance	5,829	4,031
Insurance	9,085	5,339
Accountancy fees	995	955
Office expenses	9,642	7,321
Other office costs	1,844	1,838
Depreciation	7,131	7,174
Grants	14,750	2,775
Property expenses	7,659	6,128
(Profit) / loss on disposal of fixed assets	(1,717)	—
	<u>60,078</u>	<u>38,831</u>
Total expenditure	<u>62,354</u>	<u>40,746</u>
Net (expenditure)/income	<u>(10,267)</u>	<u>6,152</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 July 2023

	2023 £	2022 £
Costs of raising donations and legacies		
Publicity and Guardian Angel Magazine costs	<u>2,276</u>	<u>1,915</u>
Costs of raising donations and legacies	<u>2,276</u>	<u>1,915</u>
Expenditure on charitable activities		
Preservation of Buildings and Lands in Bradford On Avon		
Activities undertaken directly		
Caretaking costs	4,860	3,270
Repairs and maintenance	5,829	4,031
Insurance	9,085	5,339
Office expenses	9,642	7,321
Other office costs	1,844	1,838
Depreciation	7,131	7,174
Grants	14,750	2,775
Property expenses	7,659	6,128
(Profit) / loss on disposal of fixed assets	(1,717)	—
	<u>59,083</u>	<u>37,876</u>
Governance costs		
Accountancy fees	<u>995</u>	<u>955</u>
Expenditure on charitable activities	<u>60,078</u>	<u>38,831</u>

BRADFORD ON AVON PRESERVATION TRUST LIMITED

England & Wales - Charity number 245611

Accounts

COMPANY REGISTRATION NUMBER: 00787389
CHARITY REGISTRATION NUMBER: 245611

Bradford on Avon Preservation Trust Limited
Company Limited by Guarantee
Unaudited Financial Statements
31 July 2022

HAINES WATTS
Chartered accountants
Enterprise House
Timbrell Street
Trowbridge
Wiltshire
BA14 8PL

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Financial Statements

Year ended 31 July 2022

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Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report)

Year ended 31 July 2022

The directors, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 July 2022.

Reference and administrative details

Registered charity name	Bradford on Avon Preservation Trust Limited
Charity registration number	245611
Company registration number	00787389
Principal office and registered office	Silver Street House Silver Street Bradford On Avon Wiltshire BA15 1JY England

The directors

Mr R Floyd (Honorary)
(President)
Mrs P J Balas
Mr A W Eberlin
Mrs F R Nevin
Mrs R Macgregor
Ms K R Larard
Mr J E Potter
Mrs K M Nicholls
Mr D Wiltshire (Hon Treasurer)

Independent examiner	Mr Matthew Porter FCA Enterprise House Timbrell Street Trowbridge Wiltshire BA14 8PL
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Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2022

Structure, governance and management

The trustees present their report and the financial statements for the year ended 31st July 2022. The financial statements have been prepared to comply with company law, the requirements of the Trust's constitution and with the requirements of the Statement of Recommended Practice for Charities 2005 (revised 2015).

Corporate Governance

Bradford on Avon Preservation Trust Limited was incorporated in 1963 under the Companies Acts. It is limited by guarantee and its regulations are those set out in its Memorandum and Articles of Association. It is also registered as a charity with the registration number 245611. Its day to day governance is by a Council of Management (COM), the members of which act as both directors of the company and trustees. Under the regulations, membership of the Council of Management is limited to a maximum of 14 all of whom must be members of the Trust and must indicate in writing their willingness to serve. Appointment is by election at an Annual General Meeting. A third of the COM is required to retire by rotation each year but retiring members can, if they so wish, offer themselves for re-election. Between AGMs the COM has the power to co-opt members to the COM but such co-opted members must offer themselves for election at the next AGM following their co-option if they wish to continue.

On some subjects the COM is supported and advised by a committee of members specialising in that particular area but apart from day to day matters of a routine nature all major decisions are taken by the COM. All committees of members must include a member of the COM.

Trust Objectives

The objects of the Trust are set out in its Memorandum of Association. The core objects may be summarised as: " To maintain, foster and encourage the particular character and the scenic, historic and architectural values of buildings and land in the town of Bradford on Avon in the county of Wiltshire and the area adjacent thereto and to ensure and promote the integration of new buildings in the area. " To promote the education of the public by assisting in the provision and exhibition to the public of artefacts relating to the history of the area.

Risk Assessment

The trustees regularly review the major risks to which the charity is exposed and believe that maintaining the charity's free reserves at the current level, combined with the annual review of the controls over financial systems, will provide sufficient resources in the advent of continued adverse conditions. The trustees have also examined the operational and business risks which the Trust might face and confirm that they have established systems to mitigate and significant risks where they may exist.

Organisational Structure

The Board of Trustees meets as required and appoints committees as and when appropriate to address specific issues. Delegated authority is given to the approved committees to carry out their functions.

Public Benefit

In planning our activities for the period we kept in mind the Charity Commission guidance on public benefit at our trustee meetings. The objectives of the Trust are aimed at maintaining and enhancing

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2022

the architectural and landscape attractions of Bradford on Avon and the surrounding area, for the benefit of all who live or visit there, now and in the future; and at helping the public to find out about and enjoy that heritage.

Reserves Policy

In pursuance of the main objective of the Trust, the COM is authorised to purchase or otherwise acquire land and buildings of historic or architectural value. In order to achieve this, the Trust needs to maintain reserves sufficient to facilitate purchase of such properties at short notice. In addition, income from these reserves is utilised for the maintenance of existing properties and for promotion of the Trust's other principal objective concerning education of the public by assisting the provision and exhibition of artifacts relating to the history of the area.

Investment Policy

The charity's excess funds have historically been held in a Reserve Account with the charity's bankers. The current account is regularly reviewed and any funds not needed in the short term are invested in the long-term, higher interest, business/reserve account.

Financial review

The total incoming resources for the year ended 31st July 2022 amounted to £46,898. The total expenditure during the year amounted to £40,746.

The surplus for the year amounted to £6,152. Net assets at the end of the financial period amounted to £731,254 held in unrestricted reserves together with £6,790 held in restricted reserves.

Free reserves at the year-end (unrestricted reserves not represented by fixed assets) amounted to £348,339.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

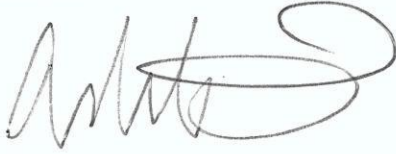
Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2022

The directors' annual report was approved on 5 October 2022 and signed on behalf of the board of trustees by:

A handwritten signature in black ink, appearing to read 'D Wiltshire', with a large, stylized loop at the end.

Mr D Wiltshire (Hon Treasurer)
Director

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Independent Examiner's Report to the Directors of Bradford on Avon Preservation Trust Limited

Year ended 31 July 2022

I report to the directors on my examination of the financial statements of Bradford on Avon Preservation Trust Limited ('the charity') for the year ended 31 July 2022.

Responsibilities and basis of report

The trustees are also the directors of the company for the purposes of company law are responsible for the preparation of the financial statements. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.



Mr Matthew Porter FCA
Independent Examiner

Enterprise House
Timbrell Street
Trowbridge
Wiltshire
BA14 8PL

5 October 2022

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 July 2022

		2022	2021		
		Unrestricted funds	Restricted funds	Total funds	Total funds
	Note	£	£	£	£
Income and endowments					
Donations and legacies	4	4,540	2,500	7,040	6,035
Other trading activities	5	210	—	210	46
Investment income	6	39,648	—	39,648	38,557
Total income		<u>44,398</u>	<u>2,500</u>	<u>46,898</u>	<u>44,638</u>
Expenditure					
Expenditure on raising funds:					
Costs of raising donations and legacies	7	1,915	—	1,915	1,493
Costs of other trading activities		—	—	—	450
Expenditure on charitable activities		38,831	—	38,831	66,506
Total expenditure		<u>40,746</u>	<u>—</u>	<u>40,746</u>	<u>68,449</u>
Net income/(expenditure) and net movement in funds					
		<u>3,652</u>	<u>2,500</u>	<u>6,152</u>	<u>(23,811)</u>
Reconciliation of funds					
Total funds brought forward		727,602	4,290	731,892	755,703
Total funds carried forward		731,254	6,790	738,044	731,892

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 8 to 12 form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Position

31 July 2022

	Note	2022 £	£	2021 £	£
Fixed assets					
Tangible fixed assets	12		382,915		390,089
Current assets					
Debtors	13	6,869		2,606	
Cash at bank and in hand		358,634		350,569	
		<u>365,503</u>		<u>353,175</u>	
Creditors: amounts falling due within one year	14	<u>10,374</u>		<u>11,372</u>	
Net current assets			355,129		341,803
Total assets less current liabilities			<u>738,044</u>		<u>731,892</u>
Net assets			<u>738,044</u>		<u>731,892</u>
Funds of the charity					
Restricted funds			6,790		4,290
Unrestricted funds			<u>731,254</u>		<u>727,602</u>
Total charity funds	16		<u>738,044</u>		<u>731,892</u>

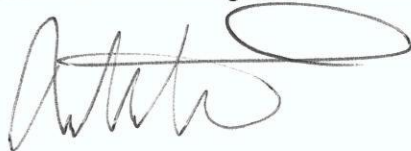
For the year ending 31 July 2022 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 5 October 2022 and are signed on behalf of the board by:



Mr D Wiltshire (Hon Treasurer)
Director

The notes on pages 8 to 12 form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 July 2022

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is Silver Street House, Silver Street, Bradford On Avon, Wiltshire, BA15 1JY, England.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2% straight line
Furniture and equipment	-	20% reducing balance

4. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Donations			
Donations	2,150	2,500	4,650

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2022

4. Donations and legacies *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Subscriptions			
Subscriptions	2,390	—	2,390
	<u>4,540</u>	<u>2,500</u>	<u>7,040</u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Donations			
Donations	3,625	—	3,625
Subscriptions			
Subscriptions	2,410	—	2,410
	<u>6,035</u>	<u>—</u>	<u>6,035</u>

5. Other trading activities

	Total Funds 2022 £	Total Funds 2021 £
Fundraising events	<u>210</u>	<u>46</u>

6. Investment income

	Total Funds 2022 £	Total Funds 2021 £
Income from UK properties	38,878	38,485
Bank interest	<u>770</u>	<u>72</u>
	<u>39,648</u>	<u>38,557</u>

7. Costs of raising donations and legacies

	Total Funds 2022 £	Total Funds 2021 £
Publicity and Guardian Angel Magazine costs	<u>1,915</u>	<u>1,493</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2022

8. Net income/(expenditure)

Net income/(expenditure) is stated after charging/(crediting):

	2022	2021
	£	£
Depreciation of tangible fixed assets	<u>7,174</u>	<u>7,188</u>

9. Independent examination fees

	2022	2021
	£	£
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>955</u>	<u>930</u>

10. Staff costs

The average head count of employees during the year was Nil (2021: Nil).

11. Trustee remuneration and expenses

No salaries or wages have been paid to employees, including members of the committee, during the year

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2022

12. Tangible fixed assets

	Pippet Buildings £	Priory Barn and Cottage £	Silver Street £	Fixtures and Fittings £	Barton Grange £	Total £
Cost						
At 1 Aug 2021 and 31 Jul 2022	<u>1,600</u>	<u>266,901</u>	<u>19,250</u>	<u>18,575</u>	<u>209,913</u>	<u>516,239</u>
Depreciation						
At 1 Aug 2021	449	60,364	4,730	18,295	42,312	126,150
Charge for the year	<u>32</u>	<u>3,671</u>	<u>385</u>	<u>56</u>	<u>3,030</u>	<u>7,174</u>
At 31 Jul 2022	<u>481</u>	<u>64,035</u>	<u>5,115</u>	<u>18,351</u>	<u>45,342</u>	<u>133,324</u>
Carrying amount						
At 31 Jul 2022	<u>1,119</u>	<u>202,866</u>	<u>14,135</u>	<u>224</u>	<u>164,571</u>	<u>382,915</u>
At 31 Jul 2021	<u>1,151</u>	<u>206,537</u>	<u>14,520</u>	<u>280</u>	<u>167,601</u>	<u>390,089</u>

13. Debtors

	2022 £	2021 £
Prepayments	<u>6,869</u>	<u>2,606</u>

14. Creditors: amounts falling due within one year

	2022 £	2021 £
Accruals	<u>1,129</u>	<u>1,122</u>
Other creditors	<u>9,245</u>	<u>10,250</u>
	<u>10,374</u>	<u>11,372</u>

15. Analysis of charitable funds

Unrestricted funds

	At 1 August 2021 £	Income £	Expenditure £	At 31 July 2022 £
General fund	<u>727,602</u>	<u>44,398</u>	<u>(40,746)</u>	<u>731,254</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2022

15. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 August 2021 £	Income £	Expenditure £	At 31 July 2022 £
English Heritage	4,290	2,500	—	6,790
	<u>4,290</u>	<u>2,500</u>	<u>—</u>	<u>6,790</u>

16. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Tangible fixed assets	382,915	—	382,915
Current assets	348,339	6,790	355,129
Net assets	<u>731,254</u>	<u>6,790</u>	<u>738,044</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Management Information

Year ended 31 July 2022

The following pages do not form part of the financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 31 July 2022

	2022 £	2021 £
Income and endowments		
Donations and legacies		
Donations	4,650	3,625
Subscriptions	2,390	2,410
	<u>7,040</u>	<u>6,035</u>
Other trading activities		
Fundraising events	210	46
Investment income		
Income from UK properties	38,878	38,485
Bank interest	770	72
	<u>39,648</u>	<u>38,557</u>
Total income	<u>46,898</u>	<u>44,638</u>
Expenditure		
Costs of raising donations and legacies		
Publicity and Guardian Angel Magazine costs	1,915	1,493
Costs of other trading activities		
Books	—	450
Expenditure on charitable activities		
Caretaking costs	3,270	1,490
Repairs and maintenance	4,031	1,076
Insurance	5,339	4,342
Accountancy fees	955	930
Office expenses	7,321	3,260
Other office costs	1,838	1,835
Depreciation	7,174	7,188
Grants	2,775	24,602
Property expenses	6,128	21,783
	<u>38,831</u>	<u>66,506</u>
Total expenditure	<u>40,746</u>	<u>68,449</u>
Net income/(expenditure)	<u>6,152</u>	<u>(23,811)</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 July 2022

	2022 £	2021 £
Costs of raising donations and legacies		
Publicity and Guardian Angel Magazine costs		
Publicity and Guardian Angel Magazine costs	1,915	1,493
	<u>1,915</u>	<u>1,493</u>
Costs of raising donations and legacies	<u>1,915</u>	<u>1,493</u>
Costs of other trading activities		
Fundraising trading - Book Sales		
Books	—	450
	<u>—</u>	<u>450</u>
Costs of other trading activities	<u>—</u>	<u>450</u>
Expenditure on charitable activities		
Preservation of Buildings and Lands in Bradford On Avon		
<i>Activities undertaken directly</i>		
Caretaking costs	3,270	1,490
Repairs and maintenance	4,031	1,076
Insurance	5,339	4,342
Office expenses	7,321	3,260
Other office costs	1,838	1,835
Depreciation	7,174	7,188
Grants	2,775	24,602
Property expenses	6,128	21,783
	<u>37,876</u>	<u>65,576</u>
Governance costs		
Accountancy fees	955	930
	<u>955</u>	<u>930</u>
Expenditure on charitable activities	<u>38,831</u>	<u>66,506</u>

BRADFORD ON AVON PRESERVATION TRUST LIMITED

England & Wales - Charity number 245611

Accounts

Bradford on Avon Preservation Trust Limited
Company Limited by Guarantee
Unaudited Financial Statements
31 July 2021

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Financial Statements

Year ended 31 July 2021

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Bradford on Avon Preservation Trust Limited
Company Limited by Guarantee
Directors' Annual Report (Incorporating the Director's Report)
Year ended 31 July 2021

The directors, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 July 2021.

Reference and administrative details

Registered charity name	Bradford on Avon Preservation Trust Limited
Charity registration number	245611
Company registration number	00787389
Principal office and registered office	Silver Street House Silver Street Bradford On Avon Wiltshire BA15 1JY England

The directors

Mr R Floyd (Honorary)
(President)
Mrs P J Balas
Mr D A Cowles (Hon Treasurer) (Retired 31 July 2021)
Mr A W Eberlin
Mrs F R Nevin
Mrs R Macgregor
Ms K R Larard
Mr J E Potter
Mrs K M Nicholls
Mr D Wiltshire (Hon Treasurer) (Appointed 7 July 2021)

Independent examiner	Mr Matthew Porter FCA Enterprise House Timbrell Street Trowbridge Wiltshire BA14 8PL
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Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2021

Structure, governance and management

The trustees present their report and the financial statements for the year ended 31st July 2017. The financial statements have been prepared to comply with company law, the requirements of the Trust's constitution and with the requirements of the Statement of Recommended Practice for Charities 2005 (revised 2015).

Corporate Governance

Bradford on Avon Preservation Trust Limited was incorporated in 1963 under the Companies Acts. It is limited by guarantee and its regulations are those set out in its Memorandum and Articles of Association. It is also registered as a charity with the registration number 245611. Its day to day governance is by a Council of Management (COM), the members of which act as both directors of the company and trustees. Under the regulations, membership of the Council of Management is limited to a maximum of 14 all of whom must be members of the Trust and must indicate in writing their willingness to serve. Appointment is by election at an Annual General Meeting. A third of the COM is required to retire by rotation each year but retiring members can, if they so wish, offer themselves for re-election. Between AGMs the COM has the power to co-opt members to the COM but such co-opted members must offer themselves for election at the next AGM following their co-option if they wish to continue.

On some subjects the COM is supported and advised by a committee of members specialising in that particular area but apart from day to day matters of a routine nature all major decisions are taken by the COM. All committees of members must include a member of the COM.

Trust Objectives

The objects of the Trust are set out in its Memorandum of Association. The core objects may be summarised as: " To maintain, foster and encourage the particular character and the scenic, historic and architectural values of buildings and land in the town of Bradford on Avon in the county of Wiltshire and the area adjacent thereto and to ensure and promote the integration of new buildings in the area. " To promote the education of the public by assisting in the provision and exhibition to the public of artefacts relating to the history of the area.

Risk Assessment

The trustees regularly review the major risks to which the charity is exposed and believe that maintaining the charity's free reserves at the current level, combined with the annual review of the controls over financial systems, will provide sufficient resources in the advent of continued adverse conditions. The trustees have also examined the operational and business risks which the Trust might face and confirm that they have established systems to mitigate and significant risks where they may exist.

Organisational Structure

The Board of Trustees meets as required and appoints committees as and when appropriate to address specific issues. Delegated authority is given to the approved committees to carry out their functions.

Public Benefit

In planning our activities for the period we kept in mind the Charity Commission guidance on public benefit at our trustee meetings. The objectives of the Trust are aimed at maintaining and enhancing

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2021

the architectural and landscape attractions of Bradford on Avon and the surrounding area, for the benefit of all who live or visit there, now and in the future; and at helping the public to find out about and enjoy that heritage.

Reserves Policy

In pursuance of the main objective of the Trust, the COM is authorised to purchase or otherwise acquire land and buildings of historic or architectural value. In order to achieve this, the Trust needs to maintain reserves sufficient to facilitate purchase of such properties at short notice. In addition, income from these reserves is utilised for the maintenance of existing properties and for promotion of the Trust's other principal objective concerning education of the public by assisting the provision and exhibition of artifacts relating to the history of the area.

Investment Policy

The charity's excess funds have historically been held in a Reserve Account with the charity's bankers. The current account is regularly reviewed and any funds not needed in the short term are invested in the long-term, higher interest, business/reserve account.

Financial review

The total incoming resources for the year ended 31st July 2021 amounted to £44,638. The Total expenditure during the year amounted to £68,449.

The deficit for the year amounted to £23,811. Net assets at the end of the financial period amounted to £727,602 held in unrestricted reserves together with £4,290 held in restricted reserves.

Free reserves at the year-end (unrestricted reserves not represented by fixed assets) amounted to £337,513.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2021

The directors' annual report was approved on 28 October 2021 and signed on behalf of the board of trustees by:

A handwritten signature in black ink, appearing to be 'D Wiltshire', with a large, stylized flourish at the end.

Mr D Wiltshire (Hon Treasurer)
Director

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Independent Examiner's Report to the Directors of Bradford on Avon Preservation Trust Limited

Year ended 31 July 2021

I report to the directors on my examination of the financial statements of Bradford on Avon Preservation Trust Limited ('the charity') for the year ended 31 July 2021.

Responsibilities and basis of report

The trustees are also the directors of the company for the purposes of company law are responsible for the preparation of the financial statements. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.



Mr Matthew Porter FCA
Independent Examiner

Enterprise House
Timbrell Street
Trowbridge
Wiltshire
BA14 8PL

28 October 2021

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 July 2021

			2021		2020
	Note	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
Income and endowments					
Donations and legacies	4	6,035	—	6,035	5,051
Other trading activities	5	46	—	46	734
Investment income	6	38,557	—	38,557	26,496
Total income		<u>44,638</u>	<u>—</u>	<u>44,638</u>	<u>32,281</u>
Expenditure					
Expenditure on raising funds:					
Costs of raising donations and legacies	7	1,493	—	1,493	1,128
Costs of other trading activities	8	450	—	450	1,581
Expenditure on charitable activities		65,506	1,000	66,506	53,130
Total expenditure		<u>67,449</u>	<u>1,000</u>	<u>68,449</u>	<u>55,839</u>
Net expenditure and net movement in funds		<u>(22,811)</u>	<u>(1,000)</u>	<u>(23,811)</u>	<u>(23,558)</u>
Reconciliation of funds					
Total funds brought forward		750,413	5,290	755,703	779,261
Total funds carried forward		<u>727,602</u>	<u>4,290</u>	<u>731,892</u>	<u>755,703</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 9 to Error! Bookmark not defined. form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Position

31 July 2021

	Note	2021 £	£	2020 £	£
Fixed assets					
Tangible fixed assets	13		390,089		397,277
Current assets					
Stocks	14	—		450	
Debtors	15	2,606		3,234	
Cash at bank and in hand		350,569		371,870	
		353,175		375,554	
Creditors: amounts falling due within one year	16	11,372		17,128	
Net current assets			341,803		358,426
Total assets less current liabilities			731,892		755,703
Net assets			731,892		755,703
Funds of the charity					
Restricted funds			4,290		5,290
Unrestricted funds			727,602		750,413
Total charity funds	17		731,892		755,703

For the year ending 31 July 2021 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The statement of financial position
continues on the following page.

The notes on pages 9 to Error! Bookmark not defined. form part of these financial statements.

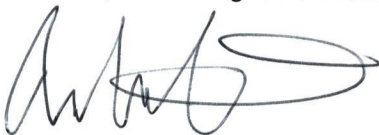
Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Position *(continued)*

31 July 2021

These financial statements were approved by the board of trustees and authorised for issue on 28 October 2021, and are signed on behalf of the board by:

A handwritten signature in black ink, appearing to be 'D Wiltshire', written over a horizontal line.

Mr D Wiltshire (Hon Treasurer)
Director

The notes on pages 9 to Error! Bookmark not defined. form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 July 2021

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is Silver Street House, Silver Street, Bradford On Avon, Wiltshire, BA15 1JY, England.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2% straight line
Furniture and equipment	-	20% reducing balance

Stocks

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

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2021

4. Donations and legacies

	Total Funds 2021 £	Total Funds 2020 £
Donations		
Donations	3,625	2,315
Subscriptions		
Subscriptions	2,410	2,736
	<u>6,035</u>	<u>5,051</u>

5. Other trading activities

	Total Funds 2021 £	Total Funds 2020 £
Fundraising events	—	710
Book sales	46	24
	<u>46</u>	<u>734</u>

6. Investment income

	Total Funds 2021 £	Total Funds 2020 £
Income from UK properties	38,485	25,015
Bank interest	72	1,481
	<u>38,557</u>	<u>26,496</u>

7. Costs of raising donations and legacies

	Total Funds 2021 £	Total Funds 2020 £
Publicity and Guardian Angel		
Magazine costs	1,493	1,128

8. Costs of other trading activities

	Total Funds 2021 £	Total Funds 2020 £
Fundraising trading - Book Sales	450	1,581

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2021

9. Net expenditure

Net expenditure is stated after charging/(crediting):

	2021 £	2020 £
Depreciation of tangible fixed assets	<u>7,188</u>	<u>7,206</u>

10. Independent examination fees

	2021 £	2020 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>930</u>	<u>910</u>

11. Staff costs

The average head count of employees during the year was Nil (2020: Nil).

12. Trustee remuneration and expenses

No salaries or wages have been paid to employees, including members of the committee, during the year

13. Tangible fixed assets

	Pippet Buildings £	Priory Barn and Cottage £	Silver Street £	Fixtures and Fittings £	Barton Grange £	Total £
Cost						
At 1 Aug 2020 and 31 Jul 2021	<u>1,600</u>	<u>266,901</u>	<u>19,250</u>	<u>18,575</u>	<u>209,913</u>	<u>516,239</u>
Depreciation						
At 1 Aug 2020	417	56,693	4,345	18,225	39,282	118,962
Charge for the year	<u>32</u>	<u>3,671</u>	<u>385</u>	<u>70</u>	<u>3,030</u>	<u>7,188</u>
At 31 Jul 2021	<u>449</u>	<u>60,364</u>	<u>4,730</u>	<u>18,295</u>	<u>42,312</u>	<u>126,150</u>
Carrying amount						
At 31 Jul 2021	<u>1,151</u>	<u>206,537</u>	<u>14,520</u>	<u>280</u>	<u>167,601</u>	<u>390,089</u>
At 31 Jul 2020	<u>1,183</u>	<u>210,208</u>	<u>14,905</u>	<u>350</u>	<u>170,631</u>	<u>397,277</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2021

14. Stocks

	2021	2020
	£	£
Books	<u>—</u>	<u>450</u>

15. Debtors

	2021	2020
	£	£
Prepayments and accrued income	<u>2,606</u>	<u>3,234</u>

16. Creditors: amounts falling due within one year

	2021	2020
	£	£
Accruals and deferred income	1,122	1,116
Other creditors	<u>10,250</u>	<u>16,012</u>
	<u>11,372</u>	<u>17,128</u>

17. Analysis of charitable funds

Unrestricted funds

	At 1 August 2020	Income	Expenditure	At 31 July 2021
	£	£	£	£
General fund	<u>750,413</u>	<u>44,638</u>	<u>(67,449)</u>	<u>727,602</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2021

17. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 August 2020	Income	Expenditure	At 31 July 2021
	£	£	£	£
English Heritage	4,290	—	—	4,290
Canal towpath	1,000	—	(1,000)	—
	<u>5,290</u>	<u>—</u>	<u>(1,000)</u>	<u>4,290</u>

18. Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Total Funds 2021
	£	£	£
Tangible fixed assets	390,089	—	390,089
Current assets	337,513	4,290	341,803
Net assets	<u>727,602</u>	<u>4,290</u>	<u>731,892</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Management Information

Year ended 31 July 2021

The following pages do not form part of the financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 31 July 2021

	2021	2020
	£	£
Income and endowments		
Donations and legacies		
Donations	3,625	2,315
Subscriptions	2,410	2,736
	<u>6,035</u>	<u>5,051</u>
Other trading activities		
Fundraising events	—	710
Book sales	46	24
	<u>46</u>	<u>734</u>
Investment income		
Income from UK properties	38,485	25,015
Bank interest	72	1,481
	<u>38,557</u>	<u>26,496</u>
Total income	<u><u>44,638</u></u>	<u><u>32,281</u></u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Detailed Statement of Financial Activities *(continued)*

Year ended 31 July 2021

	2021 £	2020 £
Expenditure		
Costs of raising donations and legacies		
Publicity and Guardian Angel Magazine costs	<u>1,493</u>	<u>1,128</u>
Costs of other trading activities		
Opening stock of books	450	600
Purchases	—	1,431
Closing stock of books	<u>—</u>	<u>450</u>
	<u>450</u>	<u>1,581</u>
Expenditure on charitable activities		
Caretaking costs	1,490	3,180
Repairs and maintenance	1,076	5,678
Insurance	4,342	4,389
Legal and professional fees	930	910
Office expenses	3,260	4,283
Other office costs	1,835	4,386
Depreciation	7,188	7,206
Grants	24,602	8,116
Hen Orchard Costs	319	7
EPOS rental and charges	—	302
Priory Barn and West Barn Expenses	15,472	12,706
Barton Grange Farm Expenses	3,518	1,312
Silver Street House Expenses	<u>2,475</u>	<u>655</u>
	<u>66,506</u>	<u>53,130</u>
Total expenditure	<u>68,449</u>	<u>55,839</u>
Net expenditure	<u>(23,811)</u>	<u>(23,558)</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 July 2021

	2021 £	2020 £
Costs of raising donations and legacies		
Publicity and Guardian Angel Magazine costs		
Publicity and Guardian Angel Magazine costs	1,493	1,128
	<u>1,493</u>	<u>1,128</u>
Costs of raising donations and legacies	<u>1,493</u>	<u>1,128</u>
Costs of other trading activities		
Fundraising trading - Book Sales		
Opening stock of books	450	600
Cost of sales	—	1,431
Closing stock of books	—	(450)
	<u>450</u>	<u>1,581</u>
Costs of other trading activities	<u>450</u>	<u>1,581</u>
Expenditure on charitable activities		
Preservation of Buildings and Lands in Bradford On Avon		
Activities undertaken directly		
Caretaking costs	1,490	3,180
Repairs and maintenance	1,076	5,678
Insurance	4,342	4,389
Office expenses	3,260	4,283
Other office costs	1,835	4,386
Depreciation	7,188	7,206
Grants	24,602	8,116
Hen Orchard Costs	319	7
Priory Barn and West Barn Expenses	15,472	12,706
Barton Grange Farm Expenses	3,518	1,312
Silver Street House Expenses	2,475	655
	<u>65,577</u>	<u>51,918</u>
Governance costs		
Accountancy fees	930	910
EPOS rental and charges	—	302
	<u>930</u>	<u>1,212</u>
Expenditure on charitable activities	<u>66,506</u>	<u>53,130</u>

BRADFORD ON AVON PRESERVATION TRUST LIMITED

England & Wales - Charity number 245611

Accounts

COMPANY REGISTRATION NUMBER: 00787389
CHARITY REGISTRATION NUMBER: 245611

Bradford on Avon Preservation Trust Limited
Company Limited by Guarantee
Unaudited Financial Statements
31 July 2020

HAINES WATTS
Chartered accountants
Enterprise House
Timbrell Street
Trowbridge
Wiltshire
BA14 8PL

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Financial Statements

Year ended 31 July 2020

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Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report)

Year ended 31 July 2020

The directors, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 July 2020.

Reference and administrative details

Registered charity name	Bradford on Avon Preservation Trust Limited
Charity registration number	245611
Company registration number	00787389
Principal office and registered office	Silver Street House Silver Street Bradford On Avon Wiltshire BA15 1JY England

The directors

Mr J Potter (Chairman)	
Mrs P Rolph (Hon Secretary)	(Retired 11 December 2019)
Ms P J Balas (Hon Secretary)	
Mr D A Cowles (Hon Treasurer)	
Mr A W Eberlin	(Appointed 11 December 2019)
Mrs K Nicholls	
Mrs F R Nevin	(Appointed 11 December 2019)
Mrs R Macgregor	
Mr B Elliot	
Ms K R Larard	

Independent examiner	Mr Matthew Porter FCA Haines Watts Enterprise House Timbrell Street Trowbridge Wiltshire BA14 8PL
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Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2020

Structure, governance and management

The trustees present their report and the financial statements for the year ended 31st July 2020. The financial statements have been prepared to comply with company law, the requirements of the Trust's constitution and with the requirements of the Statement of Recommended Practice for Charities 2005 (revised 2015).

Corporate Governance

Bradford on Avon Preservation Trust Limited was incorporated in 1963 under the Companies Acts. It is limited by guarantee and its regulations are those set out in its Memorandum and Articles of Association. It is also registered as a charity with the registration number 245611. Its day to day governance is by a Council of Management (COM), the members of which act as both directors of the company and trustees. Under the regulations, membership of the Council of Management is limited to a maximum of 14 all of whom must be members of the Trust and must indicate in writing their willingness to serve. Appointment is by election at an Annual General Meeting. A third of the COM is required to retire by rotation each year but retiring members can, if they so wish, offer themselves for re-election. Between AGMs the COM has the power to co-opt members to the COM but such co-opted members must offer themselves for election at the next AGM following their co-option if they wish to continue.

On some subjects the COM is supported and advised by a committee of members specialising in that particular area but apart from day to day matters of a routine nature all major decisions are taken by the COM. All committees of members must include a member of the COM.

Trust Objectives

The objects of the Trust are set out in its Memorandum of Association. The core objects may be summarised as: " To maintain, foster and encourage the particular character and the scenic, historic and architectural values of buildings and land in the town of Bradford on Avon in the county of Wiltshire and the area adjacent thereto and to ensure and promote the integration of new buildings in the area. " To promote the education of the public by assisting in the provision and exhibition to the public of artefacts relating to the history of the area.

Risk Assessment

The trustees regularly review the major risks to which the charity is exposed and believe that maintaining the charity's free reserves at the current level, combined with the annual review of the controls over financial systems, will provide sufficient resources in the advent of continued adverse conditions. The trustees have also examined the operational and business risks which the Trust might face and confirm that they have established systems to mitigate and significant risks where they may exist.

Organisational Structure

The Board of Trustees meets as required and appoints committees as and when appropriate to address specific issues. Delegated authority is given to the approved committees to carry out their functions.

Public Benefit

In planning our activities for the period we kept in mind the Charity Commission guidance on public benefit at our trustee meetings. The objectives of the Trust are aimed at maintaining and enhancing

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 July 2020

the architectural and landscape attractions of Bradford on Avon and the surrounding area, for the benefit of all who live or visit there, now and in the future; and at helping the public to find out about and enjoy that heritage.

Reserves Policy

In pursuance of the main objective of the Trust, the COM is authorised to purchase or otherwise acquire land and buildings of historic or architectural value. In order to achieve this, the Trust needs to maintain reserves sufficient to facilitate purchase of such properties at short notice. In addition, income from these reserves is utilised for the maintenance of existing properties and for promotion of the Trust's other principal objective concerning education of the public by assisting the provision and exhibition of artifacts relating to the history of the area.

Investment Policy

The charity's excess funds have historically been held in a Reserve Account with the charity's bankers. The current account is regularly reviewed and any funds not needed in the short term are invested in the long-term, higher interest, business/reserve account.

Financial review

The total incoming resources for the year ended 31st July 2020 amounted to £32,281. The Total expenditure during the year amounted to £55,839.

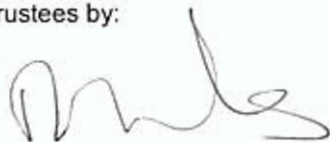
The deficit for the year amounted to £23,558. Net assets at the end of the financial period amounted to £750,413 held in unrestricted reserves together with £5,290 held in restricted reserves.

Free reserves at the year-end (unrestricted reserves not represented by fixed assets) amounted to £353,136.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The directors' annual report was approved on 15 December 2020 and signed on behalf of the board of trustees by:



Mr D A Cowles (Hon Treasurer)
Director

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Independent Examiner's Report to the Directors of Bradford on Avon Preservation Trust Limited

Year ended 31 July 2020

I report to the directors on my examination of the financial statements of Bradford on Avon Preservation Trust Limited ('the charity') for the year ended 31 July 2020.

Responsibilities and basis of report

The trustees are also the directors of the company for the purposes of company law are responsible for the preparation of the financial statements. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.



Mr Matthew Porter FCA
Independent Examiner
Enterprise House
Timbrell Street
Trowbridge
Wiltshire
BA14 8PL

15 December 2020

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 July 2020

			2020		2019
		Unrestricted funds	Restricted funds	Total funds	Total funds
	Note	£	£	£	£
Income and endowments					
Donations and legacies	4	5,051	—	5,051	10,715
Other trading activities	5	734	—	734	512
Investment income	6	26,496	—	26,496	58,917
Total income		<u>32,281</u>	<u>—</u>	<u>32,281</u>	<u>70,144</u>
Expenditure					
Expenditure on raising funds:					
Costs of raising donations and legacies	7	1,128	—	1,128	1,161
Costs of other trading activities	8	1,581	—	1,581	1,537
Expenditure on charitable activities		53,130	—	53,130	45,071
Total expenditure		<u>55,839</u>	<u>—</u>	<u>55,839</u>	<u>47,769</u>
Net (expenditure)/income and net movement in funds					
		<u>(23,558)</u>	<u>—</u>	<u>(23,558)</u>	<u>22,375</u>
Reconciliation of funds					
Total funds brought forward		773,971	5,290	779,261	756,886
Total funds carried forward		<u>750,413</u>	<u>5,290</u>	<u>755,703</u>	<u>779,261</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 7 to 11 form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Statement of Financial Position

31 July 2020

	Note	2020 £	£	2019 £	£
Fixed assets					
Tangible fixed assets	13		397,277		404,483
Current assets					
Stocks	14	450		600	
Debtors	15	3,234		3,316	
Cash at bank and in hand		371,870		382,218	
		<u>375,554</u>		<u>386,134</u>	
Creditors: amounts falling due within one year	16	<u>17,128</u>		<u>11,356</u>	
Net current assets			<u>358,426</u>		<u>374,778</u>
Total assets less current liabilities			<u>755,703</u>		<u>779,261</u>
Net assets			<u>755,703</u>		<u>779,261</u>
Funds of the charity					
Restricted funds			5,290		5,290
Unrestricted funds			750,413		773,971
Total charity funds	17		<u>755,703</u>		<u>779,261</u>

For the year ending 31 July 2020 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 15 December 2020, and are signed on behalf of the board by:



Mr D A Cowles (Hon Treasurer)
Director

The notes on pages 7 to 11 form part of these financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 July 2020

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is Silver Street House, Silver Street, Bradford On Avon, Wiltshire, BA15 1JY, England.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	- 2% straight line
Fixtures and fittings	- 20% reducing balance

Stocks

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

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2020

4. Donations and legacies

	Total Funds 2020 £	Total Funds 2019 £
Donations		
Donations	2,315	6,380
Subscriptions		
Subscriptions	2,736	4,335
	<u>5,051</u>	<u>10,715</u>

5. Other trading activities

	Total Funds 2020 £	Total Funds 2019 £
Fundraising events	710	456
Book sales	24	56
	<u>734</u>	<u>512</u>

6. Investment income

	Total Funds 2020 £	Total Funds 2019 £
Income from UK properties	25,015	57,139
Bank interest	1,481	1,778
	<u>26,496</u>	<u>58,917</u>

7. Costs of raising donations and legacies

	Total Funds 2020 £	Total Funds 2019 £
Publicity and Guardian Angel Magazine costs	1,128	1,161

8. Costs of other trading activities

	Total Funds 2020 £	Total Funds 2019 £
Fundraising trading - Book Sales	1,581	1,537

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2020

9. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):

	2020 £	2019 £
Depreciation of tangible fixed assets	<u>7,206</u>	<u>7,228</u>

10. Independent examination fees

	2020 £	2019 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>910</u>	<u>900</u>

11. Staff costs

The average head count of employees during the year was Nil (2019: Nil).

12. Trustee remuneration and expenses

No salaries or wages have been paid to employees, including members of the committee, during the year

13. Tangible fixed assets

	Pippet Buildings £	Priory Barn and Cottage £	Silver Street £	Fixtures and Fittings £	Barton Grange £	Total £
Cost						
At 1 Aug 2019 and 31 Jul 2020	<u>1,600</u>	<u>266,901</u>	<u>19,250</u>	<u>18,575</u>	<u>209,913</u>	<u>516,239</u>
Depreciation						
At 1 Aug 2019	385	53,022	3,960	18,137	36,252	111,756
Charge for the year	<u>32</u>	<u>3,671</u>	<u>385</u>	<u>88</u>	<u>3,030</u>	<u>7,206</u>
At 31 Jul 2020	<u>417</u>	<u>56,693</u>	<u>4,345</u>	<u>18,225</u>	<u>39,282</u>	<u>118,962</u>
Carrying amount						
At 31 Jul 2020	<u>1,183</u>	<u>210,208</u>	<u>14,905</u>	<u>350</u>	<u>170,631</u>	<u>397,277</u>
At 31 Jul 2019	<u>1,215</u>	<u>213,879</u>	<u>15,290</u>	<u>438</u>	<u>173,661</u>	<u>404,483</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2020

14. Stocks

	2020	2019
	£	£
Books	<u>450</u>	<u>600</u>

15. Debtors

	2020	2019
	£	£
Prepayments	<u>3,234</u>	<u>3,316</u>

16. Creditors: amounts falling due within one year

	2020	2019
	£	£
Accruals	1,116	1,106
Other creditors	<u>16,012</u>	<u>10,250</u>
	<u>17,128</u>	<u>11,356</u>

17. Analysis of charitable funds

Unrestricted funds

	At 1 August 2019	Income	Expenditure	At 31 July 2020
	£			
General fund	617,345	27,156	(48,681)	595,820
Historic Building Conservation Fund	10,627	—	(5,846)	4,781
Barton Grange Farm Fund	145,999	5,125	(1,312)	149,811
	<u>773,971</u>	<u>32,281</u>	<u>(55,839)</u>	<u>750,413</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 July 2020

17. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 August 2019	Income	Expenditure	At 31 July 2020
	£	£	£	£
Canal towpath	1,000	—	—	1,000
English Heritage		—	—	
	<u>4,290</u>		<u>—</u>	<u>4,290</u>
	<u>5,290</u>	<u>—</u>	<u>—</u>	<u>5,290</u>

18. Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Total Funds
	£	£	2020
Tangible fixed assets	397,277	—	397,277
Current assets	353,136	5,290	358,426
Net assets	<u>750,413</u>	<u>5,290</u>	<u>755,703</u>

	Unrestricted Funds	Restricted Funds	Total Funds
	£	£	2019
Tangible fixed assets	404,483	—	404,483
Current assets	369,488	5,290	374,778
Net assets	<u>773,971</u>	<u>5,290</u>	<u>779,261</u>

Bradford on Avon Preservation Trust Limited
Company Limited by Guarantee
Management Information
Year ended 31 July 2020

The following pages do not form part of the financial statements.

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 31 July 2020

	2020	2019
	£	£
Income and endowments		
Donations and legacies		
Donations	2,315	6,380
Subscriptions	2,736	4,335
	<u>5,051</u>	<u>10,715</u>
 Other trading activities		
Fundraising events	710	456
Book sales	24	56
	<u>734</u>	<u>512</u>
 Investment income		
Income from UK properties	25,015	57,139
Bank interest	1,481	1,778
	<u>26,496</u>	<u>58,917</u>
 Total income	<u>32,281</u>	<u>70,144</u>

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Detailed Statement of Financial Activities *(continued)*

Year ended 31 July 2020

	2020 £	2019 £
Expenditure		
Costs of raising donations and legacies		
Publicity and Guardian Angel magazine costs	1,128	1,161
Costs of other trading activities		
Opening stock of books	600	800
Purchases	1,431	1,337
Closing stock of books	450	600
	1,581	1,537
Expenditure on charitable activities		
Rent	3,180	2,491
Repairs and maintenance	5,678	2,373
Insurance	4,389	5,170
Legal and professional fees	910	3,350
Telephone	4,283	4,259
Other office costs	4,386	4,089
Depreciation	7,206	7,228
Grants	8,116	3,176
Hen Orchard Costs	7	20
EPOS rental and charges	302	737
Priory Barn and West Barn Expenses	12,706	10,210
Barton Grange Farm Expenses	1,312	457
Silver Street House Expenses	655	1,511
	53,130	45,071
Total expenditure	55,839	47,769
Net (expenditure)/income	(23,558)	22,375

Bradford on Avon Preservation Trust Limited

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 July 2020

	2020 £	2019 £
Costs of raising donations and legacies		
Publicity and Guardian Angel Magazine costs		
Publicity and Guardian Angel Magazine costs	1,128	1,161
	<u>1,128</u>	<u>1,161</u>
Costs of raising donations and legacies	<u>1,128</u>	<u>1,161</u>
Costs of other trading activities		
Fundraising trading - Book Sales		
Opening stock of books	600	800
Cost of sales	1,431	1,337
Closing stock of books	(450)	(600)
	<u>1,581</u>	<u>1,537</u>
Costs of other trading activities	<u>1,581</u>	<u>1,537</u>
Expenditure on charitable activities		
Preservation of Buildings and Lands in Bradford On Avon		
Activities undertaken directly		
Rent	3,180	2,491
Repairs and maintenance	5,678	2,373
Insurance	4,389	5,170
Legal and professional	-	2,450
Office expenses	4,283	4,259
Other office costs	4,386	4,089
Depreciation	7,206	7,228
Grants	8,116	3,176
Hen Orchard Costs	7	20
Priory Barn and West Barn Expenses	12,706	10,210
Barton Grange Farm Expenses	1,312	457
Silver Street House Expenses	655	1,511
	<u>51,918</u>	<u>43,434</u>
Governance costs		
Accountancy fees	910	900
EPOS rental and charges	302	737
	<u>1,212</u>	<u>1,637</u>
Expenditure on charitable activities	<u>53,130</u>	<u>45,071</u>