

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

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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

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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>