

TOWN ESTATE CHARITY

England & Wales · Charity number 251848

Details

Status Registered

Legal form Other

Registered 1969-02-07

Register [View on the Charity Commission register](#)

Contact

Address Brown & Co
The Atrium
St. Georges Street
Norwich
NR3 1AB

Phone 01603629871

Activities

Objects: THE REPAIR AND MAINTENANCE OF THE PARISH CHURCH OF PULHAM ST. MARY MAGDALEN OR OTHER EXPENSES CONNECTED WITH THE CHURCH. GENERAL CHARITABLE PURPOSES FOR THE BENEFIT OF THE POOR INHABITANTS OF THE FORMER ANCIENT PARISH OF PULHAM ST. MARY MAGDALEN.

Activities: Letting and management of property and land in the Parish of Pulham Market

Classification

- **How:** Makes Grants To Organisations
- **What:** General Charitable Purposes
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** THE ANCIENT PARISH OF PULHAM ST. MARY MAGDALEN NORFOLK
- Norfolk

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£53,573	£60,102	-	-
2023-12-31	£56,828	£29,628	-	-
2022-12-31	£51,440	£58,256	-	-
2021-12-31	£50,942	£60,098	-	-
2020-12-31	£53,079	£48,995	-	-

Trustees

Name	Role	Appointed
Alison Schwier		2022-03-01
MADLINE ALISON ALEXANDER		2013-01-01

TOWN ESTATE CHARITY

England & Wales - Charity number 251848

Accounts

PULHAM MARKET TOWN ESTATE

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

Charity number: 251848

PULHAM MARKET TOWN ESTATE

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

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PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees are pleased to present their report, together with the financial statements for the year ended 31 December 2024.

Reference and administration details

Charity name: Pulham Market Town Estate

Charity registration number: 251848

Address of charity: Brown & Co
The Atrium
St. Georges Street
Norwich
NR3 1AB

Trustees: M Alexander
F J G Howard
Reverend C Melville
A Schwier

Clerk C E Birch

Bankers: Barclays Bank plc
5-7 Red Lion Street
Norwich
NR1 3QH

Independent Examiner: M Proctor FCA DChA
Lovewell Blake LLP
Bankside 300
Peachman way
Broadland Business Park
Norwich
NR7 0LB

Estate Managers: Brown & Co
The Atrium
St. Georges Street
Norwich
NR3 1AB

PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2024

Objectives and activities

The primary purpose of the Charity is to repair and maintain the Parish Church of Pulham St. Mary Magdalen, and meet other expenses connected with the Church, for the benefit of the poor inhabitants of the former ancient parish of Pulham St. Mary Magdalen.

Management and lettings of land and property

The Trustees shall let and otherwise manage all the land and property belonging to the charity not required to be retained or occupied for the purpose thereof subject to such consents as are required by law.

Application of income

The Trustees shall first defray out of the income of the Charity the cost of maintaining the property of the charity (including the repair and insurance of any buildings thereon) and all other charges and outgoings payable in respect thereof and all the proper costs, charges and expenses of and incidental to the administration and management of the charity.

Subject to the payment of expenses aforesaid the Trustees shall apply the income of the charity as follows:-

As to fifty per cent. thereof shall be paid to the Trustees of the Pulham Market Ecclesiastical Charity for the application for the purposes of that charity.

As to fifty per cent. thereof shall be paid to the Trustees of the Pulham Market Non-Ecclesiastical Charity for the application for the purposes of that charity.

In applying income of the charity the administrative Trustees shall apply the following restrictions:-

No Trustees shall take or hold any interest in property belonging to the charity otherwise than as a Trustee for the purposes thereof and no Trustee shall receive remuneration, or be interested in the supply of work or goods, at the cost of the charity.

The Trustees shall not apply income of the charity directly in relief of rates, taxes or other public funds.

Achievements and performance

During the year the Charity continued to let and manage the properties belonging to the Charity, and repaired these properties as necessary.

Financial review

The charity is funded by rental income and investment income. Total receipts amounted to £53,573 (2023: £56,828) and, after payments of £60,102 (2023: £29,628), the net payments for the year amounted to £6,530 (2023: net receipts of £27,200).

The Trustees consider the year-end financial position to be satisfactory and confirm that the charity can meet all known obligations.

Structure, governance and management

Governing document

Pulham Market Town Estate was established on 9 February 1897. Its constitution was registered with the Charity Commission (registration number 251848) on 22 March 1994, as amended by a Scheme dated 22 April 2008.

PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2024

Structure, governance and management (continued)

Appointment and recruitment of Trustees

According to the Charity's constitution, the board of Trustees should consist of five competent persons appointed as follows:

- Three by the Trustees of the Pulham Market Town Estate Non-Ecclesiastical Charity, and
- Two by the Trustees of the Pulham Market Town Estate Ecclesiastical Charity.

All appointments shall be made for a term of four years, after which, the Trustees can stand for re-election.

Trustees' induction and training

All new Trustees will be provided with copies of:

- The Charity's constitution
- The latest accounts of the Charity

and are encouraged to read Charity Commission guidance notes CC3 - "The Essential Trustee, what you need to know, what you need to do."

In addition, Trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Organisational structure

The Trustees administer the Charity and meet twice a year to review rental and investment income and approve forthcoming charitable expenditure.

Related party transactions

There were no related party transactions during the year.

Reserves policy

At the year end, the Charity's cash and bank balances totalled £46,699. After adding current assets of £10 and deducting current liabilities of £24,382, there were reserves of £22,327. However investments totalled £132,504, which can be sold if cashflow requires.

The Trustees have considered reserves. It has been agreed that at each distribution meeting a decision will be made whether to retain funds in reserve. The Trustees are conscious of the need to retain capital so if significant requirements for revenue expenditure is envisaged, the Trustees might decide to reserve funds from an annual surplus to smooth out cashflow. On each occasion, the matter will be considered on its own merit against a forward annual budget and property report. There are funds invested which can be liquidated if appropriate in the event of extreme need.

Plans for future periods

It is the Trustees' intention that the Charity will continue to let and manage properties as detailed above.

PULHAM MARKET TOWN ESTATE
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024

Trustees

The current Trustees are shown on page 1. All Trustees held office throughout the year.

Public benefit

The Trustees have considered the Charity Commission's guidance on public benefit. They confirm that in planning and carrying out the charity's activities they have had regards to this guidance.

Signed on behalf of the trustees

M Alexander
Trustee

14 October 2025

PULHAM MARKET TOWN ESTATE
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2024

	Unrestricted Funds	
	Total 2024	Total 2023
	£	£
Receipts		
Investment income		
Rents received	49,643	53,038
Dividends and interest	3,930	3,775
Wayleave	<u>-</u>	<u>15</u>
Total receipts	<u>53,573</u>	<u>56,828</u>
Payments		
Property Repairs and Maintenance	41,669	11,575
Insurance	4,317	3,317
Accountancy fee	1,530	1,416
Professional fees	<u>12,586</u>	<u>13,320</u>
Total payments	<u>60,102</u>	<u>29,628</u>
Net (payments)/receipts	(6,530)	27,200
Cash and bank balances at 31 December 2023	<u>53,228</u>	<u>26,028</u>
Cash and bank balances at 31 December 2024	<u>46,699</u>	<u>53,228</u>

PULHAM MARKET TOWN ESTATE

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2024

		Unrestricted Funds	
		2024	2023
		£	£
Cash funds			
Bank current account		<u>46,699</u>	<u>53,228</u>
Other monetary assets			
Property rent debtor		<u>10</u>	<u>385</u>
Investment assets			
		Current Value	
		2024	2023
		£	£
Property:	Properties all in Pulham Market:		
(estimated	6 Station Road;	240,000	235,000
current value)	1 Longhouse, Guildhall Lane;	200,000	195,000
	3 Longhouse, Guildhall Lane;	225,000	220,000
	Valhalla, Colegate End Road;	220,000	215,000
	Kenegie, Mill Green, Colegate End Road;	340,000	330,000
	Hideaway, 17 Mill Close;	240,000	235,000
	Jalna, 5 Chapel Close.	<u>265,000</u>	<u>260,000</u>
		1,730,000	1,690,000
Other:	Barratt & Cooke managed portfolio	<u>132,504</u>	<u>128,412</u>
		<u>1,862,504</u>	<u>1,818,412</u>
Liabilities			
		2024	2023
		£	£
Property Repairs and Maintenance		10,177	2,733
Professional fees		12,608	11,904
Independent Examination		<u>1596</u>	<u>1,530</u>
		<u>24,382</u>	<u>16,167</u>

These financial statements were approved by the Trustees on 14 October 2025 and are signed on their behalf by:

M Alexander
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PULHAM MARKET TOWN ESTATE**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2024 which are set out on pages 5 to 6.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act;
or
2. the accounts do not accord with those records.

I can confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

M Proctor FCA DChA
Lovewell Blake LLP
Chartered Accountants
Independent examiner
Norwich

15 October 2025

TOWN ESTATE CHARITY

England & Wales - Charity number 251848

Accounts

PULHAM MARKET TOWN ESTATE

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

Charity number: 251848

PULHAM MARKET TOWN ESTATE

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

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PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2023

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Charity name: Pulham Market Town Estate

Charity registration number: 251848

Address of charity: Brown & Co
The Atrium
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Norwich
NR3 1AB

Trustees: M Alexander
F J G Howard
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A Schwier

Clerk C E Birch

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PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2023

Objectives and activities

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Achievements and performance

During the year the Charity continued to let and manage the properties belonging to the Charity, and repaired these properties as necessary.

Financial review

The charity is funded by rental income and investment income. Total receipts amounted to £56,828 (2022: £51,440) and, after payments of £29,628 (2022: £58,256), the net receipts for the year amounted to £27,200 (2022: net payments of £6,816).

The Trustees consider the year-end financial position to be satisfactory and confirm that the charity can meet all known obligations.

Structure, governance and management

Governing document

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PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2023

Structure, governance and management (continued)

Appointment and recruitment of Trustees

According to the Charity's constitution, the board of Trustees should consist of five competent persons appointed as follows:

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- Two by the Trustees of the Pulham Market Town Estate Ecclesiastical Charity.

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Trustees' induction and training

All new Trustees will be provided with copies of:

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and are encouraged to read Charity Commission guidance notes CC3 - "The Essential Trustee, what you need to know, what you need to do."

In addition, Trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Organisational structure

The Trustees administer the Charity and meet twice a year to review rental and investment income and approve forthcoming charitable expenditure.

Related party transactions

There were no related party transactions during the year.

Reserves policy

At the year end, the Charity's cash and bank balances totalled £53,228. After adding current assets of £385 and deducting current liabilities of £16,167, there were reserves of £37,446. However investments totalled £124,070, which can be sold if cashflow requires.

The Trustees have considered reserves. It has been agreed that at each distribution meeting a decision will be made whether to retain funds in reserve. The Trustees are conscious of the need to retain capital so if significant requirements for revenue expenditure is envisaged, the Trustees might decide to reserve funds from an annual surplus to smooth out cashflow. On each occasion, the matter will be considered on its own merit against a forward annual budget and property report. There are funds invested which can be liquidated if appropriate in the event of extreme need.

Plans for future periods

It is the Trustees' intention that the Charity will continue to let and manage properties as detailed above.

PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2023

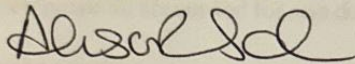
Trustees

The current Trustees are shown on page 1. All Trustees held office throughout the year.

Public benefit

The Trustees have considered the Charity Commission's guidance on public benefit. They confirm that in planning and carrying out the charity's activities they have had regards to this guidance.

Signed on behalf of the trustees



~~F J G Howard~~ A R SCHWIER

Trustee

PULHAM MARKET TOWN ESTATE
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2023

	Unrestricted Funds	
	Total 2023	Total 2022
	£	£
Receipts		
Investment income		
Rents received	53,038	48,096
Dividends and interest	3,775	3,329
Wayleave	<u>15</u>	<u>15</u>
Total receipts	<u>56,828</u>	<u>51,440</u>
Payments		
Donations and Grants	-	30,000
Property Repairs and Maintenance	11,575	11,576
Insurance	3,317	2,854
Accountancy fee	1,416	2,586
Professional fees	<u>13,320</u>	<u>11,238</u>
Total payments	<u>29,628</u>	<u>58,256</u>
Net payments	27,200	(6,816)
Cash and bank balances at 31 December 2022	<u>26,028</u>	<u>32,844</u>
Cash and bank balances at 31 December 2023	<u>53,228</u>	<u>26,028</u>

PULHAM MARKET TOWN ESTATE

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2023

Unrestricted Funds

	2023	2022
	£	£
Cash funds		
Bank current account	<u>53,228</u>	<u>26,028</u>
Other monetary assets		
Property rent debtor	<u>385</u>	<u>390</u>
Investment assets		

Current Value

2023 **2022**
£ **£**

Property: (estimated current value)	Properties all in Pulham Market:		
	6 Station Road;	235,000	240,000
	1 Longhouse, Guildhall Lane;	195,000	200,000
	3 Longhouse, Guildhall Lane;	220,000	230,000
	Valhalla, Colegate End Road;	215,000	220,000
	Kenegie, Mill Green, Colegate End Road;	330,000	345,000
	Hideaway, 17 Mill Close;	235,000	240,000
	Jalna, 5 Chapel Close.	<u>260,000</u>	<u>270,000</u>
		1,690,000	1,750,000
Other:	Barratt & Cooke managed portfolio	<u>124,070</u>	<u>124,700</u>
		<u>1,814,070</u>	<u>1,874,700</u>

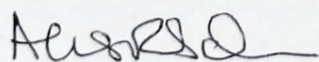
Liabilities

	2023	2022
	£	£
Property Repairs and Maintenance	2,733	568
Professional fees	11,904	13,320
Independent Examination	<u>1,530</u>	<u>1,416</u>
	<u>16,167</u>	<u>13,888</u>

18/7/24

These financial statements were approved by the Trustees on and are signed on their behalf by:

F J G Howard



A SCHWIER

Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PULHAM MARKET TOWN ESTATE**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2023 which are set out on pages 5 to 6.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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2. the accounts do not accord with those records.

I can confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

M Proctor FCA DChA
Lovewell Blake LLP
Chartered Accountants
Independent examiner
Norwich

TOWN ESTATE CHARITY

England & Wales - Charity number 251848

Accounts

PULHAM MARKET TOWN ESTATE

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

Charity number: 251848

PULHAM MARKET TOWN ESTATE

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

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PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2022

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M Newby
Reverend S Walsh

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PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2022

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Management and lettings of land and property

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Application of income

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As to fifty per cent. thereof shall be paid to the Trustees of the Pulham Market Ecclesiastical Charity for the application for the purposes of that charity.

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The Trustees shall not apply income of the charity directly in relief of rates, taxes or other public funds.

Achievements and performance

During the year the Charity continued to let and manage the properties belonging to the Charity, and repaired these properties as necessary.

Financial review

The charity is funded by rental income and investment income. Total receipts amounted to £51,440 (2021: £50,942) and, after payments of £58,256 (2021: £60,096), the net payments for the year amounted to £6,816 (2021: £9,156).

The Trustees consider the year-end financial position to be satisfactory and confirm that the charity can meet all known obligations.

Structure, governance and management

Governing document

Pulham Market Town Estate was established on 9 February 1897. Its constitution was registered with the Charity Commission (registration number 251848) on 22 March 1994, as amended by a Scheme dated 22 April 2008.

PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2022

Structure, governance and management (continued)

Appointment and recruitment of Trustees

According to the Charity's constitution, the board of Trustees should consist of five competent persons appointed as follows:

- Three by the Trustees of the Pulham Market Town Estate Non-Ecclesiastical Charity, and
- Two by the Trustees of the Pulham Market Town Estate Ecclesiastical Charity.

All appointments shall be made for a term of four years, after which, the Trustees can stand for re-election.

Trustees' induction and training

All new Trustees will be provided with copies of:

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- The latest accounts of the Charity

and are encouraged to read Charity Commission guidance notes CC3 - "The Essential Trustee, what you need to know, what you need to do."

In addition, Trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Organisational structure

The Trustees administer the Charity and meet twice a year to review rental and investment income and approve forthcoming charitable expenditure.

Related party transactions

During the year, the charity made grants of £10,000 (2021: £10,000) to Pulham Market Non-Ecclesiastical Charity, and £20,000 (2021: £10,000) to Pulham Market Ecclesiastical Charity.

The charity is related to Pulham Market Ecclesiastical Charity by way of the fact that F S Allen and Reverend S Walsh are trustees of the Ecclesiastical Charity.

The charity is related to Pulham Market Non-Ecclesiastical Charity by way of the fact that M Newby, F J G Howard and M Alexander are trustees of the Non-Ecclesiastical Charity.

Reserves policy

At the year end, the Charity's cash and bank balances totalled £26,028. After adding current assets of £390 and deducting current liabilities of £13,888, there were reserves of £12,530. However investments totalled £124,700, which can be sold if cashflow requires.

The Trustees have considered reserves. It has been agreed that at each distribution meeting a decision will be made whether to retain funds in reserve. The Trustees are conscious of the need to retain capital so if significant requirements for revenue expenditure is envisaged, the Trustees might decide to reserve funds from an annual surplus to smooth out cashflow. On each occasion, the matter will be considered on its own merit against a forward annual budget and property report. There are funds invested which can be liquidated if appropriate in the event of extreme need.

Plans for future periods

It is the Trustees' intention that the Charity will continue to let and manage properties as detailed above.

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

Trustees

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Public benefit

The Trustees have considered the Charity Commission's guidance on public benefit. They confirm that in planning and carrying out the charity's activities they have had regards to this guidance.

Signed on behalf of the trustees

F J G Howard

Trustee

11 October 2023

PULHAM MARKET TOWN ESTATE
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2022

	Unrestricted Funds	
	Total 2022	Total 2021
	£	£
Receipts		
Investment income		
Rents received	48,096	47,315
Dividends and interest	3,329	3,611
Wayleave	<u>15</u>	<u>15</u>
Total receipts	<u>51,440</u>	<u>50,942</u>
Payments		
Donations and Grants	30,000	20,000
Property Repairs and Maintenance	11,576	25,705
Insurance	2,854	2,480
Accountancy fee	2,586	-
Professional fees	<u>11,238</u>	<u>11,913</u>
Total payments	<u>58,256</u>	<u>60,098</u>
Net payments	(6,816)	(9,156)
Cash and bank balances at 31 December 2021	<u>32,844</u>	<u>42,000</u>
Cash and bank balances at 31 December 2022	<u>26,028</u>	<u>32,844</u>

PULHAM MARKET TOWN ESTATE

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2022

		Unrestricted Funds	
		2022	2021
		£	£
Cash funds			
Bank current account		<u>26,028</u>	<u>32,844</u>
Other monetary assets			
Property rent debtor		<u>390</u>	<u>761</u>
Investment assets			
		Current Value	
		2022	2021
		£	£
Property:	Properties all in Pulham Market:		
(estimated	6 Station Road;	240,000	235,000
current value)	1 Longhouse, Guildhall Lane;	200,000	190,000
	3 Longhouse, Guildhall Lane;	230,000	215,000
	Valhalla, Colegate End Road;	220,000	210,000
	Kenegie, Mill Green, Colegate End Road;	345,000	325,000
	Hideaway, 17 Mill Close;	245,000	230,000
	Jalna, 5 Chapel Close.	<u>270,000</u>	<u>255,000</u>
		1,750,000	1,660,000
Other:	Barratt & Cooke managed portfolio	<u>124,700</u>	<u>144,000</u>
		<u>1,874,700</u>	<u>1,804,000</u>
Liabilities			
		2022	2021
		£	£
Property Repairs and Maintenance		568	1,001
Grants payable		-	-
Professional fees		13,320	11,238
Independent Examination		-	2,586
Insurance		<u>-</u>	<u>-</u>
		<u>13,888</u>	<u>14,825</u>

These financial statements were approved by the Trustees on 11 October 2023 and are signed on their behalf by:

F J G Howard

Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PULHAM MARKET TOWN ESTATE**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2022 which are set out on pages 5 to 6.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act;
or
2. the accounts do not accord with those records.

I can confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

M Proctor FCA DChA
Lovewell Blake LLP
Chartered Accountants
Independent examiner
Norwich

12 October 2023

TOWN ESTATE CHARITY

England & Wales - Charity number 251848

Accounts

PULHAM MARKET TOWN ESTATE

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

Charity number: 251848

PULHAM MARKET TOWN ESTATE

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

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PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees are pleased to present their report, together with the financial statements for the year ended 31 December 2021.

Reference and administration details

Charity name: Pulham Market Town Estate

Charity registration number: 251848

Address of charity: Brown & Co
The Atrium
St. Georges Street
Norwich
NR3 1AB

Trustees: M Alexander
F S Allen
F J G Howard
M Newby
Reverend S Walsh

Clerk C E Birch

Bankers: Barclays Bank plc
5-7 Red Lion Street
Norwich
NR1 3QH

Independent Examiner: M Proctor FCA DChA
Lovewell Blake LLP
Bankside 300
Peachman way
Broadland Business Park
Norwich
NR7 0LB

Estate Managers: Brown & Co
The Atrium
St. Georges Street
Norwich
NR3 1AB

PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2021

Objectives and activities

The primary purpose of the Charity is to repair and maintain the Parish Church of Pulham St. Mary Magdalen, and meet other expenses connected with the Church, for the benefit of the poor inhabitants of the former ancient parish of Pulham St. Mary Magdalen.

Management and lettings of land and property

The Trustees shall let and otherwise manage all the land and property belonging to the charity not required to be retained or occupied for the purpose thereof subject to such consents as are required by law.

Application of income

The Trustees shall first defray out of the income of the Charity the cost of maintaining the property of the charity (including the repair and insurance of any buildings thereon) and all other charges and outgoings payable in respect thereof and all the proper costs, charges and expenses of and incidental to the administration and management of the charity.

Subject to the payment of expenses aforesaid the Trustees shall apply the income of the charity as follows:-

As to fifty per cent. thereof shall be paid to the Trustees of the Pulham Market Ecclesiastical Charity for the application for the purposes of that charity.

As to fifty per cent. thereof shall be paid to the Trustees of the Pulham Market Non-Ecclesiastical Charity for the application for the purposes of that charity.

In applying income of the charity the administrative Trustees shall apply the following restrictions:-

No Trustees shall take or hold any interest in property belonging to the charity otherwise than as a Trustee for the purposes thereof and no Trustee shall receive remuneration, or be interested in the supply of work or goods, at the cost of the charity.

The Trustees shall not apply income of the charity directly in relief of rates, taxes or other public funds.

Achievements and performance

During the year the Charity continued to let and manage the properties belonging to the Charity, and repaired these properties as necessary.

Financial review

The charity is funded by rental income and investment income. Total receipts amounted to £50,942 (2020: £53,079) and, after payments of £60,098 (2020: £41,886), the net payments for the year amounted to £9,156 (2020: net receipts £11,193).

The Trustees consider the year-end financial position to be satisfactory and confirm that the charity can meet all known obligations.

Structure, governance and management

Governing document

Pulham Market Town Estate was established on 9 February 1897. Its constitution was registered with the Charity Commission (registration number 251848) on 22 March 1994, as amended by a Scheme dated 22 April 2008.

PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2021

Structure, governance and management (continued)

Appointment and recruitment of Trustees

According to the Charity's constitution, the board of Trustees should consist of five competent persons appointed as follows:

- Three by the Trustees of the Pulham Market Town Estate Non-Ecclesiastical Charity, and
- Two by the Trustees of the Pulham Market Town Estate Ecclesiastical Charity.

All appointments shall be made for a term of four years, after which, the Trustees can stand for re-election.

Trustees' induction and training

All new Trustees will be provided with copies of:

- The Charity's constitution
- The latest accounts of the Charity

and are encouraged to read Charity Commission guidance notes CC3 - "The Essential Trustee, what you need to know, what you need to do."

In addition, Trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Organisational structure

The Trustees administer the Charity and meet twice a year to review rental and investment income and approve forthcoming charitable expenditure.

Related party transactions

During the year, the charity made grants of £10,000 (2019: £10,000) to Pulham Market Non-Ecclesiastical Charity, and £10,000 (2020: £Nil) to Pulham Market Ecclesiastical Charity.

The charity is related to Pulham Market Ecclesiastical Charity by way of the fact that F S Allen and Reverend S Walsh are trustees of the Ecclesiastical Charity.

The charity is related to Pulham Market Non-Ecclesiastical Charity by way of the fact that M Newby, F J G Howard and M Alexander are trustees of the Non-Ecclesiastical Charity.

Reserves policy

At the year end, the Charity's cash and bank balances totalled £32,844. After adding current assets of £761 and deducting current liabilities of £14,825, there were reserves of £18,780. However investments totalled £144,000, which can be sold if cashflow requires.

The Trustees have considered reserves. It has been agreed that at each distribution meeting a decision will be made whether to retain funds in reserve. The Trustees are conscious of the need to retain capital so if significant requirements for revenue expenditure is envisaged, the Trustees might decide to reserve funds from an annual surplus to smooth out cashflow. On each occasion, the matter will be considered on its own merit against a forward annual budget and property report. There are funds invested which can be liquidated if appropriate in the event of extreme need.

Plans for future periods

It is the Trustees' intention that the Charity will continue to let and manage properties as detailed above.

PULHAM MARKET TOWN ESTATE
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021

Trustees

The current Trustees are shown on page 1. All Trustees held office throughout the year.

Public benefit

The Trustees have considered the Charity Commission's guidance on public benefit. They confirm that in planning and carrying out the charity's activities they have had regards to this guidance.

Signed on behalf of the trustees

F S Allen

Chairman

Date: 12 July 2022

PULHAM MARKET TOWN ESTATE
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2021

	Unrestricted Funds	
	Total 2021	Total 2020
	£	£
Receipts		
Investment income		
Rents received	47,315	48,995
Dividends and interest	3,611	4,069
Wayleave	<u>15</u>	<u>15</u>
Total receipts	<u>50,942</u>	<u>53,079</u>
Payments		
Donations and Grants	20,000	10,000
Property Repairs and Maintenance	25,705	16,121
Insurance	2,480	2,208
Accountancy fee	-	1,230
Professional fees	<u>11,913</u>	<u>12,327</u>
Total payments	<u>60,098</u>	<u>41,886</u>
Net (payments)/receipts	(9,156)	11,193
Cash and bank balances at 31 December 2020	<u>42,000</u>	<u>30,807</u>
Cash and bank balances at 31 December 2021	<u>32,844</u>	<u>42,000</u>

PULHAM MARKET TOWN ESTATE

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2021

		Unrestricted Funds	
		2021	2020
		£	£
Cash funds			
Bank current account		<u>32,844</u>	<u>42,000</u>
Other monetary assets			
Property rent debtor		<u>761</u>	<u>775</u>
Investment assets			
		Current Value	
		2021	2020
		£	£
Property: (estimated current value)	Properties all in Pulham Market: 6 Station Road; 1 Longhouse, Guildhall Lane; 3 Longhouse, Guildhall Lane; Valhalla, Colegate End Road; Kenegie, Mill Green, Colegate End Road; Hideaway, 17 Mill Close; Jalna, 5 Chapel Close.	1,660,000	1,362,500
Other:	Barratt & Cooke managed portfolio	<u>144,000</u>	<u>133,328</u>
		<u>1,804,000</u>	<u>1,495,828</u>

Liabilities

		2021	2020
		£	£
Property Repairs and Maintenance		1,001	-
Grants payable		-	10,000
Professional fees		11,238	11,913
Independent Examination		2,586	1,272
Insurance		<u>-</u>	<u>-</u>
		<u>14,825</u>	<u>23,185</u>

These financial statements were approved by the Trustees on 12 July 2022 and are signed on their behalf by:

F S Allen

Chairman

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PULHAM MARKET TOWN ESTATE**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2021 which are set out on pages 5 to 6.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act;
or
2. the accounts do not accord with those records.

During my examination I became aware that there had been no meetings of the Trustees during the calendar year. This situation arose due to restrictions posed by COVID-19.

I can confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

M Proctor FCA DChA
Lovewell Blake LLP
Chartered Accountants
Independent examiner
Norwich

19 July 2022

TOWN ESTATE CHARITY

England & Wales - Charity number 251848

Accounts

PULHAM MARKET TOWN ESTATE

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

Charity number: 251848

PULHAM MARKET TOWN ESTATE

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

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PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees are pleased to present their report, together with the financial statements for the year ended 31 December 2020.

Reference and administration details

Charity name: Pulham Market Town Estate

Charity registration number: 251848

Address of charity: Brown & Co
The Atrium
St. Georges Street
Norwich
NR3 1AB

Trustees: M Alexander
F S Allen
F J G Howard
M Newby
Reverend S Walsh

Clerk C E Birch

Bankers: Barclays Bank plc
5-7 Red Lion Street
Norwich
NR1 3QH

Independent Examiner: M Proctor FCA DChA
Lovewell Blake LLP
Bankside 300
Peachman way
Broadland Business Park
Norwich
NR7 0LB

Estate Managers: Brown & Co
The Atrium
St. Georges Street
Norwich
NR3 1AB

PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2020

Objectives and activities

The primary purpose of the Charity is to repair and maintain the Parish Church of Pulham St. Mary Magdalen, and meet other expenses connected with the Church, for the benefit of the poor inhabitants of the former ancient parish of Pulham St. Mary Magdalen.

Management and lettings of land and property

The Trustees shall let and otherwise manage all the land and property belonging to the charity not required to be retained or occupied for the purpose thereof subject to such consents as are required by law.

Application of income

The Trustees shall first defray out of the income of the Charity the cost of maintaining the property of the charity (including the repair and insurance of any buildings thereon) and all other charges and outgoings payable in respect thereof and all the proper costs, charges and expenses of and incidental to the administration and management of the charity.

Subject to the payment of expenses aforesaid the Trustees shall apply the income of the charity as follows:-

As to fifty per cent. thereof shall be paid to the Trustees of the Pulham Market Ecclesiastical Charity for the application for the purposes of that charity.

As to fifty per cent. thereof shall be paid to the Trustees of the Pulham Market Non-Ecclesiastical Charity for the application for the purposes of that charity.

In applying income of the charity the administrative Trustees shall apply the following restrictions:-

No Trustees shall take or hold any interest in property belonging to the charity otherwise than as a Trustee for the purposes thereof and no Trustee shall receive remuneration, or be interested in the supply of work or goods, at the cost of the charity.

The Trustees shall not apply income of the charity directly in relief of rates, taxes or other public funds.

Achievements and performance

During the year the Charity continued to let and manage the properties belonging to the Charity, and repaired these properties as necessary.

Financial review

The charity is funded by rental income and investment income. Total receipts amounted to £53,079 (2019: £54,777) and, after payments of £ 48,995 (2019: £45,595), the net receipts for the year amounted to £ 9,135 (2019: £9,182).

The Trustees consider the year-end financial position to be satisfactory and confirm that the charity can meet all known obligations.

Structure, governance and management

Governing document

Pulham Market Town Estate was established on 9 February 1897. Its constitution was registered with the Charity Commission (registration number 251848) on 22 March 1994, as amended by a Scheme dated 22 April 2008.

PULHAM MARKET TOWN ESTATE

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2020

Structure, governance and management (continued)

Appointment and recruitment of Trustees

According to the Charity's constitution, the board of Trustees should consist of five competent persons appointed as follows:

- Three by the Trustees of the Pulham Market Town Estate Non-Ecclesiastical Charity, and
- Two by the Trustees of the Pulham Market Town Estate Ecclesiastical Charity.

All appointments shall be made for a term of four years, after which, the Trustees can stand for re-election.

Trustees' induction and training

All new Trustees will be provided with copies of:

- The Charity's constitution
- The latest accounts of the Charity

and are encouraged to read Charity Commission guidance notes CC3 - "The Essential Trustee, what you need to know, what you need to do."

In addition, Trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Organisational structure

The Trustees administer the Charity and meet twice a year to review rental and investment income and approve forthcoming charitable expenditure.

Related party transactions

During the year, the charity made grants of £10,000 (2019: £8,000) to Pulham Market Non-Ecclesiastical Charity, and a grant of £10,000 was made to Pulham Market Ecclesiastical Charity after the year-end (2019: £10,000 during the year).

The charity is related to Pulham Market Ecclesiastical Charity by way of the fact that F S Allen and Reverend S Walsh are trustees of the Ecclesiastical Charity.

The charity is related to Pulham Market Non-Ecclesiastical Charity by way of the fact that M Newby, F J G Howard and M Alexander are trustees of the Non-Ecclesiastical Charity.

Reserves policy

At the year end, the Charity's cash and bank balances totalled £42,000 and after deducting current liabilities of £23,185, there were reserves of £18,815. However investments totalled £133,328, which can be sold if cashflow requires.

The Trustees have considered reserves. It has been agreed that at each distribution meeting a decision will be made whether to retain funds in reserve. The Trustees are conscious of the need to retain capital so if significant requirements for revenue expenditure is envisaged, the Trustees might decide to reserve funds from an annual surplus to smooth out cashflow. On each occasion, the matter will be considered on its own merit against a forward annual budget and property report. There are funds invested which can be liquidated if appropriate in the event of extreme need.

Plans for future periods

It is the Trustees' intention that the Charity will continue to let and manage properties as detailed above.

PULHAM MARKET TOWN ESTATE
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020

Trustees

The current Trustees are shown on page 1. All Trustees held office throughout the year.

Public benefit

The Trustees have considered the Charity Commission's guidance on public benefit. They confirm that in planning and carrying out the charity's activities they have had regards to this guidance.

Signed on behalf of the trustees

F S Allen

Chairman

9 October 2021

PULHAM MARKET TOWN ESTATE
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted Funds	
	Total 2020	Total 2019
	£	£
Receipts		
Investment income		
Rents received	48,995	49,395
Dividends and interest	4,069	5,367
Wayleave	<u>15</u>	<u>15</u>
Total receipts	<u>53,079</u>	<u>54,777</u>
Payments		
Donations and Grants	10,000	16,000
Property Repairs and Maintenance	16,121	16,169
Insurance	2,208	-
Accountancy fee	1,230	858
Professional fees	<u>12,327</u>	<u>12,568</u>
Total payments	<u>41,886</u>	<u>45,595</u>
Net receipts	11,193	9,182
Cash and bank balances at 31 December 2019	<u>30,807</u>	<u>21,625</u>
Cash and bank balances at 31 December 2020	<u>42,000</u>	<u>30,807</u>

PULHAM MARKET TOWN ESTATE

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2020

		Unrestricted Funds	
		2020	2019
		£	£
Cash funds			
Bank current account		<u>42,000</u>	<u>30,807</u>
Other monetary assets			
Property rent debtor		<u>775</u>	<u>-</u>
Investment assets			
		Current Value	
		2020	2019
		£	£
Property: (estimated current value)	Properties all in Pulham Market: 6 Station Road; 1 Longhouse, Guildhall Lane; 3 Longhouse, Guildhall Lane; Valhalla, Colegate End Road; Kenegie, Mill Green, Colegate End Road; Hideaway, 17 Mill Close; Jalna, 5 Chapel Close.	1,362,500	1,362,500
Other:	Barratt & Cooke managed portfolio	<u>133,328</u>	<u>131,960</u>
		<u>1,495,828</u>	<u>1,494,460</u>
Liabilities			
		2020	2019
		£	£
Property Repairs and Maintenance			625
Grants payable		10,000	-
Professional fees		11,913	12,327
Independent Examination		1,272	1,230
Insurance		<u>-</u>	<u>1,909</u>
		<u>23,185</u>	<u>16,091</u>

These financial statements were approved by the Trustees on 9 October 2021 and are signed on their behalf by:

F S Allen

Chairman

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PULHAM MARKET TOWN ESTATE**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2020 which are set out on pages 5 to 6.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act;
or
2. the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

M Proctor FCA DChA
Lovewell Blake LLP
Chartered Accountants
Independent examiner
Norwich

13 October 2021