

# THE OXFORDSHIRE BUILDINGS TRUST

England & Wales · Charity number 282203

## Details

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**Other names** THE OXFORDSHIRE BUILDINGS TRUST LIMITED

**Status** Registered

**Legal form** CIO

**Registered** 1981-06-10

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

## Contact

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**Address** Haycot  
Church Close  
Farmoor  
Oxford  
OX2 9NP

**Phone** 01865862148

**Email** [johnhay.griffin@gmail.com](mailto:johnhay.griffin@gmail.com)

**Website** [www.oxfordshirebuildingstrust.co.uk](http://www.oxfordshirebuildingstrust.co.uk)

## Activities

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**Objects:** TO PRESERVE FOR THE BENEFIT OF THE PEOPLE OF OXFORDSHIRE AND OF THE NATION AT LARGE, WHATEVER OF THE ENGLISH HISTORICAL, ARCHITECTURAL AND CONSTRUCTIONAL HERITAGE MAY EXIST IN OXFORDSHIRE IN THE FORM OF BUILDINGS AND ALSO ANY GARDEN OR PLANT OR MACHINERY IRRESPECTIVE OF WHETHER IT IS ASSOCIATED WITH A BUILDING OF PARTICULAR BEAUTY OR HISTORICAL, ARCHITECTURAL, OR CONSTRUCTIONAL INTEREST OR ANCIENT MONUMENT.

**Activities:** To preserve for the benefit of the people of Oxfordshire and of the nation at large, whatever of the English historical, architectural and constructional heritage may exist in Oxfordshire in the form of buildings and also any garden or plant or machinery irrespective of whether it is associated with a building of particular beauty or historical, or architectural, or constructional interest.

## Classification

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- **How:** Makes Grants To Organisations, Sponsors Or Undertakes Research
- **What:** Environment/conservation/heritage
- **Who:** The General Public/mankind

## Geography

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- **Area of benefit:** OXFORDSHIRE
- Oxfordshire

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-03-31	£22,172	£12,644	-	-
2024-03-31	£33,843	£18,473	-	-
2023-03-31	£14,360	£25,884	-	-
2022-03-31	£32,048	£398	-	-
2021-03-31	£14,094	£580	-	-

## Trustees

Name	Role	Appointed
David Bretherton	Chair	2010-06-01
Anne Purse		2020-11-18
CAROL ANDERSON		
Dr Elizabeth Margaret Embree Poskitt		2016-10-16
GRANT AUDLEY-MILLER		2013-10-07
Glynis Phillips		2018-10-15
Ian Middleton		2026-02-24
JOHN EDMUND GRIFFIN		
Mary Clarkson		2023-06-26
Roger Michael Thomas		2021-07-29
SALLY JANE STRADLING		
Susanna Pressel		2023-06-26
Trevor Brown		2015-10-12
WINIFRED LESLEY LEGGE		

**THE OXFORDSHIRE BUILDINGS TRUST**

England & Wales - Charity number 282203

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# Accounts

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# The Oxfordshire Buildings Trust



Trustees' Annual Report  
and  
Statement of Accounts  
For year ended 31st March 2025  
Charity Number 282203

The Oxfordshire Buildings Trust  
Reference and administration information

**Charity number** - 282203

**Registered office and operational address** - Haycot, Church Close, Farmoor, Oxford, OX2 9NP

**Trustees**

Mr David W Bretherton - Chairman

Mrs Lesley Legge – Vice Chair

Mr John Griffin - Secretary

Mrs Glynis Phillips

Mr Bruce Hunt – Treasurer, resigned 31 Dec 2024

Mr Elizabeth Poskitt

Mr Trevor Brown

Mrs Susanna Presell

Ms Carol Anderson – Minutes Secretary

Mrs Anne Purse

Mr Grant Audley-Miller

Ms Sally Stradling

Cllr Mary Clarkson

Mr Roger Thomas

Mr John Howson

Mr Brian Wood

No trustee held title to property belonging to the charity during the reporting period or at the date of approval.

**Key management personnel**

The trustees.

**Bankers**

Barclays Bank PLC, Leicester, LE87 2BB

**Insurers**

Ecclesiastical Insurance,  
Benefact House, 2000 Pioneer Avenue,  
Gloucester Business Park, Brockworth,  
Gloucester, GL3 4AW

**Independent Examiner**

Patrick Morrello ACA  
Third Sector Accountancy Limited,  
Holyoake House, Hanover Street,  
Manchester, M60 0AS

# The Oxfordshire Buildings Trust

## Report to the trustees for the year ended 31 March 2025

The trustees present their report and the unaudited financial statements for the year ended 31 March 2025.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the Trust's constitution, and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

### **Chair of trustees report**

The Trustees have been able to meet in person throughout the year which has been much appreciated.

Swalcliffe Barn has been opened regularly and it would appear that visitor numbers are slightly up on previous years although there are concerns that the Swalcliffe Society may not be able to sustain their level of support in future. Work has continued on the overdue repair to the barn.

Trustees are concerned that suitable grant applications are not coming forward in the numbers that we would wish.

Financially we are still in a strong position, despite the downturn in investment income, and we will remain able to offer grant funding for suitable projects into the-coming year.

It was unfortunate that due to a change in legal entity in 2021 we were not able to revoke the requirement to charge VAT on the rent for the barn.

Our treasurer, Mr Bruce Hunt, regrettably died in Dec 2024 just after resigning but before being able to affect a hand over. Mr Hunt had done sterling work as the treasurer always putting the work of the trust in the foreground and dealing with his role in a very professional manner. His passing has left a hole in the trust's management which we are attempting to fill with temporary treasurers.

David W Bretherton

Chair of Trustees

### **Objectives and activities, achievements and performance**

The principal objects of the Trust are:

To preserve for the benefit of the people of Oxfordshire and the nation at large, whatever of the English historical, architectural and constructional heritage may exist in Oxfordshire in the form of any structure or erection and any part of a building, and also any garden or plant or machinery irrespective of whether it is associated with a building of particular beauty or historical, architectural or constructional interest or ancient monument.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

The charity's main activities and who it tries to help are described below. All its charitable activities focus on preserving English heritage and are undertaken to further charity's charitable purposes for the public benefit.

#### **Swalcliffe Barn**

The charity's main activity is the restoration, maintenance and operation of its principal asset of the trust, Swalcliffe Barn in Swalcliffe village near Banbury in north Oxfordshire. The barn is a Scheduled Ancient Monument and a Grade 1 listed building. It was constructed between 1401-1405 and has been described as "architecturally the finest barn in Oxfordshire".

The Barn was acquired by the Trust in 1990 in a dilapidated state and restored to as near original condition as possible.

# The Oxfordshire Buildings Trust

## Report to the trustees for the year ended 31 March 2025

The Barn has been leased to Oxfordshire County Council since the restoration. The current full repairing lease is for a period of fifteen years from 1 September 2012, for which the Trust receives a modest income.

It is used by Oxfordshire County Council Museum Services as accessible storage for agricultural and trade vehicles from its collection. It is made open to the public on Sundays from April to October by members of the Swalcliffe Society.

### **Beneficiaries**

Local residents in Oxfordshire and the general public at large have been able to access and view the barn itself, and also the collection of agricultural and trade vehicles exhibited there by the Oxfordshire County Council Museum Services. The benefit is the educational value and enjoyment of the barn and its exhibits, and the contribution this activity makes to preserving English heritage.

### **Financial review**

During this and the previous financial year the charity had no restricted funds. All funds received and expended were unrestricted.

The total income for the year was £14,937 (2024: £14,358) and the total expenditure £3,520 (2024: £15,369) leaving a net income of £11,417 (2024: net loss of £984). After adjusting for a net loss of £10,922 on investments (2024: net gain of £19,458), the net movement in funds for the year was £495 (2024: £18,474).

At year end the total unrestricted funds of the charity were £484,764 (2024: 484,269).

### **Reserves policy**

The aim of the reserves policy is to ensure that the charity's ongoing and future activities are reasonably protected from unexpected fluctuations in its income and expenditure. The board reviewed the reserves policy and agreed that a minimum level of unrestricted general funds, also known as free reserves, of £20,000 is appropriate given the risks faced by the charity and the sustainability of its different income streams. The charity has no staff and minimal operational expenditure but may need some funds to explore new projects or activities.

Free reserves were £292,056 excluding the designated property assets fund of £192,708.

### **Risk Management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The trustees reviewed the charity's accounting procedures in March 2025.

The Trust's income is dependent on continuing receipt of income from the rental of Swalcliffe Tithe Barn. The Trustees have examined the major strategic, business and operational risks the Trust faces and confirm that regular reports are produced so that necessary steps can be taken to minimise those risks.

The Trust does not have access to any overdraft or loan facility.

## **Structure, governance and management**

### **Governing Document**

The charity was established by Articles of Association signed on 10 June 1981 as a Charitable Unincorporated Association and governed under these Articles that delineate the objects and powers of the Charitable Trust. The Charitable Trust was registered with the Charity Commission number 282203.

The Charity was established as a Charitable Incorporated Organisation on 29 December 2021 under the same registration number 282203 but with a revised governing document.

The charity was registered as a limited company with Companies House registration number 01555501 until removal from the register on 29 December 2021.

The Oxfordshire Buildings Trust  
Report to the trustees for the year ended 31 March 2025

The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in note 8 to the accounts.

**Trustee recruitment**

The Trustees are selected from a wide range of people and are appointed by virtue of their experience and ability to contribute to the activities of the Trust.

**Related parties and relationships with other organisations**

There were no related parties other than the trustees.

The Oxfordshire Buildings Trust  
Report to the trustees for the year ended 31 March 2025

### Statement of responsibilities of the trustees

The trustees are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' annual report has been approved by the Trustees on 15 August 2025 and signed on their behalf by:



David W Bretherton

Chair of Trustees

The Oxfordshire Buildings Trust  
Report to the trustees for the year ended 31 March 2025

I report on the accounts of the charity for the year ended 31 March 2025 set out on pages 7 to 16.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is my responsibility to:

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

**Basis of independent examiner's statement**

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

**Other matters**

Your attention is drawn to the fact that the charity has prepared the accounts (financial statements) in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

We understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

**Independent examiner's statement**

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

1. which gives me reasonable cause to believe that, in any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Patrick Morrello ACA  
Third Sector Accountancy Limited  
Holyoake House, Hanover Street  
Manchester, M60 0AS

Date: 11 / 02 / 2026

The Oxfordshire Buildings Trust  
Statement of Financial Activities  
for the year ended 31 March 2025

	Note	Unrestricted funds £	Total funds 2025 £	Unrestricted funds £	Total funds 2024 £
<b>Income from:</b>					
Charitable activities	3	10,137	10,137	8,110	8,110
Investments	4	4,800	4,800	6,275	6,275
<b>Total income</b>		<b>14,937</b>	<b>14,937</b>	<b>14,385</b>	<b>14,385</b>
<b>Expenditure on:</b>					
Charitable activities	5	3,520	3,520	15,369	15,369
<b>Total expenditure</b>		<b>3,520</b>	<b>3,520</b>	<b>15,369</b>	<b>15,369</b>
<b>Net income/(expenditure) before net gains/(losses) on investments</b>		<b>11,417</b>	<b>11,417</b>	<b>(984)</b>	<b>(984)</b>
Net gains/(losses) on investments		(10,922)	(10,922)	19,458	19,458
<b>Net income/(expenditure) for the year</b>	6	<b>495</b>	<b>495</b>	<b>18,474</b>	<b>18,474</b>
<b>Net movement in funds for the year</b>		<b>495</b>	<b>495</b>	<b>18,474</b>	<b>18,474</b>
<b>Reconciliation of funds</b>					
Total funds brought forward		484,269	484,269	465,795	465,795
<b>Total funds carried forward</b>		<b>484,764</b>	<b>484,764</b>	<b>484,269</b>	<b>484,269</b>

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

The Oxfordshire Buildings Trust  
Charity number 282203  
Balance sheet as at 31 March 2025

	Note	2025		2024	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	10		192,708		192,708
Investments	11		223,504		234,426
			<hr/>		<hr/>
<b>Total fixed assets</b>			<b>416,212</b>		<b>427,134</b>
<b>Current assets</b>					
Debtors	12	979		1,575	
Cash at bank and in hand	13	68,273		58,745	
			<hr/>	<hr/>	
<b>Total current assets</b>		<b>69,252</b>		<b>60,320</b>	
<b>Liabilities</b>					
Creditors: amounts falling due in less than one year	14	(700)		(3,185)	
			<hr/>	<hr/>	
<b>Net current assets</b>			<b>68,552</b>		<b>57,135</b>
			<hr/>		<hr/>
<b>Total assets less current liabilities</b>			<b>484,764</b>		<b>484,269</b>
			<hr/>		<hr/>
<b>Net assets</b>			<b>484,764</b>		<b>484,269</b>
			<hr/> <hr/>		<hr/> <hr/>
<b>The funds of the charity:</b>					
Unrestricted income funds	16		484,764		484,269
			<hr/>		<hr/>
<b>Total charity funds</b>			<b>484,764</b>		<b>484,269</b>
			<hr/> <hr/>		<hr/> <hr/>

For the year in question, the charity was entitled to exemption from an audit under section 144 of the Charities Act 2011. The Charity Commission has not ordered an audit to be carried out under Section 146 of Charities Act 2011.

The notes on pages 9 to 16 form part of these accounts.

Approved by the trustees on 09 / 02 / 2026

and signed on their behalf by:



David Bretherton (Trustee)



John Griffin (Trustee)

## 1 Accounting policies

The principal accounting policies adopted, judgments and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

### a Basis of preparation

The accounts (financial statements) have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of

The Oxfordshire Buildings Trust meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £ sterling.

### b Preparation of the accounts on a going concern basis

The trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern.

### c Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income received in advance of a provision of a specified service is deferred until the criteria for income recognition are met.

### d Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

**e Fund accounting**

Unrestricted funds are available to spend on activities that further any of the purposes of charity.

Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.

Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

**f Operating leases**

Operating leases are leases in which the title to the assets, and the risks and rewards of ownership, remain with the lessor. Rental charges are charged on a straight line basis over the term of the lease.

**g Tangible fixed assets**

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

Freehold building	0%
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The freehold land and buildings relate to Swalcliffe Barn acquired in 1980. The building is leased to Oxfordshire County Museum. Trustees have determined that the residual value of the building based on the price at the time of acquisition is not materially different from the carrying amount of the asset. The building has a very long useful life and is a grade 1 listed building and a listed ancient monument. Any depreciation is therefore immaterial. The freehold building is subject to an annual impairment review.

**h Fixed asset investments**

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

**i Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**j Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**k Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

**l Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

**2 Legal status of the charity**

The charity is a charitable incorporated organisation registered with the Charity Commission. The reference and administration details are disclosed on page 1.

The Oxfordshire Buildings Trust  
Charity number 282203  
Notes to the accounts for the year ended 31 March 2025 (continued)

**3 Income from charitable activities**

	Unrestricted £	Restricted £	Total 2025 £	<i>Unrestricted</i> £	<i>Restricted</i> £	<i>Total 2024</i> £
Charitable trading	10,137	-	10,137	8,110	-	8,110
<b>Total</b>	10,137	-	10,137	8,110	-	8,110

**4 Investment income**

	Unrestricted £	Restricted £	Total 2025 £	<i>Unrestricted</i> £	<i>Restricted</i> £	<i>Total 2024</i> £
Dividends received	4,800	-	4,800	6,275	-	6,275
	4,800	-	4,800	6,275	-	6,275

The Oxfordshire Buildings Trust  
Charity number 282203  
Notes to the accounts for the year ended 31 March 2025 (continued)

**5 Analysis of expenditure on charitable activities**

	2025 £	2024 £
Premises costs	2,075	15,050
Accountancy fees	886	-
Office and administration costs	559	319
	3,520	15,369
	3,520	15,369
Unrestricted expenditure	3,520	15,369
	3,520	15,369
	3,520	15,369

**6 Net income/(expenditure) for the year**

	2025 £	2024 £
This is stated after charging/(crediting):		
Accountants and independent examiner's fee	886	-
	886	-

**7 Staff costs**

The charity had no employees and did not operate a payroll during this and the previous year.

**8 Trustee remuneration and expenses, and related party transactions**

Neither the management committee nor any persons connected with them received any remuneration or reimbursed expenses during the year (2024: Nil).

Aggregate donations from related parties were £Nil (2024: £Nil).

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity, including guarantees, during the year (2024: £Nil).

**9 Corporation tax**

The charity is exempt from tax on income and gains falling within Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

The Oxfordshire Buildings Trust  
Charity number 282203  
Notes to the accounts for the year ended 31 March 2025 (continued)

**10 Fixed assets: tangible assets**

Cost	Property £	Office equipment £	Computer equipment £	Total £
At 1 April 2024	192,708	-	-	192,708
At 31 March 2025	192,708	-	-	192,708
<b>Net book value</b>				
At 31 March 2025	192,708	-	-	192,708
At 31 March 2024	192,708	-	-	192,708

**11 Investments**

	2025 £	2024 £
Market value at the start of the year	234,426	214,968
Add net gain/(loss) on revaluation	(10,922)	19,458
Market value at the end of the year	223,504	234,426
	223,504	234,426

**12 Debtors**

	2025 £	2024 £
Other debtors	979	1,575
	979	1,575

**13 Cash at bank and in hand**

	2025 £	2024 £
Cash at bank and on hand	68,273	58,745
	68,273	58,745

The Oxfordshire Buildings Trust  
Charity number 282203  
Notes to the accounts for the year ended 31 March 2025 (continued)

**14 Creditors: amounts falling due within one year**

	2025 £	2024 £
Other creditors and accruals	700	3,185
	700	3,185
	700	3,185

**15 Analysis of movements in restricted funds**

The charity did not receive nor expend any restricted funds in this or the previous year.

**16 Analysis of movement in unrestricted funds**

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers £	As at 31 March 2025 £
General fund	291,561	14,938	(14,443)	-	292,056
Designated property assets fund	192,708	-	-	-	192,708
	484,269	14,938	(14,443)	-	484,764
	484,269	14,938	(14,443)	-	484,764

**Comparative period**

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers £	As at 31 March 2024 £
General fund	273,087	33,843	(15,369)	-	291,561
Designated property assets fund	192,708	-	-	-	192,708
	465,795	33,843	(15,369)	-	484,269
	465,795	33,843	(15,369)	-	484,269

**Name of**

**unrestricted fund**

**Description, nature and purposes of the fund**

General fund

The free reserves after allowing for all designated funds

Designated property assets fund

the net book value of fixed assets of the charity needed for its operation

The Oxfordshire Buildings Trust  
Charity number 282203  
Notes to the accounts for the year ended 31 March 2025 (continued)

17 Analysis of net assets between funds

	General fund £	Designated funds £	Restricted funds £	Total 2025 £
Tangible fixed assets	192,708	-	-	192,708
Fixed asset investments	223,504	-	-	223,504
Net current assets/(liabilities)	(124,156)	192,708	-	68,552
	<hr/>	<hr/>	<hr/>	<hr/>
Total	292,056	192,708	-	484,764
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
<i>Comparative period</i>				
	<i>General fund £</i>	<i>Designated funds £</i>	<i>Restricted funds £</i>	<i>Total 2024 £</i>
<i>Tangible fixed assets</i>	<i>192,708</i>	<i>-</i>	<i>-</i>	<i>192,708</i>
<i>Fixed asset investments</i>	<i>234,426</i>	<i>-</i>	<i>-</i>	<i>234,426</i>
<i>Net current assets/(liabilities)</i>	<i>(135,573)</i>	<i>192,708</i>	<i>-</i>	<i>57,135</i>
	<hr/>	<hr/>	<hr/>	<hr/>
<i>Total</i>	<i>291,561</i>	<i>192,708</i>	<i>-</i>	<i>484,269</i>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**THE OXFORDSHIRE BUILDINGS TRUST**

England & Wales - Charity number 282203

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# Accounts

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# **The Oxfordshire Buildings Trust**



**Trustees Annual Report  
and  
Statement of Accounts  
For year ended 31st March 2024  
Charity Number 282203**

## **Contents**

<b>Legal and Administrative Information</b>	<b>3</b>
<b>Report of the Chairman</b>	<b>4</b>
<b>Structure Governance and Management</b>	<b>4</b>
<b>Statement of Financial Activities</b>	<b>5</b>
<b>Profit and Loss Statement</b>	<b>6</b>
<b>Balance Sheet</b>	<b>7</b>
<b>Independent Examiner's Report</b>	<b>8</b>

## THE OXFORDSHIRE BUILDINGS TRUST

### ANNUAL REPORT OF THE TRUSTEES AND INDEPENDENTLY EXAMINED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

The Trustees present their reports with the financial statements of the charity for the year ended 31st March 2024. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2015.

#### REFERENCE AND ADMINISTRATIVE DETAILS

Charitable Incorporated Organisation - Registered Number 282203

#### Trust Addresses

Secretary: Haycot, Church Close, Farmoor, Oxford, OX2 9NP

Registered Office: Haycot, Church Close, Farmoor, Oxford, OX2 9NP

#### Accounts Independent Examiner

Lynette Bretherton, 12 Clarendon Drive, Thame

#### Bankers

Barclays Bank PLC., Leicester LE87 2BB

#### Insurers

Ecclesiastical Insurance, Benefact House, 2000 Pioneer Avenue, Gloucester Business Park, Brockworth, Gloucester, GL3 4AW.

#### Trustees

The Trustees are selected from a wide range of people and are appointed by virtue of their experience and ability to contribute to the activities of the Trust. The Trustees take into account the Charity Commission guidance on public benefit and believe that the activities of the Trust are in line with that guidance.

Mr David W Bretherton	Chairman	Mrs Lesley Legge	Vice Chair
Mr John Griffin	Secretary	Mrs Glynis Phillips	
Mr Bruce Hunt	Treasurer	Mrs Elizabeth Poskitt	
Mr Trevor Brown	Minutes secretary	Mrs Susanna Presell	
Ms Carol Anderson		Mrs Anne Purse	
Mr Grant Audley-Miller		Ms Sally Stradling	
Cllr Mary Clarkson		Mr Roger Thomas	
Mr John Howson		Mr Brian Wood	
Mr Tim Hallchurch	Resigned 31 March 2024		

## **CHAIR OF TRUSTEES REPORT**

Now that we are over the Covid restrictions the Trustees have been able to meet in person, which has been much appreciated.

Swalcliffe Barn has been opened regularly and it would appear that visitor numbers are up slightly on pre Covid levels. I am pleased to report that work commenced in Spring 2024 to carry out the overdue repairs.

One grant was made for building renovations during the year. Wheatley Church for building work and restoration to the floor.

Financially we are still in a strong position, despite the downturn in investment income, and we will remain able to offer grant funding for suitable projects into the coming year.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT.**

### **Governing Document**

The charity was established by Articles of Association signed on 6 February 2004 as a Charitable Unincorporated Association and governed under these Articles that delineate the objects and powers of the Charitable Trust. The Charitable Trust was registered with the Charity Commission number 282203.

The Charity was established as a Charitable Incorporated Organisation on 29 December 2021 under the same registration number 282203 but with a revised governing document.

The charity was registered as a limited company with Companies House registration number 01555501 until removal from the register on 29 December 2021.

The financial statements are prepared in accordance with the Trust's constitution and the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2005).

### **Objectives and Aims**

In planning our activities for the year, we have kept in mind the Charity Commission's guidance on public benefit.

The principal objects of the Trust are:

To preserve for the benefit of the people of Oxfordshire and the nation at large, whatever of the English historical, architectural and constructional heritage may exist in Oxfordshire in the form of any structure or erection and any part of a building, and also any garden or plant or machinery irrespective of whether it is associated with a building of particular beauty or historical, architectural or constructional interest or ancient monument.

### **Responsibilities of the Trustees**

The Trustees are responsible for preparing the Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Charity. They are also responsible for safeguarding the assets of the charitable organisation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The Trustees consider that the company is exempt from audit under the Charities Act 2011.

### **Swalcliffe Barn**

The principal asset of the trust is Swalcliffe Barn in Swalcliffe village near Banbury in north Oxfordshire. The barn is a Scheduled Ancient Monument and a Grade 1 listed building. It was constructed between 1401-1405 and has been described as “architecturally the finest barn in Oxfordshire”.

The Barn was acquired by the Trust in 1990 in a dilapidated state and restored to as near original condition as possible.

The Barn has been leased to Oxfordshire County Council since the restoration. The current full repairing lease is for a period of fifteen years from 1 September 2012, for which the Trust receives a modest income.

It is used by Oxfordshire County Council Museum Services as accessible storage for agricultural and trade vehicles from its collection. It is made open to the public on Sundays from April to October by members of the Swalcliffe Society.

### **Reserves Policy and Risk Management**

The Trustees have a duty to identify and review the risks to which the Charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustees reviewed its accounting procedures in March 2024.

The Trustees have examined the major strategic, business and operational risks the Trust faces and confirm that regular reports are produced so that necessary steps can be taken to lessen those risks. The Trust’s income is dependent on continuing receipt of income from the rental of Swalcliffe Tithe Barn.

The Trust does not have access to any overdraft or loan facility.

### **STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31st MARCH 2024**

The Trustee acknowledge their responsibility for preparation of financial statements and consider that under section 144(2) of the Charities Act 2011 (the 2011 Act) a formal audit is not required and that an independent examiner is required for the year ending 31 March 2024.

The financial statements were examined and approved by the Board of Trustees on 27 Jun 2024 and signed on behalf of the Trustees by:

#### **ON BEHALF OF THE BOARD OF TRUSTEES**

*David W Bretherton*

Mr D W Bretherton, Chair of Trustees    Dated: 16 August 2024

Created 4 June 2024  
From date 1 Apr 2023  
To date 31 March 24

**Oxfordshire Buildings Trust**  
**Profit and Loss Statement**  
(All values stated in GBP)

**Turnover**

4902 unrealised gain on investments	19,458.45
4904 Rental Income	8,109.92
4906 COIF dividends received	6,274.66
Total turnover	33,843.03

**Less Cost of Sales**

Total Cost of sales	0
Gross Profit	33,843.03

**Less Expenses**

6703 Charitable Wheatley Parochial Church Council	15,000.00
7100 Rent	48.00
7400 Travelling	58.50
7510 Postage and Carriage	6.00
7504 Stationary	1.80
7506 Hosting fees and IT consumables	98.00
7603 Professional fees	155.00
7803 Premises expense	2.00
Total Expenses	15,369.30

<b>Profit before tax</b>	<b>18,473.73</b>
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Created 4 June 2024

## Oxfordshire Buildings Trust

Report date 31 March 2024

### Balance Sheet

(All values stated in GBP)

#### Fixed Assets

0013 Buildings Swalcliffe Barn	192,708.00
0014 COIF Charities Investment Fund	234,426.08
Total Fixed Assets	427,134.08

#### Current assets

1104 COIF Dividends Outstanding	1,575.26
1203 Barclays Current Account CIO	58,745.06
Total Current Assets	60,320.32

#### Current Liabilities

2110 Advance Rent	2,027.48
2202 VAT Liability	1,157.86
Total Current Liabilities	3,185.34

Net Current Assets	57,134.98
Total Assets less Current Liabilities	484,269.06

#### Long Term Liabilities

Long Term Liabilities	0
Net Assets	484,269.06

#### Capital and Reserves

P & L Account	18,473.73
3101 Retained Profit & Undistributed Reserves	465,795.33
Total capital and reserves	484,269.06

# Independent Examiner's Report

## Report to the Trustees of The Oxfordshire Buildings Trust Charity No. 282203

I report to the trustees on my examination of the accounts of the Oxfordshire Buildings Trust (the Trust) for the year ended 31<sup>st</sup> March, 2024 which are attached on the following pages.

### Responsibilities and basis of report

As the charity trustees of the Trust 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 Trust'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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

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

Signed: *L Bretherton*

Date 13/08/2024

Name LYNETTE BREThERTON

Address: 12 CLARENDON DRIVE  
THAME  
OX9 3XP

**THE OXFORDSHIRE BUILDINGS TRUST**

England & Wales - Charity number 282203

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# Accounts

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# **The Oxfordshire Buildings Trust**



**Trustees Annual Report  
and  
Statement of Accounts  
For year ended 31st March 2022  
Charity Number 282203**

## **Contents**

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<b>Statement of Financial Activities</b>	<b>6</b>
<b>Income and Expenditure Report</b>	<b>7</b>
<b>Balance Sheet</b>	<b>8</b>
<b>Independent Examiner's Report</b>	<b>9</b>

## THE OXFORDSHIRE BUILDINGS TRUST

### ANNUAL REPORT OF THE TRUSTEES AND INDEPENDANTLY EXAMINED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022

The Trustees present their reports with the financial statements of the charity for the year ended 31st March 2022. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2015.

#### REFERENCE AND ADMINISTRATIVE DETAILS

Charitable Incorporated Organisation - Registered Number 282203

#### Trust Addresses

Secretary: Haycot, Church Close, Farmoor, Oxford, OX2 9NP

Registered Office: 7 Knollys Close Abingdon Oxon OX14 1XN

#### Accounts Independent Examiner

Lynette Bretherton, 12 Clarendon Drive, Thame

#### Bankers

Barclays Bank PLC., Leicester LE87 2BB

#### Insurers

Arch Insurance (UK) Ltd, Great Tower Street, London EC3R 5AZ

#### Trustees

The Trustees are selected from a wide range of people and are appointed by virtue of their experience and ability to contribute to the activities of the Trust. The Trustees take into account the Charity Commission guidance on public benefit and believe that the activities of the Trust are in line with that guidance.

Mr David W Bretherton    Chairman

Mr John Griffin            Secretary

Mr Brain Wood

Ms Carole Anderson

Mr Grant Audley-Miller

Ms Jeanett Matelot        Resigned 26 July 2021

Mr James Green            Resigned 26 July 2021

Mr Trevor Brown           Minutes secretary

Mrs Lesley Legge	
Mrs Glynis Phillips	OCC Nominee
Mrs Anne Purse	
Mr John Steane	
Mr John Sykes	Resigned 26 July 2021
Mr Tim Hallchurch	
Mrs Elizabeth Poskitt	West Oxon Nominee
Ms Sally Stradling	
Mr Bruce Hunt	Treasurer
Mr Roger Thomas	appointed 26 July 2021
Mr John Howson	Chair OCC

### **CHAIR OF TRUSTEES REPORT**

This year, whilst easier than last with less COVID restrictions, has been quite difficult for the trust to operate, particularly with the inability to meet in person and the accessibility to staff at OCC. We were very pleased that The Museums Services were able to open Swalcliffe Barn to the public in the summer, although with some COVID restrictions still in place, and we were also very pleased to be able to commemorate the Fortieth Anniversary of the Trust with a small celebration at Swalcliffe Barn. We hope to make a permanent symbol of this with a contemporary bench in the garden.

COVID restrictions have curtailed many organisations' activities over the past two years and no grant requests have been forthcoming, so we were very pleased to make a grant to the storm damaged Wheatley Windmill, a project that we had originally supported ten years ago. We look forward to receiving more grant requests in the coming year.

Swalcliffe Barn whilst structurally sound has been giving concern to the trust over lack of regular maintenance. A condition survey was commissioned by OCC in August which we hope will contain a maintenance schedule but we are still awaiting the results despite our sending reminder letters.

Financially we are still in a strong position, despite the downturn in investment income, and we will remain able to offer grant funding for suitable projects into the coming year.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT.**

### **Governing Document**

The charity was established by Articles of Association signed on 6 February 2004 as a Charitable Unincorporated Association and governed under these Articles that delineate the objects and powers of the Charitable Trust. The Charitable Trust is registered with the Charity Commission number 282203.

The Charity was established as a Charitable Incorporated Organisation on 29 December 2021 under the same registration number and a revised governing document implemented.

The charity was registered as a limited company with Companies House registration number 01555501, until removal from the register on 29 December 2021.

The financial statements are prepared in accordance with the Trust's constitution and the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2005).

### **Objectives and Aims**

In planning our activities for the year, we have kept in mind the Charity Commissions guidance on public benefit.

The principal objects of the Trust are:

To preserve for the benefit of the people of Oxfordshire and the nation at large, whatever of the English historical, architectural and constructional heritage may exist in Oxfordshire in the form of any structure or erection and any part of a building, and also any garden or plant or machinery irrespective of whether it is associated with a building of particular beauty or historical, architectural or constructional interest or ancient monument.

### **Responsibilities of the Trustees**

The trustees are responsible for preparing the Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity. They are also responsible for safeguarding the assets of the charitable organisation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees consider that the company is exempt from audit under the Charities Act 2011.

### **Swalcliffe Barn**

The principal asset of the trust is Swalcliffe Barn in Swalcliffe village in North, Oxfordshire. The barn is a Scheduled Ancient Monument and a Grade 1 listed building. It was constructed between 1401-1407 and has been described as "architecturally the finest barn in Oxfordshire".

The barn was acquired by the Trust in 2004 and restored to as near original condition as possible.

The barn is leased to Oxfordshire County Council on a full repairing lease for which the Trust receive a modest income. It is used by Oxfordshire County Council Museum Services as a museum for the display of agricultural vehicles, which is made open to the public from May to October by members of the Swalcliffe Society.

### **Reserves Policy and Risk Management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustees reviewed its accounting procedures in March 2022.

The Trustees have examined the major strategic, business and operational risks the trust faces and confirm that regular reports are produced so that necessary steps can be taken to lessen those risks. The Trust's income is dependent on continuing receipt of income from the rental of Swalcliffe Tithe Barn. A new fifteen-year lease with the tenant Oxfordshire County Council was signed on 19<sup>th</sup> September 2012.

There was a surplus for the year of £31,650 of which a gain on investments held with COIF accounted for £17,750. The Accumulated Fund represented by the net cost value of Swalcliffe Tithe Barn, bank accounts and other assets amounted to £477,319.

The Trust does not have access to any overdraft or loan facility.

### **STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31<sup>st</sup> MARCH 2022**

For the year ended 31<sup>st</sup> March 2022 the company was entitled to exemption from audit under section 477(2) of the Companies Act 2006. No members have required the company to obtain an audit of its accounts for the year in accordance with section 476 of the Companies Act 2006. The directors acknowledge their responsibility for (i) ensuring the company keeps accounting records which comply with section 386, and (ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit and loss for the financial year in accordance with section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.

The financial statements were examined and approved by the Board of Trustees on 4 July 2022 and signed on behalf of the Trustees by:

#### **ON BEHALF OF THE BOARD OF TRUSTEES**

*David W Bretherton*

Mr D W Bretherton, Chair of Trustees    Dated: 4 July 2022

**The Oxfordshire Buildings Trust**  
**Income and Expenditure Account**  
**April 2021 through March 2022**

	<u>Apr '21 - Mar...</u>	<u>Apr '20 - Mar...</u>
Ordinary Income/Expense		
Income		
COIF Dividends Received	6,188.62	5,984.39
Gain on Investments	17,750.09	35,222.54
Rental Income	8,109.92	8,109.92
<b>Total Income</b>	<u>32,048.63</u>	<u>49,316.85</u>
Expense		
Building and Room Hire	25.00	0.00
Insurance Expense	0.00	447.20
IT and Hosting Costs	98.00	0.00
Legal and Professional ...	13.00	0.00
Miscellaneous Expense	208.88	99.43
Office Expense	0.00	31.12
Postage and Delivery	15.72	0.00
Sundry Property Expens...	2.00	2.00
Travelling	35.68	0.00
<b>Total Expense</b>	<u>398.28</u>	<u>579.75</u>
<b>Net Ordinary Income</b>	<u>31,650.35</u>	<u>48,737.10</u>
<b>Profit for the Year</b>	<u><u>31,650.35</u></u>	<u><u>48,737.10</u></u>

**The Oxfordshire Buildings Trust**  
**Balance Sheet**  
**As of 31 March 2022**

	<u>31 Mar 22</u>	<u>31 Mar 21</u>
<b>ASSETS</b>		
<b>Fixed Assets</b>		
Buildings Swalcliffe Barn	192,708.00	192,708.00
<b>Total Fixed Assets</b>	<u>192,708.00</u>	<u>192,708.00</u>
<b>Other Assets</b>		
COIF Charities Investment Fund	223,422.19	205,672.10
<b>Total Other Assets</b>	<u>223,422.19</u>	<u>205,672.10</u>
<b>Current Assets</b>		
<b>Other Current Assets</b>		
COIF Dividends Outstanding	1,551.17	1,490.38
<b>Total Other Current Assets</b>	<u>1,551.17</u>	<u>1,490.38</u>
<b>Accounts Receivable</b>		
Accounts Receivable	0.00	42.62
<b>Total Accounts Receivable</b>	<u>0.00</u>	<u>42.62</u>
<b>Cash at bank and in hand</b>		
Barclays Bank	62,350.80	48,128.28
<b>Total Cash at bank and in hand</b>	<u>62,350.80</u>	<u>48,128.28</u>
<b>Total Current Assets</b>	<u>63,901.97</u>	<u>49,661.26</u>
<b>Current Liabilities</b>		
<b>Other Current Liabilities</b>		
Advance Rent	2,027.48	2,027.48
VAT Liability	685.30	344.85
<b>Total Other Current Liabilities</b>	<u>2,712.78</u>	<u>2,372.33</u>
<b>Total Current Liabilities</b>	<u>2,712.78</u>	<u>2,372.33</u>
<b>NET CURRENT ASSETS</b>	<u>61,189.19</u>	<u>47,288.93</u>
<b>TOTAL ASSETS LESS CURRENT LIA...</b>	<u>477,319.38</u>	<u>445,669.03</u>
<b>NET ASSETS</b>	<u>477,319.38</u>	<u>445,669.03</u>
<b>Capital and Reserves</b>		
Accumulated Fund - Unrestricted	445,669.03	396,931.93
Profit for the Year	31,650.35	48,737.10
<b>Shareholder funds</b>	<u>477,319.38</u>	<u>445,669.03</u>

# INDEPENDANT EXAMINER'S REPORT



**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

## Independent examiner's report on the accounts

Section A

Independent Examiner's Report

**Report to the  
trustees/directors/  
members of**

The Oxfordshire Buildings Trust Ltd

**On accounts for the year  
ended**

31/03/2022

**Charity no.:**

282203

**Company no.:**

**Set out on pages**

2

(remember to include the page numbers of additional sheets)

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31/03/2022.

**Responsibilities and  
basis of report**

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act).

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

*LBerherton*

**Date:**

03/07/2022

IER

1

October 2018

Name: Lynette Bretherton

Relevant professional qualification(s) or body (if any):

Address: 12 Clarendon Drive  
Thame  
OX9 3XP

**Section B Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

[Empty box for disclosure details]

**THE OXFORDSHIRE BUILDINGS TRUST**

England & Wales - Charity number 282203

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# Accounts

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**Oxfordshire Buildings Trust**



**Trustees Annual Report  
and  
Statement of Accounts  
For year ended 31st March 2021**

# THE OXFORDSHIRE BUILDINGS TRUST

## ANNUAL REPORT OF THE TRUSTEES AND INDEPENDANTLY EXAMINED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021

The Trustees present their reports with the financial statements of the charity for the year ended 31st March 2021. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2015.

### REFERENCE AND ADMINISTRATIVE DETAILS

Charity Commission Registered Charity 282203

Companies House Registration 01555501

### Trust Addresses

Secretary: Haycot, Church Close, Farmoor, Oxford, OX2 9NP

Registered Office: 7 Knollys Close Abingdon Oxon OX14 1XN

### Trustees

Trustees who are also directors are selected from a wide range of people and are appointed by virtue of their experience and ability to contribute to the activities of the Trust. The Trustees take into account the Charity Commission guidance on public benefit and believe that the activities of the Trust are in line with that guidance.

Mr David W Bretherton	Chairman
Mr John Griffin	Secretary
Mr Brain Wood	
Ms Carole Anderson	
Mr G Audley-Miller	
Ms Jeanett Matelot	
Mr James Green	
Mr Trevor Brown	Minutes secretary
Mrs Lesley Legge	
Mrs Glynis Phillips	
Mrs Anne Purse	
Mr John Steane	
Mr John Sykes	
Mr Tim Hallchurch	
Mrs Elizabeth Poskitt	

Ms Sally Stradling

Mr Bruce Hunt

Treasurer

### **Accounts Independent Examiner**

Lynette Bretherton, 12 Clarendon Drive, Thame

### **Bankers**

Barclays Bank PLC., Leicester LE87 2BB

### **Insurers**

Arch Insurance (UK) Ltd, Great Tower Street, London EC3R 5AZ

## **CHAIR OF TRUSTEES REPORT**

This is my first report and I must start by offering a big thank you to Lesley Legge for her sterling work as Chairman for the past few years.

This year all activities have been severely curtailed by COVID 19 precautions. Although the trustees have met remotely via Zoom there has been no opportunity to visit other sites or even Swalcliffe Barn. There have been no requests for funding as all the operations of likely organizations have been disrupted by COVID precautions.

We hope that we will get back to a normal routine in the coming year.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT.**

### **Governing Document**

The charity was established by Articles of Association signed on 6 February 2004 as a Charitable Unincorporated Association and is governed under these Articles that delineate the objects and powers of the Charitable Trust. The Charitable Trust is registered with the Charity Commission number 282203.

The charity has ownership of a listed building and as a result is registered as a limited company with Companies House. Company registration number 01555501

The Charity and Company is progressing a desire to become a Charitable Incorporated Organization.

The financial statements are prepared in accordance with the Trust's constitution and the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2005).

### **Objectives and Aims**

In planning our activities for the year, we have kept in mind the Charity Commissions guidance on public benefit.

The principal objects of the Trust are:

To preserve for the benefit of the people of Oxfordshire and the nation at large, whatever of the English historical, architectural and constructional heritage may exist in Oxfordshire in the form of any structure or erection and any part of a

building, and also any garden or plant or machinery irrespective of whether it is associated with a building of particular beauty or historical, architectural or constructional interest or ancient monument.

### **Responsibilities of the Trustees**

The trustees are responsible for preparing the Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees consider that the company is exempt from audit under both the Charities Act 2011 and the Companies Act 2006.

### **Swalcliffe Barn**

The principal asset of the trust is Swalcliffe Barn in Swalcliffe village in North, Oxfordshire. The barn is a Scheduled Ancient Monument and a Grade 1 listed tythe barn. It was constructed between 1401-1407 and has been described as “architecturally the finest barn in Oxfordshire”. It is leased to Oxfordshire County Council for use as an agricultural vehicles display museum which is made open to the public from May to October by members of the Swalcliffe Society.

The lease is a full repairing one for which the Trust receive a modest income.

### **Reserves Policy and Risk Management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustees reviewed its accounting procedures in March 2021.

The directors have examined the major strategic, business and operational risks the company faces and confirm that regular reports are produced so that necessary steps can be taken to lessen those risks. The company’s income is dependent on continuing receipt of income from the rental of Swalcliffe Tithe Barn. A new 15 year lease with the tenant Oxfordshire County Council was signed on 19<sup>th</sup> September 2012.

There was a surplus for the year of £48,737 of which a gain on investments held with COIF accounted for £35,223. The Accumulated Fund represented by the net cost value of Swalcliffe Tithe Barn, bank accounts and other assets amounted to £445,669.

The Trust does not have access to any overdraft or loan facility.

### **ON BEHALF OF THE BOARD OF TRUSTEES**

*David W Bretherton*

Mr D Bretherton, Chair of Trustees    Dated: 1 July 2021

## INCOME AND EXPENDITURE ACCOUNT

For the 12 month period to 31<sup>st</sup> March 2021

	Year to 31.3.21 £	Year to 31.3.20 £
<b>Income</b>		
Rent Swalcliffe Barn	8,110	8,110
Bank / Investment interest	5,984	5,889
<b>Income</b>	<u>14,094</u>	<u>13,999</u>
<b>Expenses</b>		
Charitable Activity – Projects and grants	0	13,500
Insurance	447	486
Other expenses	133	186
<b>Total expenditure</b>	<u>580</u>	<u>14,172</u>
Operating surplus/deficit	13,514	(173)
Unrealised increase/(decrease) in value of investments	35,223	(5,573)
<b>Surplus/deficit for the period</b>	<u>48,737</u>	<u>(5,746)</u>

## BALANCE SHEET as at 31<sup>st</sup> March 2021

	This year £	Previous year £
<b>Tangible Fixed Asset</b>		
Swalcliffe Tithe Barn at net cost	192,708	192,708
<b>Current Assets</b>		
Barclays Current Account	48,128	35,371
COIF Investment Fund	205,672	170,449
Debtors	1,533	1,538
Creditors	(2,372)	(3,135)
<b>Total Assets</b>	<u>445,669</u>	<u>396,932</u>
Represented by:		
Accumulated Fund 1 <sup>st</sup> April 2020	396,932	402,678
Surplus/(deficit)	48,737	(5,746)
Accumulated Fund 31 <sup>st</sup> March 2021	<u>445,669</u>	<u>396,931</u>



**Section A Independent Examiner's Report**

Report to the trustees/ members of	The Oxfordshire Buildings Trust Ltd		
On accounts for the year ended	31 <sup>st</sup> March 2021	Charity no (if any)	282203
Set out on pages	2		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2021.

**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 Trust'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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a "true and fair" view which is not a matter considered as part of an independent examination.

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

Signed: L Bretherton Date: 30/06/2021

Name: LINETE BREHERTON

Relevant professional qualification(s) or body (if any):

Address: 12 CLARENDON DRIVE  
THAME, OXON, OX9 3XP

**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED  
31st MARCH 2021**

For the year ended 31<sup>st</sup> March 2021 the company was entitled to exemption from audit under section 477(2) of the Companies Act 2006. No members have required the company to obtain an audit of its accounts for the year in accordance with section 476 of the Companies Act 2006. The directors acknowledge their responsibility for (i) ensuring the company keeps accounting records which comply with section 386, and (ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit and loss for the financial year in accordance with section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.

The financial statements were examined and approved by the Board of Trustees on 1 July 2021 and signed on behalf of the Trustees by:

Mr D W Bretherton: Chairman

Signed : D W Bretherton Date: 30 July 2021