

# **The Oxfordshire Buildings Trust**



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

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## 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  
Report date 31 March 2024

## Oxfordshire Buildings Trust

### 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: *LBremerton*

Date 13/08/2024

Name LYNETTE BRETHERTON

Address: 12 CLARENDON DRIVE

THAME

OX9 3XP