

# THE ETHELSTON AND BESTIC SCHOOL FOUNDATION

England & Wales · Charity number 306751

## Details

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**Other names** The Bestic Trust, The Ethelston Trust

**Status** Registered

**Legal form** Other

**Registered** 1962-08-10

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

## Contact

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**Address** Mrs Ethelstons Primary School  
Pound Lane  
Uplyme  
Lyme Regis  
DT7 3TT

**Phone** 01297442667

**Email** [andante@btinternet.com](mailto:andante@btinternet.com)

**Website** [www.bestic-trust.org.uk](http://www.bestic-trust.org.uk)

## Activities

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**Objects:** PROMOTING THE EDUCATION OF BOYS AND GIRLS WHO, OR WHOSE PARENTS ARE RESIDENT IN THE ECCLESIASTICAL PARISH OF UPLYME.

**Activities:** The main activity is to manage our funds in order to provide an income which can be used to assist the school for the benefit of the pupils. The charity owns the freehold land and buildings used by the school.

## Classification

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- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training, Religious Activities
- **Who:** Children/young People

## Geography

- **Area of benefit:** ECCLESIASTICAL PARISH OF UPLYME.
- Devon

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£27,773	£2,234	-	-
2024-03-31	£24,303	£23,208	-	-
2023-03-31	£614,893	£2,546	£1,145,100	0
2022-03-31	£7,080	£8,334	-	-
2021-03-31	£7,191	£690	-	-

## Trustees

Name	Role	Appointed
<b>MARTIN WHITEHEAD</b>	Chair	1992-12-04
Brian William Impey		2017-03-23
Corinne Hales		2013-09-05
Hannah Betchley		2025-06-05
Kathleen Elizabeth Allington		2025-06-05
PAULINE FROST		2010-05-31
ROBIN HODGES		2010-03-16
Veronica mary Elizabeth Dower		2025-06-05

**THE ETHELSTON AND BESTIC SCHOOL FOUNDATION**

England & Wales - Charity number 306751

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# Accounts

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**ETHELSTON AND BESTIC SCHOOL FOUNDATION (THE BESTIC TRUST)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

Registered Charity Number

306751

<b><i>Trustees Report</i></b>	<b><i>Page 1</i></b>
<b><i>Statement of Financial Activities</i></b>	<b><i>Page 2</i></b>
<b><i>Balance Sheet</i></b>	<b><i>Page 3</i></b>
<b><i>Notes to the accounts</i></b>	<b><i>Pages 4-8</i></b>
<b><i>Independent examiners report</i></b>	<b><i>Page 9</i></b>

***Trustees***

***Appointing body***

I M Whitehead, Chairman  
R Hodges, Treasurer  
Mrs P Frost  
Mrs C Hales  
Mr B Impey  
Mrs G McMenemy  
J Pennington  
Mrs J Perham

School Governors  
Parochial Church Council  
Uplyme Parish Council  
School Governors  
MAT Board Link  
Diocesan Board of Education  
Parochial Church Council  
Co-opted

***Bankers***

Lloyds TSB Axminster  
Triodos Bank

***Solicitors***

Michelmores Solicitors  
Woodwater House  
Pynes Hill  
Exeter EX2 5WR

***Independent examiner***

The Jeffery Partnership, Chartered Accountants  
Highdown,  
Lime Kiln Lane  
Uplyme  
DT7 3XG

**TRUSTEES REPORT**

**FOR THE YEAR ENDED 31 MARCH 2025**

**Activities and achievements**

**1. Summary of activities**

During the year, the Trustees have continued to plan for the development of the site for the new school and in January 2024 we were successful in obtaining funding which will enable work to commence on the construction of the car park and Multi Use Games Area (MUGA). Various further planning issues arose in respect of the MUGA, car park and flood management. These are being resolved but full planning approval is unlikely before June 2025. Landscaping of part of the site was scheduled to begin in late autumn 2024 but was postponed pending resolution of the planning issues. Work on the car park and MUGA will commence as soon as planning conditions have been satisfied. On completion the car park and MUGA will provide very greatly needed facilities for the school by improving safety at drop off and pick up times and providing the school with a sports pitch for the first time in its history.

The school continues to use the site for imaginative outdoor activities including Forest School.

**2. Financial Review**

Income for the year was £27,773 (2024 £24,303) and expenditure was £2,234 (2024 £23,208).

Total assets amount to £1,188,816 (2024 £1,160,824) of which £629,509 were in cash funds (2024 £610,618).

**3. Risk assessment**

The main emphasis of the Trust is to secure the development of the new school. This will require funding in the region of £6m. Funding from central government in the foreseeable future is unlikely and so the development of the school buildings will be dependant on fundraising and borrowing. In the short term the site will be developed in ways to overcome current parking problems at pick up and drop off times and to provide greatly needed sports facilities.

**4. Organisation**

There are eight Trustees all with very close links to the School, Village and Parish. Trustees held three meetings during the year.

**5. Reserves Policy**

The Trustees believe that, following the development of the new school, reserves of £100,000 would enable the charity to meet its charitable objectives in supporting the school.

**6. Payments to trustees**

The only payments made to trustees in the year were to reimburse expenses incurred on behalf of the charity.

.....  
I M Whitehead, Chairman

**ETHELSTON AND BESTIC SCHOOL FOUNDATION (THE BESTIC TRUST)**

**Statement of Financial Activities**

**For the year ended 31 March 2025**

<b>INCOMING RESOURCES</b>		<b>Unrestricted funds</b>	<b>Restricted income funds</b>	<b>Total Funds 2025</b>	<b>Total Funds 2024</b>
			<b>£</b>	<b>£</b>	<b>£</b>
Donations and legacies		835		835	324
Investments		8,796	18,142	26,938	23,979
Separate material item of income			-		
<b>Total</b>		<b>9,631</b>	<b>18,142</b>	<b>27,773</b>	<b>24,303</b>
<b>RESOURCES EXPENDED</b>					
Charitable activities		2,234	-	2,234	23,208
<b>Total</b>		<b>2,234</b>	<b>-</b>	<b>2,234</b>	<b>23,208</b>
<b>Net income before investment gains/(losses)</b>		<b>7,397</b>	<b>18,142</b>	<b>25,539</b>	<b>1,095</b>
Net (losses)/gains on investments		2,453	-	2,453	14,629
<b>Net movement in funds</b>		<b>9,850</b>	<b>18,142</b>	<b>27,992</b>	<b>15,724</b>
<b>Reconciliation of funds</b>					
Total funds brought forward		540,402	620,422	1,160,824	1,145,100
<b>Total funds carried forward</b>		<b>550,252</b>	<b>638,564</b>	<b>1,188,816</b>	<b>1,160,824</b>

*Detailed analysis of the Statement of Financial Activities is given on page 5 and 6*

## ETHELSTON AND BESTIC SCHOOL FOUNDATION (THE BESTIC TRUST)

## Balance Sheet

31 March 2025

	Unrestricted funds	Restricted income funds	Total 2025	Total 2024
	£	£	£	£
<b>Fixed assets</b>				
Tangible assets	229,793	37,451	267,244	260,596
Investments	292,063	-	292,063	289,610
<b>Total fixed assets</b>	<b>521,856</b>	<b>37,451</b>	<b>559,307</b>	<b>550,206</b>
<b>Current assets</b>				
Debtors	1,509	-	1,509	2,070
Cash at bank and in hand	28,047	601,113	629,160	611,723
<b>Total current assets</b>	<b>29,556</b>	<b>601,113</b>	<b>630,669</b>	<b>613,793</b>
Creditors due within 1 year	1,160	-	1,160	3,175
Net current assets	28,396	601,113	629,509	610,618
<b>Total asset less current liabilities</b>	<b>550,252</b>	<b>638,564</b>	<b>1,188,816</b>	<b>1,160,824</b>
Creditors due after 1 year	-	-	-	-
<b>Total net assets</b>	<b>550,252</b>	<b>638,564</b>	<b>1,188,816</b>	<b>1,160,824</b>
<b>FUNDS OF THE CHARITY</b>				
Restricted income funds	-	638,564	638,564	617,247
Unrestricted funds	550,252	-	550,252	543,577
<b>Total funds</b>	<b>550,252</b>	<b>638,564</b>	<b>1,188,816</b>	<b>1,160,824</b>

*Detailed analysis of the balance sheet is given on page 6*

Signed on behalf of the trustees

.....

Date .....

I M Whitehead, Chairman

**ETHELSTON AND BESTIC SCHOOL FOUNDATION (THE BESTIC TRUST)**

**Notes to the accounts for the year ended 31<sup>st</sup> March 2025**

**1. Basis of accounting**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated.

The accounts 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 (FRS102) issued on 16 July 2014, and with the Charities Act 2011.

The detailed disclosure required is given on pages 5 to 8.

**2. Grants received in the year**

No grants were received during the year.

**3. Grants paid in the year**

No grants were paid during the year.

**ETHELSTON AND BESTIC SCHOOL FOUNDATION (THE BESTIC TRUST)**

**Notes to the accounts for the year ended 31<sup>st</sup> March 2025**

Page 5

**4. DETAILED STATEMENT OF FINANCIAL ACTIVITIES**

	Year to 31.3.2025	Year to 31.3.2024
	£	£
<b>Incoming resources</b>		
Income from investments	26,938	23,979
Donations	835	324
Grant received	-	-
	-----	-----
Total incoming resources	27,773	24,303

## ETHELSTON AND BESTIC SCHOOL FOUNDATION (THE BESTIC TRUST)

Notes to the accounts for the year ended 31<sup>st</sup> March 2025**Resources expended**

Grant to Mrs Ethelston's Primary School	-	21,772
Expenses, travel etc	104	176
Site maintenance	1,085	760
Insurance	700	500
Legal fees	345	
Total expenditure	2,234	23,208
Excess of incoming resources over resources expended	25,539	1,095
Bank balances as at 1 April 2024	610,618	640,327
	636,157	641,422
Less expenditure on new school site	6,648	30,804
Bank balances and COIF deposit as at 31st March 2025	£629,509	£610,618

**DETAILED BALANCE SHEET AT 31st MARCH 2025**

	31.3.2025 £	31.3.2024 £
607 COIF Charity Fund Accumulation Units	£152,940	£156,040
85 COIF Charity Fund Income Units	£1,656	£1,737
9,054 M & G Charifund Income Units	£137,467	£131,833
	£292,063	£289,610
<i>Cash funds</i>	£577,478	£559,335
Term Deposit Funds	£990	£897
COIF Deposit Fund	£47,854	£34,570
Lloyds Bank balances - Current Account	£501	£501
- Cheque Account	£512	£506
- Online Account		
	£1,705	£15,795
Triodos Bank Online Account	£50	£50
Triodos bank Savings Accounts	£70	£70
Cash balance	£1,509	£1,478
Accrued income M&G	£(1,160)	£(2,584)
Accrued income / (expense)	£629,509	£610,618
<i>Other assets</i>		
New school site development costs (analysis on page 6)	£267,244	£260,596
Total assets	£1,188,816	£1,160,824
<b>Reserves</b>		
Accumulated general funds at 31st March 2024	£1,160,824	£1,145,100
(Decrease)/Increase in value of investments during the period	£2,453	£14,629
Surplus/Deficit for the year	£25,539	£1,095
	£1,188,816	£1,160,824

**ETHELSTON AND BESTIC SCHOOL FOUNDATION (THE BESTIC TRUST)**  
**Notes to the accounts for the year ended 31 March 2025**

Page 7

**5. New School site costs**

**Outline PP**

Consultants	41219
Planning fees	2980
Architect	5760
Miscellaneous	<u>1326</u>
	<u>51285</u>

**Legal fees**

Guinness Trust	1200
Village Hall	1260
Masters	3650
Searches	220
Contract	8435
Land Registry/ Charity Commission	1290
Valuation	<u>500</u>
	<u>16555</u>
Land	95000
Fencing	319
Vat reclaimed	<u>-6748</u>

156411

**Planning renewal**

Planning fees	3080
Consultants updates	1980
Devon Wildlife	<u>672</u>
	<u>5732</u>

**Reserved Matters Application**

2019-2022

Flood risk consultancy Pre-app (AWP)	1000
Design consultation & preparation of planning drawings (Net Zero Buildings)	6500
Management & delivery of Reserved Matters Application (Net Zero Buildings)	5000
Flood risk and drainage technical consultancy, swept path analysis and external materials (AWP)	5500
Landscaping design (Gyles Morris)	1248
Environment Agency Pre-app fee	700
Pre-app flood risk consultancy (AWP)	2000
Survey update (Benchmark)	280
Flood modelling consultancy (JBA)	6550
New topographic survey (Benchmark)	1010
Reserved Matters Application & planning fees (Net Zero Buildings)	2837
Post application transport & highways work for alternative access (AWP)	1850
Environment Agency flood modelling review	550
Further landscaping development (Barker)	3800
Planting schemes (Jenny Short)	1090
Environment Agency final review	200
Additional design work to incorporate new topographic survey results (AWP)	8500
Highways consultation (AWP)	850
Retaining wall Masters Close technical drawings	600
Non material amendment application (JBA)	459
Landscape consultation and design (JBA)	1600
CIF	12000
Reports on school building etc	<u>3525</u>

67,649

Updated reports, fees and planning application and amendments year to 31 March 2024 in respect of MUGA and car park

EDDC fees	
Devon Wildlife Updated report and Bat survey	9,304
Relocation of Outdoor Classroom	1,740
Benchmark Surveys	5,000
Grid 2 –EV charging points and building design work	600
JBA – updated flood modelling and attenuation report	1,500
Carney Sweeney planning consultants	1,080
AWP - flood risk & drainage updated reports	3,430
	<u>8,150</u>
	<u>30,804</u>
<b>Total at 31<sup>st</sup> March 2024</b>	<b>£260,596</b>

**Updated reports and negotiations year to 31 March 2025**

JBA further flood modelling	1,920
AWP Drainage update and flood risk management	3,050
Carney Sweeney planning negotiations and consultations	1,678
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	6,648
<b>Total costs to 31<sup>st</sup> March 2025</b>	<b>£ 267,244</b>

**INDEPENDENT EXAMINERS REPORT**

I report to the trustees on my examination of the accounts of the above charity (“the Trust”) for the year ended 31 March 2025.

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.

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.

.....  
The Jeffery Partnership Ltd. Chartered Accountants

Date.....

**THE ETHELSTON AND BESTIC SCHOOL FOUNDATION**

England & Wales - Charity number 306751

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# Accounts

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**ETHELSTON AND BESTIC SCHOOL FOUNDATION (THE BESTIC TRUST)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2023**

Registered Charity Number 306751

<b><i>Trustees Report</i></b>	<b><i>Page 1</i></b>
<b><i>Statement of Financial Activities</i></b>	<b><i>Page 2</i></b>
<b><i>Balance Sheet</i></b>	<b><i>Page 3</i></b>
<b><i>Notes to the accounts</i></b>	<b><i>Pages 4-6</i></b>
<b><i>Independent examiners report</i></b>	<b><i>Page 7</i></b>

***Trustees***

I M Whitehead, Chairman  
R Hodges, Treasurer  
Mrs P Frost  
Mrs C Hales  
Mr B Impey  
Mrs G McMenemy  
J Pennington  
Mrs J Perham

***Appointing body***

School Governors  
Parochial Church Council  
Uplyme Parish Council  
School Governors  
MAT Board Link  
Diocesan Board of Education  
Parochial Church Council  
Co-opted

***Bankers***

Lloyds TSB  
Axminster

***Solicitors***

Michelmores Solicitors  
Woodwater House  
Pynes Hill  
Exeter EX2 5WR

***Independent examiner***

The Jeffery Partnership, Chartered Accountants  
Highdown,  
Lime Kiln Lane  
Uplyme  
DT7 3XG

## **TRUSTEES REPORT**

### **FOR THE YEAR ENDED 31 MARCH 2023**

#### **Activities and achievements**

##### **1. Summary of activities**

During the year the Trustees have continued to plan for the development of the site for the new school and in January 2023 we were successful in obtaining funding which will enable work to commence on the construction Of the car park and all weather games area.

This work together with landscaping of the site is scheduled for completion by September 2024.

The school continues to use the site for imaginative outdoor activities including Forest School.

##### **2. Financial Review**

Income for the year was £614,893 (2022 £7,060) and expenditure was £2,546 (2022 £8,334).

Total assets amount to £1,145,100 (2022 £542,585) of which £640,327 were in cash funds (2022 £27,980).

##### **3. Risk assessment**

The main emphasis of the Trust is to secure the development of the new school.

This will require funding in the region of £6m. It is anticipated that the main building work will be funded by central and local government but the fitting out and equipping of the school will have to be paid for through fundraising or borrowing. A detailed funding plan is being prepared by the Trust with an anticipated offer of support where necessary from Triodos Bank. There is however a serious risk to the development if adequate funding is not achieved.

##### **4. Organisation**

The Trustees held four meetings during the year.

##### **5. Reserves Policy**

The Trustees believe that, following the development of the new school, reserves of £100,000 would enable the charity to meet its charitable objectives in supporting the school.

##### **6. Payments to trustees**

The only payments made to trustees in the year were to reimburse expenses incurred on behalf of the charity.

.....  
I M Whitehead, Chairman

## Statement of Financial Activities

For the year ended 31 March 2023

<b>INCOMING RESOURCES</b>		<b>Unrestricted funds</b>	<b>Restricted income funds</b>	<b>Total Funds 2023</b>	<b>Total Funds 2022</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Donations and legacies		205		205	90
Investments		8,113		8,113	6,970
Separate material item of income			606,575	606,575	
<b>Total</b>		<b>8,318</b>	<b>606,575</b>	<b>614,893</b>	<b>7,060</b>
<b>RESOURCES EXPENDED</b>					
Charitable activities		2,546	-	2,546	8,334
<b>Total</b>		<b>2,546</b>	<b>-</b>	<b>2,546</b>	<b>8,334</b>
<b>Net income before investment gains/(losses)</b>		<b>5,772</b>	<b>606,575</b>	<b>612,347</b>	<b>(1,274)</b>
Net (losses)/gains on investments		(9,832)	-	(9,832)	24,236
<b>Net movement in funds</b>		<b>(4,060)</b>	<b>606,575</b>	<b>602,515</b>	<b>22,962</b>
<b>Reconciliation of funds</b>					
Total funds brought forward		542,585	-	542,585	519,623
<b>Total funds carried forward</b>		<b>538,525</b>	<b>606,575</b>	<b>1,145,100</b>	<b>542,585</b>

*Detailed analysis of the Statement of Financial Activities is given on page 5*

Balance Sheet

31 March 2023

	Unrestricted funds	Restricted income funds	Total 2023	Total 2022
	£	£	£	£
<b>Fixed assets</b>				
Tangible assets	229,792	-	229,792	229,792
Investments	274,981	-	274,981	284,813
<b>Total fixed assets</b>	<b>504,773</b>	<b>-</b>	<b>504,773</b>	<b>514,605</b>
<b>Current assets</b>				
Debtors	1,509	-	1,509	618
Cash at bank and in hand	32,243	606,575	638,818	27,362
<b>Total current assets</b>	<b>33,752</b>	<b>606,575</b>	<b>640,327</b>	<b>27,980</b>
Creditors due within 1 year	-	-	-	-
Net current assets	33,752	606,575	640,327	27,980
<b>Total asset less current liabilities</b>	<b>538,525</b>	<b>606,575</b>	<b>1,145,100</b>	<b>542,585</b>
Creditors due after 1 year	-	-	-	-
<b>Total net assets</b>	<b>538,525</b>	<b>606,575</b>	<b>1,145,100</b>	<b>542,585</b>
<b>FUNDS OF THE CHARITY</b>				
Restricted income funds	-	606,575	606,575	-
Unrestricted funds	538,525	-	538,525	542,585
<b>Total funds</b>	<b>538,525</b>	<b>606,575</b>	<b>1,145,100</b>	<b>542,585</b>

*Detailed analysis of the balance sheet is given on pages 5 and 6*

Signed on behalf of the trustees

.....

Date .....

I M Whitehead, Chairman

## **1. Basis of accounting**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated.

The accounts 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 (FRS102) issued on 16 July 2014, and with the Charities Act 2011.

The detailed disclosure required is given on pages 5 and 6.

## **2. Grants received in the year**

A grant of £606,575 was received from Abbeyfield (Lyme Regis and District) Society Ltd, and has been allocated to restricted funds as it was given on the condition that it is used for the initial stages of the new school development.

**ETHELSTON AND BESTIC SCHOOL FOUNDATION (THE BESTIC TRUST)**  
**Notes to the accounts for the year ended 31<sup>st</sup> March 2023**

Page 5

**3. DETAILED STATEMENT OF FINANCIAL ACTIVITIES**

	Year to 31.3.2023 £	Year to 31.3.2022 £
<b>Incoming resources</b>		
Income from investments	8,113	6,970
Donations	205	90
Grant received – Abbeyfield (Lyme Regis and District) Society Ltd given on the condition that it is used for the initial stages of the new school development.	606,575	0
<b>Total incoming resources</b>	<b>614,893</b>	<b>7,060</b>
<b>Resources expended</b>		
Website	-	588
Video	-	4,500
Expenses, travel etc	416	276
Site maintenance & Neil Pullinger memorial garden	1,658	240
Legal fees - re Village Hall agreement	-	2,275
Insurance	472	455
<b>Total expenditure</b>	<b>2,546</b>	<b>8,334</b>
Excess of incoming resources over resources expended.	612,347	(1,274)
Bank balances as at 1 April 2022	27,980	44,779
	640,327	43,505
Less expenditure on new school site	-	15,525
Bank balances and COIF deposit as at 31st March 2023	£640,327	£27,980

**DETAILED BALANCE SHEET AT 31<sup>st</sup> MARCH 2023**

	31.3.2023 £	31.3.2022 £
607 COIF Charity Fund Accumulation Units	£139,107	£140,133
85 COIF Charity Fund Income Units	£1,591	£1,653
9,054 M & G Charifund Income Units	£134,283	£143,027
	£274,981	£284,813
<i>Cash funds</i>		
Term Deposit Funds	£550,000	-
COIF Deposit Fund	£811	£739
Lloyds Bank balances - Current Account	£86,967	£25,582
- Cheque Account	£500	£501
- Online Account	£500	£500
Cash balance	£40	£40
Accrued income M&G	£1,448	£1,418
Accrued income / (expense)	£61	£(800)
	£640,327	£27,980
<i>Other assets</i>		
New school site development costs (analysis on page 6)	£229,792	£229,792
<b>Total assets</b>	<b>£1,145,100</b>	<b>£542,585</b>
Reserves		
Accumulated general funds at 31st March 2022	£542,585	£519,623
	£542,585	£519,623
(Decrease)/Increase in value of investments during the period	£(9,832)	£24,236
- Surplus/Deficit for the year	£612,347	£(1,274)
	<b>£1,145,100</b>	<b>£542,585</b>

**ETHELSTON AND BESTIC SCHOOL FOUNDATION (THE BESTIC TRUST)**

**Notes to the accounts for the year ended 31 March 2023**

Page 6

**4. New School site costs**

	31.3.2023	31.3.2022
<b>Outline PP</b>		
Consultants	41219	41219
Planning fees	2980	2980
Architect	5760	5760
Miscellaneous	1326	1326
	<u>51285</u>	<u>51285</u>
<b>Legal fees</b>		
Guinness Trust	1200	1200
Village Hall	1260	1260
Masters	3650	3650
Searches	220	220
Contract	8435	8435
Land Registry/ Charity Commission	1290	1290
Valuation	500	500
	<u>16555</u>	<u>16555</u>
Land	95000	95000
Fencing	319	319
Vat reclaimed	(6748)	(6748)
	<u>156411</u>	<u>156411</u>
<b>Planning renewal</b>		
Planning fees	3080	3080
Consultants updates	1980	1980
Devon Wildlife	672	672
	<u>5732</u>	<u>5732</u>
<b>Reserved Matters Application</b>		
2019-2022	67,649	
Flood risk consultancy Pre-app (AWP)		1000
Design consultation & preparation of planning drawings (Net Zero Buildings)		6500
Management & delivery of Reserved Matters Application (Net Zero Buildings)		5000
Flood risk and drainage technical consultancy, swept path analysis and external materials (AWP)		5500
Landscaping design (Gyles Morris)		1248
Environment Agency Pre-app fee		700
Pre-app flood risk consultancy (AWP)		2000
Survey update (Benchmark)		280
Flood modelling consultancy (JBA)		6550
New topographic survey (Benchmark)		1010
Reserved Matters Application & planning fees (Net Zero Buildings)		2837
Post application transport & highways work for alternative access (AWP)		1850
Environment Agency flood modelling review		550
Further landscaping development (Barker)		3800
Planting schemes (Jenny Short)		1090
Environment Agency final review		200
Additional design work to incorporate new topographic survey results (AWP)		8500
Highways consultation (AWP)		850
Retaining wall Masters Close technical drawings		600
Non material amendment application (JBA)		459
Landscape consultation and design (JBA)		1600
CIF		12000
Reports on school building etc		3525
	<u>67649</u>	<u>67,649</u>
<b>Total costs to date</b>	<u><u>229792</u></u>	<u><u>229,792</u></u>

**INDEPENDENT EXAMINERS REPORT**

I report to the trustees on my examination of the accounts of the above charity (“the Trust”) for the year ended 31 March 2023.

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.

The charity’s gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

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.

.....  
The Jeffery Partnership Ltd. Chartered Accountants

Date.....