CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/01/2025 Period start date To 31/12/2025 Period end date

Charity name: Old Town Trust Charitable Incorporated Organisation

Charity registration number: 1197102

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	THE OBJECTS OF THE CIO ARE: (A) THE RELIEF OF THE INHABITANTS OF WALSHAM-LE-WILLOWS IN NEED BECAUSE OF YOUTH, AGE, ILL-HEALTH, DISABILITY, FINANCIAL HARDSHIP OR OTHER SOCIAL OR ECONOMIC DISADVANTAGE; AND (B) TO SUPPORT SUCH OTHER CHARITABLE PURPOSES FOR THE BENEFIT OF THE INHABITANTS OF WALSHAM-LE-WILLOWS AND ITS SURROUNDING AREA AS THE TRUSTEES MAY IN THEIR ABSOLUTE DISCRETION DETERMINE.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The Trust makes available to community organisations land for the purposes of recreation and the provision of green spaces to engender greater health and well-being.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	None given in this period

Additional information (optional)
You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The Trust has resolved to accumulate a minimum reserve of £60,000 to mitigate its primary risk; its rental property the Guildhall cottages. The trustees reserve the ability to distribute funds against its objective (A) should a specific need arise.
Policy on social investment including program related investment	Para 1.38	

Contribution made by volunteers	Para 1.38	All Trustees are volunteers.
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Providing land on long term leases (99 years) for the development of green space namely the Jubilee Wood and the Wildwoods. The Trust also provides the Parish Council with land for the Children's Play Area in Town House Road. The allotments on Wattisfield Road are also situated on trust land.

Additional information (optional)
You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	No fundraising activities are undertaken by the Trust.
Investment performance against objectives	Para 1.41	Current reserves are held in interest accounts with immediate access facilities
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity maintains a reserve of money for expenses throughout the year. Whilst accumulating its reserve 1.38.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	For maintaining the 3 Guildhall Cottages and anticipating their required updating to meet new legislation.
Amount of reserves held	Para 1.22	£71,441.13
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Rent payments from three cottages along with agricultural, meadow and community tenants.
Investment policy and objectives including any social investment policy adopted	Para 1.46	None at present
A description of the principal risks facing the charity	Para 1.46	Maintenance of three Guildhall cottages. The cottages are grade two listed. The new legislation "Renters' Rights Bill and Leasehold and Freehold Reform Act 2024" requirements, will prove to be very challenging for the Trust to meet.
Other		

Structure, Governance and Management

Description of charity's trusts:		To support such other charitable purposes for the benefits of the inhabitants of Walsham Le Willows
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated	Para 1.25	CIO

association, CIO)		
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	All and any trustee vacancies are advertised in the village magazine. Trustees are selected on the basis of: Local people with the knowledge of the Village. An understanding of the requirements of a Trustee. A good understanding of land management. An understanding of property management. Suitable candidates then apply and Five trustees have to agree to an applicant becoming a trustees.

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Old Town Trust Charitable Incorporated Organisation
Other name the charity uses	
Registered charity number	1197102
Charity's principal address	4 Postmill Gardens Walsham le Willows Bury St Edmunds Suffolk IP31 3DZ

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Hugh Reeve	Chair		
2	Ian Campbell			
3	Moira Reeve			
4	Karen Rolfe			
5	Nick Mecrow			
6	Lee Bailey			
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	3 Guildhall Cottages 3 meadows 4 Green Spaces. Arable land.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Old Town Trust Charitable Incorporated Organisation. Objects as 1.17.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Exemptions from disclosure

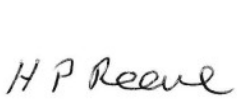
Reason for non-disclosure of key personnel details

Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Karen Rolfe	Hugh Reeve
Position (eg Secretary, Chair, etc)	Trustee	Chairman
Date	23/09/2025	

YEAR ENDED FROM 1st January 2025 - 31st December 2025

INCOME

COTTAGE RENTS
ALLOTMENT & LAND RENTS
WAYLEAVE
BANK INTEREST/COIF

EXPENSES
INSURANCE
LAND MAINTENANCE
COTTAGE MAINTENANCE
CLARKE & SIMPSON
SCC
BANK CHARGES
CLERK
STATIONERY/POSTAGE - PAID TO CLERK

SURPLUS/(DEFICIT) FOR THE YEAR

BALANCE BROUGHT FORWARD

BALANCE CARRIED FORWARD

THE ABOVE STATEMENT OF ACCOUNTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION AND EXPLANATIONS PROVIDED BY THE CLERK.
J ROWE

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	12/31/2025 £
	14,924.04
	5,035.30
	194.42
	211.54
	£20,365.30
	£1,194.00
	£231.00
	£360.00
	£3,375.00
	£75.00
	£50.50
	£433.42
	£26.33
	£5,745.25
	£14,620.05
	£56,821.08
	£71,441.13