Charity registration number: 204536

Bideford Bridge Trust

The Bridge Trust known as Bideford Bridge Trust

Annual Report and Financial Statements

for the year ended 31 December 2025

GLOVER STANBURY
CHARTERED ACCOUNTANTS

BIDEFORD BRIDGE TRUST
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BIDEFORD BRIDGE TRUST

REFERENCE AND ADMINISTRATIVE DETAILS

Chairman	S J Ellis
Trustees	D Bushby (appointed 2 January 2025) O Chope (resigned 13 March 2026) S L Green J Gubb R Clarke (resigned 1 May 2025) K Hind (appointed 2 January 2025) E A Hubber W G Isaac E Junkison S J Langford (resigned 3 July 2025) P R Sims Mr A T Inch (appointed 14 August 2025) The Mayor of Bideford, P Lawrence, Ex-Officio Trustee (appointed 25 June 2025)
Other Officers	R Gould, Steward
Charity Registration Number	204536
Principal Office	First Floor Offices 4 Bridgeland Street BIDEFORD Devon EX39 2PS
Auditor	Glover Stanbury Chartered Accountants and Registered Auditors 27 Bridgeland Street BIDEFORD Devon EX39 2PZ
Bankers	National Westminster Bank plc 41 High Street BARNSTAPLE Devon EX31 1DA

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BIDEFORD BRIDGE TRUST

TRUSTEES' REPORT

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2025.

Structure, governance and management

Nature of governing document

The Trust is an unincorporated trust registered with the Charity Commission as a charity under the name of The Bridge Trust, but with a working name of Bideford Bridge Trust. It is governed by a Scheme of the Charity Commissioners of 11 January 1973, as amended by their orders of 1 June 1988 and 24 July 2003, and aims to follow the principles of the Charity Governance Code. The Trust does not carry out fundraising activities and receives no public funds or grants.

The names of the trustees who served during the year are shown on page 1 of these financial statements. The trustees are appointed in accordance with the Scheme sealed by the Charity Commissioners on 11 January 1973 which provides for 8 Co-optative Trustees who hold office for a term of 5 years, 3 Nominative Trustees appointed by Bideford Town Council to serve for a term of 4 years and the Mayor of Bideford for the time being as Ex-officio Trustee.

New trustees receive an introductory pack on appointment, which comprises the framework documents of the Trust, together with a statement for signature stating that they accept and are willing to act in the Trusts of the Scheme. They are encouraged to contact the Steward for any further clarification.

The Steward deals with day-to-day management issues of the Trust, reporting and accountable to the trustees. The business of the Trust is also conducted with the help of Sub-Committees, whose functions are:

i) Bursar's Sub-Committee
To consider applications for Grants and to make recommendations in respect thereof, or to make decisions within specified financial limits.
ii) Property Sub-Committee
To advise the Trust in respect of the implications of major property transactions and to supervise the day to day running of the real property of the Trust.
iii) Housing Sub-Committee
To appoint residential tenants.
iv) Business Start-up Working Party
To review applications for Business Start-Up Grants and to make recommendations to the Trust.
v) Budgetary Working Party
To formulate a budget for recommendation to the Trustees on an annual basis.
vi) SORPS Working Party
To review Trust policies and make recommendations as required in the light of SORPS variations or amendments.

All Sub-Committees report to, and are accountable to, the Main Trust meetings.

The advisors to the Trust are listed on page 1 of these financial statements.

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Major risks and management of those risks

The trustees have introduced a formal risk management process to assess business risks and implement risk management strategies. This involved identifying the types of risks the Trust faces, prioritising them in terms of potential impact and likelihood of occurrence, and identifying means of mitigating the risks. The trustees are satisfied that systems are in place to mitigate any such risks.

The trustees have considered the question of risk management in general, and have identified that the key risks are an unexpected property repair liability and a decrease in commercial letting rents. They are conscious that they will receive applications for assistance from potential beneficiaries and that some of these applications will be for significant sums. However, the trustees as a matter of policy do not commit themselves to make repeat or future grants, and all current significant promises of grants are recorded and factored into their assessments. So far as the income of the Trust is concerned, this is broadly based, being partly from investments managed by CCLA Fund Managers Limited and partly from rental returns on residential and commercial properties, so sudden or unforeseen declines of income are not foreseen as a realistic risk.

Statement of Trustees' Responsibilities

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

The law applicable to charities 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 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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 charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

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Objectives and activities

Public benefit

The trustees confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Objects and aims

The Trust exists to distribute its income for charitable purposes, as defined by the Charities Act 2011, benefiting persons resident in Bideford and its neighbourhood. In making such distributions, the trustees have full regard to the guidance contained in the Charity Commission's general guidance on public benefit issued in accordance with their powers under Section 4 of the Charities Act 2011. Funding is provided by holding and managing property and other investments. During the year under review the Trust operated successfully, and maintained it's effectiveness.

The Trust plans to continue to distribute income, considering monthly the grant applications received, which are encouraged, as detailed, on the Trust's website and where the relevant application forms can be downloaded.

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Grant making policies

It is the policy of the Trust to distribute the whole of the net income of the Trust as grants, subject to maintaining its reserves. However, both this policy and the Reserve Policy are aspirational as opposed to fixed. Consequently, if there are particularly deserving grants to be made then consideration will be given to reducing Reserves and, conversely, if there are insufficient deserving applications for grants then Reserves will be increased. No political donations are paid by the Trust.

The Trust has a website, bidefordbridgetrust.org.uk, which informs the public of the history of the organisation and what it does, and allows them to download grant forms and contact the Trust. This includes a news section, reporting the major activities of the Trust.

The ambit of grants is dictated by the Scheme of the Trust. Within this Scheme, it is the policy of the Trust to make the following grants:

(i) To encourage education. This is achieved by Book Grants and Bursaries for Students, living within the Parish of Bideford or to the North of the Parish of Bideford but to the South of the Link Road, attending post - "A" level courses. Hardship Grants are also made for other Students not within the Parish of Bideford but within the area of benefit of the Trust. The Trust also gives discretionary grants to support persons resident within the Parish of Bideford attending vocational or apprenticeship training schemes. The total annual budget for these grants has been set at £95,000 for the 2026 year and £89,000 was paid for the year under review.

(ii) To encourage unemployed people and those who were recently unemployed to become self-sufficient by assisting them in Business Start-Up Schemes. Successful applicants receive Business Start-Up Grants over a period of two years, or occasionally loans. There is an annual budget for this of £90,000 for the 2026 year and £60,200 was paid or committed for the year under review.

(iii) Individual Applications for charitable assistance (such as on the grounds of poverty or ill health) on an urgent basis are considered every month on their merits. The annual budget for such grants amounts to £30,000 for the 2026 year and £19,491 was paid for the year under review.

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(iv) To assist the travel requirements of the elderly and infirm through the Torridge Taxi Voucher Scheme. The annual budget for payments to redeem vouchers under the Scheme has been set at £20,000 for the 2026 year, and £19,315 was paid or committed for the year under review.

(v) To encourage the young to learn to swim by subsidising the cost of swimming lessons for local school children. The annual budget for this was set at £35,000 for the 2026 year plus an amount of £9,000 to assist transport costs to the local swimming pool, and £35,735 and £9,000 respectively were paid or committed for the year under review.

(vi) Applications from Clubs and Charities for assistance are considered on an annual basis every summer. It had been the trend for organisations and Charities to apply, other than on an urgent basis, throughout the year and in earlier years these were considered on a monthly basis. It is now the policy of the Trust to give consideration to such applications only if there is good reason to do so, but otherwise to defer them until the time of consideration of the Annual Grants. By doing so, the Trust seeks to reconcile its desire to be responsive for the benefit of the beneficiaries of the Scheme of the Trust with its desire to manage its reserve policy properly. In considering the applications, the Trustees are always cognisant of the Charity Commission's public benefit guidance in respect of the funds to be allocated. The annual budget for grants to Clubs and Charities was set at £271,000 for the 2026 year and £355,809 was paid or committed for the year under review.

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(vii) To consider actively during the year any other appropriate significant charitable projects. The annual budget for this is set at £nil for the 2026 year, £20,000 was committed for the year under review.

It will be noted that Charitable Grants are shown in Note 6 to total £588,550 for the year, which includes £102,115 of grants approved by the trustees and advised to the applicants but not paid at the year end and £12,086 for Taxi vouchers issued but unredeemed at the year end. This accounting treatment reflects the contents of the Charities SORP (FRS102) as all legal and constructive obligations are provided for.

Achievements and performance

Details of the grant making activities achieved during the year are detailed in the Grant making policies section above, under each grouping (i) to (vii).

The policy of the Trust is to maintain its diversification of long term investments between the property market and the Stock Market. In the event of real property being sold, it is the policy of the Trust to replace this with other real property subject to appropriate professional advice. Whilst maintaining diversification as a broad principle, it is also the policy of the Trust to acquire further real property in the interest of good estate management. The monies awaiting investment in real property are held on deposit. The Trustees regularly review the market to take steps to obtain maximum yields on the Trust's liquid funds, coupled with reasonable availability when required. This is currently achieved by investing a significant proportion of such funds in the COIF Charities Ethical Investment Fund; this is a separate holding in addition to the endowment funds already invested in that fund since 2010. Whilst performance against policy is monitored regularly, it is not the policy of the Trust to change investments frequently due to the costs of transfer incurred.

The Trustees are pleased to note that up to now Trust income has been substantially maintained in the current difficult economic climate, due to its prudent mix of property and Stock Market investments. This has enabled the Trust to maintain its active policy of grant distribution

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Financial review and policy on reserves

It is the policy of the Trust to aim to maintain Reserves of Unrestricted Funds equivalent to one year's net income before donations. The reasons for such reserves are:

(i) to maintain the normal level of grant making in the event of any short-fall of income;
(ii) to make a provision for any major refurbishments that might be required in respect of properties; and
(iii) to be in the position to make a major one-off grant, if appropriate.

At the year end the Trust held Endowment Funds of £17,213,806, Restricted Funds of £150 and Reserves of Unrestricted Funds amounting to £688,319, and had not contracted for any expenditure on major refurbishment projects of investment properties. The current Reserve aspiration is £600,000 of Unrestricted Funds but this policy is reviewed every year.

The trustees have set their Reserve Policy on the basis of using unrestricted income funds only. The permanent endowment funds of the Trust comprising investment property holdings and a share portfolio have been excluded. The Trust has no significant tangible fixed assets other than investment property.

The Trust sets a budget for each year, which sets out both its proposed anticipated grants and its anticipated expenses. Its reserves policy is to provide for expenses over and above those set out in its budget. It has no liability in respect of pension schemes.

Bearing all the above factors in mind, the trustees have resolved that prudent reserves policy would normally be to retain £600,000, to be used if necessary in respect of unforeseen developments and thereafter replenished as soon as feasible.

Key performance indicators

The trustees review the summary of funds available on a monthly basis, comparing firstly income and expenditure against budget and then calculating Unrestricted Cash Funds available after deduction of the Permanent Endowment element included in the bank balances, followed by a calculation of Uncommitted Funds after taking account of grants promised but awaiting payment. A report is also made of Tenants over 1 month late in settlement.

The Key Financial Performance Indicators are, therefore, the Unrestricted Cash Funds and Uncommitted Funds available, Tenant balances overdue and performance of income and expenditure against budget.

On an annual basis the Key Financial Performance Indicators are the Estate rental income, other investment income and grants committed.

Fixed asset investments

Movements in fixed asset investments are shown in Note 12 to the Accounts. The trustees draw attention to the inclusion of the Trust's freehold properties in the Accounts at fair value, as explained in Note 12, and to the inclusion of other investments at their market values.

Taxation status

As a charity utilising all of its net income for charitable purposes the Trust is exempt from income tax, corporation tax and capital gains tax. The Trust has waived its exemption from Value Added Tax in respect of certain properties.

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Plans for future periods

Aims and key objectives for future periods

It is the policy of the Trust to continue to make grants as detailed in the Grant making policies above, which details the annual budget set for each area.

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

The annual report was approved by the trustees of the charity on 3 September 2026 and signed on its behalf by:

S J Ellis
Chairman

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BIDEFORD BRIDGE TRUST

Opinion

We have audited the financial statements of Bideford Bridge Trust (the 'charity') for the year ended 31 December 2025, which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BIDEFORD BRIDGE TRUST (CONTINUED)

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Report) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 3), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Identifying and assessing potential risks related to irregularities.
In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:
1. The nature of the charity and sector, control environment and charity performance;
2. results of our enquiries of management about their own identification and assessment of the risks of irregularities;
3. any matters we identified having discussed the Trust's documentation of their policies and procedures relating to:
- identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
- detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
- the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
4. the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

Based upon our understanding we designed and conducted audit procedures which included:
- Enquiring of trustees and management as to the Charity's policies and procedures to prevent and detect fraud, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Auditing the risk of management override of controls, including through testing journal entries.
- Reviewing estimates and judgements made in the accounts for any indication of bias and considering assumptions used by management in making the estimates.
- Reading Board minutes.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BIDEFORD BRIDGE TRUST (CONTINUED)

Use of our report

This report is made solely to the charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to trustees in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Glover Stanbury
(Statutory Auditor)

27 Bridgeland Street
BIDEFORD
Devon
EX39 2PZ

9 October 2026

Glover Stanbury is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

GLOVER STANBURY
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BIDEFORD BRIDGE TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted £	Restricted £	Endowment £	Total 2025 £	Total 2024 £
Income and Endowments from:						
Donations and legacies	3	-	-	-	-	1,000
Investment income	4	1,024,970	-	-	1,024,970	962,575
Other income		60	-	-	60	339
Total income		1,025,030	-	-	1,025,030	963,914
Expenditure on:						
Raising funds	5	(406,413)	-	(3,432)	(409,845)	(299,583)
Charitable activities	6	(633,639)	-	-	(633,639)	(606,794)
Other expenditure	7	(1,000)	-	-	(1,000)	(1,000)
Total expenditure		(1,041,052)	-	(3,432)	(1,044,484)	(907,377)
Gains/losses on investment assets		(44,844)	-	(406,880)	(451,724)	115,830
Net movement in funds		(60,866)	-	(410,312)	(471,178)	172,367
Reconciliation of funds						
Total funds brought forward		749,185	150	17,624,118	18,373,453	18,201,086
Total funds carried forward	17	688,319	150	17,213,806	17,902,275	18,373,453

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in Note 17.

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BIDEFORD BRIDGE TRUST

(REGISTRATION NUMBER: 204536)
BALANCE SHEET AS AT 31 DECEMBER 2025

	Note	2025 £	2024 £
Fixed assets			
Investments	12	17,827,428	19,156,352
Current assets			
Stocks	13	288	288
Debtors	14	199,335	81,537
Cash at bank and in hand	15	97,735	139,008
		297,358	220,833
Creditors: Amounts falling due within one year	16	(222,511)	(1,003,732)
Net current assets/(liabilities)		74,847	(782,899)
Net assets		17,902,275	18,373,453
Funds of the charity:			
Endowment funds		17,213,806	17,624,118
Restricted income funds			
Restricted funds		150	150
Unrestricted income funds			
Unrestricted funds		688,319	749,185
Total funds	17	17,902,275	18,373,453

The financial statements on pages 13 to 33 were approved by the trustees, and authorised for issue on 3 September 2026 and signed on their behalf by:

S J Ellis
Chairman

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

BIDEFORD BRIDGE TRUST

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net cash (expenditure)/income		(41,198)	70,137
Adjustments to cash flows			
Investment income	4	(1,024,970)	(962,575)
		(1,066,168)	(892,438)
Working capital adjustments			
Increase in stocks	13	-	(19)
Increase in debtors	14	(117,798)	(1,745)
(Decrease)/increase in creditors	16	(781,221)	684,036
Net cash flows from operating activities		(1,965,187)	(210,166)
Cash flows from investing activities			
Interest receivable and similar income	4	1,024,970	962,575
Purchase of investments	12	(140,800)	(1,216,176)
Sale of investments		1,039,744	558,264
Net cash flows from investing activities		1,923,914	304,663
Net (decrease)/increase in cash and cash equivalents		(41,273)	94,497
Cash and cash equivalents at 1 January		139,008	44,511
Cash and cash equivalents at 31 December		97,735	139,008

Reconciliation between net movement in funds and net cash expenditure

	2025 £	2024 £
Net movement in funds	(471,178)	172,367
Unrealised gains/(losses)	429,980	(102,230)
Net cash expenditure	(41,198)	70,137

All of the cash flows are derived from continuing operations during the above two periods.

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

1 LEGAL FORM OF THE TRUST

The Trust is an unincorporated Trust registered as a charity with the Charity Commission for England and Wales (registration number 204536) and is a public benefit entity with a registered office at First Floor Offices, 4 Bridgeland Street, BIDEFORD, Devon, EX39 2PS.

2 ACCOUNTING POLICIES

Statement of compliance

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value, with the exception of investment properties which are measured at fair value at each reporting date and listed investments which are carried at market value, in the relevant note(s) to these accounts.

The Trust's functional and presentation currency is the £ sterling.

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

Going concern

The Trustees have considered, and are not aware of any circumstances or issues that might cast doubt on, the Trust’s ability to continue as a going concern.

Judgements

Judgements made by the trustees in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are deemed to be in relation to the valuation of investment properties. These are measured at fair value at each reporting date, as valued by a firm of Chartered Surveyors. In the application of the Trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant, and are reviewed on an ongoing basis. Actual results may differ from these estimates and any revisions are recognised in the period in which the estimate is revised.

Income and endowments

Investment income from property, quoted investments and interest is unrestricted and is recognised on a receivable basis. Voluntary income including donations, legacies and grants is recognised when there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Grants receivable

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Expenditure

All expenditure is accounted for on an accruals basis and liabilities are recognised as soon as it is considered that there is either a legal or constructive obligation committing the Trust to the expenditure, arising from events prior to the year end.

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Grant provisions

Grants payable are charged in the year when the offer is conveyed to the recipient.

Other expenditure

Apportionment of Steward's fees:
The Steward also acts as Bursar and Steward's fees are apportioned, based on an estimate of the proportion of the work performed in each role. No other costs are apportioned.

Office equipment:
The minimum capitalisation of tangible fixed assets is £2,000. Any individual office equipment items below this figure have been treated as an expense.

Support costs

Support costs consist of those costs which relate to the administrative time spent on the Torridge Taxi Voucher Scheme. The Torridge Taxi Voucher Scheme was previously administered by an outside agency, supported by funding from this Trust. The trustees reviewed the working of the Scheme in 2012 and decided to improve the efficiency of working and reduce the overall cost of the Scheme by administering it using services provided by the Officers of the Trust, as disclosed in Note 9 to these Financial Statements.

Governance costs

Governance costs consist of those costs which relate to the Trust's governance arrangements, including meeting statutory and regulatory requirements. The Trust has no employees and no fees or expenses are paid to the Trustees or to persons closely connected with them.

Investment properties

All properties owned by the Trust are vested in the Official Custodian for Charities. Freehold land and buildings held as investments are carried at fair value and are revalued annually, to comply with the Charities SORP (FRS102), and gains or losses arising on revaluation are recognised in the Statement of Financial Activities.

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

Fixed asset investments

All quoted stock market investments are stated at market value and gains or losses arising on revaluation are recognised in the Statement of Financial Activities and allocated to the appropriate Fund. Separate holdings of quoted investments are maintained for the Endowment Fund and Unrestricted Fund and are categorised as Fixed Assets where they relate to Endowment Funds. The quoted investments relating to Unrestricted Funds were previously included in Current Assets as they replaced bank deposits on the clear understanding that withdrawals must be straightforward and available at short notice when required to fund the charitable activities and day-to-day running of the Trust. As this holding had not changed for a number of years this was categorised as Fixed Assets in 2021. Income from all investments is credited to Unrestricted Funds in accordance with the Trust deed.

Stock

The value of book stocks is estimated by the trustees, based on the lower of cost and net realisable value.

Trade debtors

Trade debtors are amounts due from tenants for rents due in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at transaction price, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.Trade creditors are recognised initially at the transaction price.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Endowment funds represent the properties and other investments gifted to the Trust, the income from which is to be used for charitable purposes (as defined by the Charities Act 2011) benefiting persons resident in Bideford and its neighbourhood.

3 INCOME FROM DONATIONS AND LEGACIES

	Total 2025 £	Total 2024 £
Grants, including capital grants;		
Government grants	-	1,000
	-	1,000

4 INVESTMENT INCOME

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Interest receivable and similar income;			
Interest receivable on bank deposits	2,652	2,652	1,774
Other income from fixed asset investments	114,621	114,621	134,212
Income from rents	891,973	891,973	812,040
Income from dilapidations	-	-	8,000
Income from insurance recharges	15,724	15,724	6,549
	1,024,970	1,024,970	962,575

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

5 EXPENDITURE ON RAISING FUNDS

A) INVESTMENT MANAGEMENT COSTS

	Unrestricted funds General £	Endowment funds Permanent £	Total 2025 £	Total 2024 £
Other investment management costs;				
Book purchases	-	-	-	(19)
Void rates and water rates	4,861	-	4,861	2,488
Lighting and heating of trust properties	8,906	-	8,906	6,002
Insurance	38,970	-	38,970	28,477
Repairs and servicing costs	-	-	-	1,000
Repairs and servicing costs	247,842	-	247,842	176,673
Telephone and internet	936	-	936	880
Office equipment	-	-	-	1,534
Printing, stationery and software	4,971	-	4,971	5,866
Sundry expenses	4,086	-	4,086	4,223
Cleaning, gardener and caretaker	6,378	-	6,378	1,962
Warden's fees	19,800	-	19,800	18,375
Steward's fees (50%)	27,137	-	27,137	24,850
Advertising	1,918	-	1,918	1,409
Professional fees	-	3,432	3,432	3,351
Professional fees	38,708	-	38,708	20,489
Book-keeping and Xero support	300	-	300	440
Bank charges	1,600	-	1,600	1,583
	406,413	3,432	409,845	299,583

Investment Management Costs consist of those costs which relate to the management of the Trust investment portfolio, and particularly to the investment properties held on Permanent Endowment to fund the charitable activities of the Trust. The Trust has no employees and no fees or expenses are paid to the Trustees or to persons closely connected with them.

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

6 EXPENDITURE ON CHARITABLE ACTIVITIES

	Unrestricted funds General	Total 2025	Total 2024
	£	£	£
Grant funding of activities	588,550	588,550	561,871
Allocated support costs	2,435	2,435	2,701
Governance costs	42,654	42,654	42,222
	633,639	633,639	606,794

7 OTHER EXPENDITURE

	Unrestricted funds General	Total 2025	Total 2024
	£	£	£
Bridge Maintenance Order	1,000	1,000	1,000
	1,000	1,000	1,000

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

8 GRANT-MAKING

Analysis of grants

	Grants to institutions		Grants to individuals	
	2025	2024	2025	2024
	£	£	£	£
Analysis				
Business start-ups	-	-	60,200	71,882
Community events	12,000	8,500	-	-
Furthering of education	40,361	30,825	89,000	99,555
Local churches and religious groups	21,250	19,600	-	-
Local heritage	32,280	25,800	-	-
Local sports clubs, facilities and organisations	91,259	67,600	-	-
Other local charitable and community organisations	126,659	110,165	-	-
Performing and visual arts	23,850	20,500	-	-
School swimming lessons and transport	44,735	37,062	-	-
Taxi voucher scheme	-	-	19,315	12,971
Welfare of people in financial need	-	13,000	19,491	32,811
Youth organisations	8,150	11,600	-	-
	400,544	344,652	188,006	217,219

The support costs associated with grant-making are £Nil (31 December 2024 - £Nil).

In making grants, the trustees have full regard to the guidance contained in the Charity Commission's general guidance on public benefit issued in accordance with their powers under Section 4 of the Charities Act 2011.

None of the trustees or their related parties had a pecuniary interest in any grants to organisations of which they are members.

A full list of grants made can be obtained from the Trust by application to its address.

Below are details of grants made.

Name of recipient	2025 £	2024 £
Appledore Primary School	-	2,000
BASICS Devon	6,000	6,000
BCre8ive	-	2,500
Appledore Maritime Heritage Trust	5,000	5,000
Bideford Amateur Athletic Club	5,000	5,000
Bideford Amateur Football Club - Youth	2,000	-
Bideford Amateur Rowing Club	5,000	20,000

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Becky's Christmas Toy Bank	3,500	3,000
Bideford & District Archive Council	1,500	1,500
Bideford Baptist Church	1,000	2,000
Bideford College	-	3,825
Bideford Blues & Appledore Junior FC	37,000	20,000
Bideford Carnival	2,000	2,000
Bideford Town Centre Partnership	-	4,000
Bideford Work Club	-	6,000
Bideford Youth Club	-	3,750
BMX Club	-	1,500
Bideford College - Enrichment Week transport	10,000	-
Bideford, Littleham & Westward Ho! Cricket Club (Colts Section)	5,000	5,000
Bideford Soapbox Derby	2,000	1,500
Bideford Methodist Church	-	2,000
Bideford Massed Pipes & Drums	2,000	2,000
Bideford Railway Heritage Centre	5,000	4,000
Friends of St Mary's School	-	4,500
Bideford Town Band	2,500	2,500
Bideford Rotary Club - Water Festival	2,000	1,500
Bideford Rugby Club Limited	5,000	-
Instow Village Hall	-	2,000
Bideford Street Pastors and School Pastors	3,000	3,000
Bideford Youth Pipe Band	2,000	1,000
Family Compass	2,000	2,000
North Devon Family Carers	-	1,500
Clovelly Pilot Gig Club	1,500	1,500
Hartland Recreational Ground	-	1,000
Instow Primary School	2,700	-
East-the-Water Community Primary School	17,226	8,500
Laughter	1,500	1,500
Shamwickshire Rovers Youth	4,500	3,000
South West Event Management Solutions	3,000	1,500
Harbour Bideford	5,000	5,000
Holy Trinity Church, Westward Ho!	1,000	1,500
Next Steps Tutors	7,035	-
The Exhale Project	-	1,500
The Playzone Project	-	20,000
Torridge Growing Together	2,500	2,000
Lemon Jelly Youth Work	3,000	3,000
North Devon Food Bank	-	5,000
North Devon Forum for Autism Spectrum Conditions & ADHD	2,000	2,500
School Swimming Lessons (1610 Limited & Active Torridge)	35,235	28,062
North Devon Hospice	20,000	20,000
Northam Methodist Church	5,000	1,000
Westcroft School - Outdoor learning space	-	10,000
Appledore Book Festival	2,000	-

GLOVER STANBURY CHARTERED ACCOUNTANTS

Bideford Amateur Football Club	2,160	-
Northam Lions Football Club	1,500	3,000
Over and Above	-	10,000
North Devon Down Syndrome Association	1,800	1,800
Tarka Child Contact Centre	3,000	3,000
Sandymere Blues Football Club	2,000	-
Steamship Freshspring Society	5,000	5,000
South West Heritage Trust - North Devon Record Office	7,000	7,000
Torridge Pilot Gig Club	2,000	2,000
Transport Costs for School Swimming Lessons	9,000	9,000
The RainBo Music Trust	4,500	1,500
Torridge Voluntary Services (TTVS)	14,500	15,960
Torridgeside Amateur Swimming Club	2,000	2,000
Up Close Theatre	5,000	5,000
Grants under £1,500 to institutions	45,308	42,255
Wings South West	5,000	-
Westcroft School - Breakfast club	2,000	-
Business Start-Ups	60,200	71,882
Book, Bursary, Social and Training	108,491	132,366
Taxi Voucher Scheme	19,315	12,971
Atlantic Racquet Centre	8,800	-
The Community Yoga Project	1,500	-
Stroke Association	5,000	-
Royal Devon University Healthcare Foundation	10,000	-
Port of Bideford Regatta	1,500	-
Nature to Nature	5,000	-
Northam Care Trust	25,000	-
Bideford Library	5,280	-
Devon Mind	2,000	-
Bideford AFC Holdings	3,000	-
	588,550	561,871

GLOVER STANBURY CHARTERED ACCOUNTANTS

9 ANALYSIS OF GOVERNANCE AND SUPPORT COSTS

Charitable activities expenditure

	Basis of allocation	Unrestricted funds General £	Total 2025 £	Total 2024 £
Support costs	A	2,435	2,435	2,701
Governance costs		42,654	42,654	42,222
		45,089	45,089	44,923

Support costs allocated to charitable activities

	Basis of allocation	Administration costs £	Total 2025 £	Total 2024 £
Administration costs for Torridge Taxi Voucher Scheme	A	2,435	2,435	2,701

Basis of allocation

Reference	Method of allocation
A	Cost of administrative time spent on Torridge Taxi Voucher Scheme.

GLOVER STANBURY CHARTERED ACCOUNTANTS

GOVERNANCE COSTS

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Steward's fees (50%)	27,137	27,137	24,850
Accountancy fees payable to auditor	4,000	4,000	4,975
The audit of the charity's annual accounts	11,000	11,000	11,909
Professional indemnity insurance	517	517	488
	42,654	42,654	42,222

10 TRUSTEES REMUNERATION AND EXPENSES

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

11 TAXATION

As a charity utilising all of its net income for charitable purposes the Trust is exempt from income tax, corporation tax and capital gains tax. The Trust has waived its exemption from Value Added Tax in respect of certain properties.

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

12 FIXED ASSET INVESTMENTS

	2025	2024
	£	£
Investment properties	14,240,702	14,590,202
Other investments	3,586,726	4,566,150
	17,827,428	19,156,352

INVESTMENT PROPERTIES

	Investment properties
	£
At valuation	
At 1 January 2025	14,590,202
Revaluation	(208,000)
Disposals	(141,500)
At 31 December 2025	14,240,702
Other movement	
At 31 December 2025	-
Fair value	
At 31 December 2025	14,240,702
At 31 December 2024	14,590,202

Valuation of investment properties is by an independent valuer.

Purchases and major refurbishments of properties in the year are included at cost.

Freehold land and buildings were originally gifted to the Trust and no original costs were recorded. A valuation was first included in the 1997 Trust Accounts and subsequently updated quinquennially in accordance with the provisions of the then-current Charities SORPs. The revised Charities SORP (FRS102), which was first applicable to the Trust 2016 Financial Statements, now requires annual valuations to fair value of all investment assets. The property valuations have been prepared by David Northridge BSc MRICS and Iain Neale BSc (Hons) MRICS of Abercorn Surveyors Ltd, a firm of Chartered Surveyors who are independent and have recent experience in the location and types of property being valued. The movement in value since the previous year end has been incorporated in these Financial Statements. The method of valuation for residential properties is Market Approach using comparable evidence retained in Abercorn Surveyors Ltd files, for commercial properties and properties which consist of commercial units and residential elements the valuation method uses rate of return using open market rental values with considerations made for facilities and condition upon inspection of the property.

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

OTHER INVESTMENTS

	Listed investments £	Total £
At valuation		
At 1 January 2025	4,566,150	4,566,150
Revaluation	(221,980)	(221,980)
Additions	140,800	140,800
Disposals	(898,244)	(898,244)
At 31 December 2025	3,586,726	3,586,726
Net book value		
At 31 December 2025	3,586,726	3,586,726
At 31 December 2024	4,566,150	4,566,150

All other investments are in the Charities Official Investment Fund.

GAINS/LOSSES ON INVESTMENT ASSETS

Total gains/losses on investment assets are the total of revaluation from the changes in market value at the Balance Sheet date of Fixed Asset Investments, made up of Investment properties and Other investments, and realised gains/losses in the year from proceeds of sale of investments.

13 STOCK

	2025 £	2024 £
Stocks	288	288

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

14 DEBTORS

	2025	2024
	£	£
Trade debtors	49,826	48,672
Prepayments	24,119	16,073
Other debtors	125,390	16,792
	199,335	81,537

Debtors includes £14,142 (2024: £16,792) receivable after more than one year.

	2025	2024
	£	£
Other debtors	14,142	16,792

15 CASH AND CASH EQUIVALENTS

	2025	2024
	£	£
Cash on hand	18	18
Cash at bank	97,717	138,990
	97,735	139,008

16 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade creditors	20,706	830,254
VAT payable	6,689	7,689
Other creditors	117,511	93,990
Accruals and deferred income	77,605	71,799
	222,511	1,003,732

GLOVER STANBURY CHARTERED ACCOUNTANTS

17 FUNDS

	Balance at 1 January 2025 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 December 2025 £
Unrestricted funds					
General	749,185	1,025,030	(1,041,052)	(44,844)	688,319
Restricted funds	150	-	-	-	150
Endowment funds					
Permanent	17,624,118	-	(3,432)	(406,880)	17,213,806
Total funds	18,373,453	1,025,030	(1,044,484)	(451,724)	17,902,275

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 December 2024 £
Unrestricted funds						
General	717,975	962,914	(903,026)	(53,574)	24,896	749,185
Restricted funds	150	1,000	(1,000)	-	-	150
Endowment funds						
Permanent	17,482,961	-	(3,351)	53,574	90,934	17,624,118
Total funds	18,201,086	963,914	(907,377)	-	115,830	18,373,453

GLOVER STANBURY CHARTERED ACCOUNTANTS

The specific purposes for which the funds are to be applied are as follows:

Endowment Funds: This comprises the freehold property owned by the Trust, together with the proceeds of sale of properties originally held by the Trust. Accumulated funds of £17,213,806 (2024 - £17,624,118) include £14,482,333 (2024 - £14,867,468) for revaluation adjustments arising from the inclusion on Investment properties and other investments at valuation.

Unrestricted Funds: All of the income generated by Endowment Fund investments is to be treated as Unrestricted Funds, which are available for distribution for charitable purposes, at the trustees' discretion, in accordance with the objects of the Trust. Accumulated funds of £688,319 (2024 - £749,185) include £302,322 (2024 - £347,166) for revaluation adjustments arising from the inclusion of other investments at valuation.

Restricted Funds: This comprises funds donated for estimated future framing costs of a donated picture.

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

18 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds General £	Restricted funds £	Endowment funds Permanent £	Total funds at 31 December 2025 £
Fixed asset investments	758,301	-	17,069,127	17,827,428
Current assets	149,097	150	148,111	297,358
Current liabilities	(219,079)	-	(3,432)	(222,511)
Total net assets	688,319	150	17,213,806	17,902,275

	Unrestricted funds General £	Restricted funds £	Endowment funds Permanent £	Total funds at 31 December 2024 £
Fixed asset investments	662,345	-	18,494,007	19,156,352
Current assets	277,372	150	(56,689)	220,833
Current liabilities	(190,532)	-	(813,200)	(1,003,732)
Total net assets	749,185	150	17,624,118	18,373,453

19 ANALYSIS OF NET FUNDS

	At 1 January 2025	Financing cash flows	At 31 December 2025
	£	£	£
Cash at bank and in hand	139,008	(41,273)	97,735
Net funds	139,008	(41,273)	97,735

	At 1 January 2024	Financing cash flows	At 31 December 2024
	£	£	£
Cash at bank and in hand	44,511	94,497	139,008
Net funds	44,511	94,497	139,008

GLOVER GS STANBURY CHARTERED ACCOUNTANTS

20 RELATED PARTY TRANSACTIONS

Due to common business interests and trusteeships, the following related parties received grants in the year:

Appledore Book Festival £2,000 (2024: £nil)
Bideford Amateur Athletic Club £5,000 (2024: £5,000)
Bideford and District Community Archive Council £1,500 (2024: £1,500)
Bideford Carnival £2,000 (2024: £2,000)
Bideford Football Club £4,560 (2024: £nil)
Bideford Rotary Club £2,000 (2024: £1,500)
Bideford Youth Pipe Band £2,000 (2024: £1,000)
Shamwickshire Rovers Youth £4,500 (2024: £3,000)
South West Heritage Trust £7,000 (2024: £7,000)
Up Close Theatre and Radio £5,000 (2024: £5,000)
Way of the Wharves CIO £1,000 (2024: £nil)
Wings South West £5,000 (2024: £nil)

Key management personnel compensation totalled £52,400 in the year (2024 £39,875). Amounts owed to key management personnel at the year end totalled £132 (2024 £50).

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