REGISTERED CHARITY NUMBER: 235330

Report of the Trustees and Unaudited Financial Statements for the Year Ended 31 December 2025 for The Harton Town Trust

The Harton Town Trust

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The Harton Town Trust

Report of the Trustees
for the Year Ended 31 December 2025

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025 prepared under the receipts and payments basis.

OBJECTIVES AND ACTIVITIES
Objectives and aims
The Charity's main objective is to provide affordable rented housing in Harton Town.

In setting their objectives the trustees have given careful consideration to the Charity commission's general guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE
During the year the trustees have achieved the main aims and objectives of the charity, by providing affordable rented accommodation in the Harton Town area.

The trustees are continually spending on the maintenance and improvement of the Trust's houses to provide tenants with safe and comfortable accommodation.

FINANCIAL REVIEW
Reserves policy
At the year end, the charity cash reserves amounted to £106,834.

The Trustees reserves policy is to keep the cash reserves at between £50,000 and £100,000 to cover normal expenditure plus any major one off repairs required to the properties. The investment asset is held as a designated reserve for improvements needed to the freehold property.

The property valuations on page 5 are out of date, but the trustees believe that there is no benefit, using charitable funds to have the valuations updated. The figures should therefore be looked at purely as a general guide to the assets held by the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT
Governing document
The charity is controlled by its governing document dated 24th August 1995, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees
Trustees are appointed by invitation from the serving trustees.

Induction and training of new trustees
Trustees are aware of their legal obligations under charity law. In the event of a new appointment, the board of trustees are jointly responsible for briefing a new trustee on their obligations. External training may be provided if it is considered useful for the ongoing stewardship of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS
Registered Charity number
235330

Principal address
11 Jeffery Close
Hartland
Bideford
Devon
EX39 6HT

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees
Mrs M Bremridge
S Cook
J Dawkins
J George
B Heard
Mrs J Johns
Mrs D Wickfield

Secretary
Ms L Johns

Independent examiner
Streets Metherell Gard Limited
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Approved by order of the board of trustees on 22nd July 2026 and signed on its behalf by:

.....
Mrs J Johns - Trustee

Independent Examiner's Report to the Trustees of The Harton Town Trust

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2025 set out on pages four to five.

Responsibilities and basis of report
As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 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 charity as required by section 130 of the Act; or

(2) the accounts do not accord with those records

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.

Greg Cook FCCA
Streets Metherell Gard Limited
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Date: 3-7-26

The Harton Town Trust
Receipts and Payments Account
for the Year Ended 31 December 2025

	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
RECEIPTS				
Charitable activities	35,113	-	**35,113**	32,989
Investment income	3,193	-	**3,193**	3,096
	38,306	-	**38,306**	36,085
Asset and investment sales	-	-	-	-
Total receipts	38,306	-	**38,306**	36,085
PAYMENTS				
Charitable activities	17,043		**17,043**	32,892
Support Costs	1,758	-	**1,758**	1,641
Total payments	18,801	-	**18,801**	34,533
NET RECEIPTS/(PAYMENTS)	19,505	-	**19,505**	1,552
RECONCILIATION OF FUNDS				
Cash funds brought forward	87,329	-	**87,329**	85,777
CASH FUNDS CARRIED FORWARD	106,834	-	**106,834**	**87,329**

The Harton Town Trust
Statement of Assets
for the Year Ended 31 December 2025

	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
CASH FUNDS				
Petty cash	-	-	-	-
Cash at bank	106,834	-	**106,834**	87,329
	106,834	-	**106,834**	87,329
INVESTMENT ASSETS				
COIF charity investment fund (at current valuation)	58,865	-	**58,865**	62,039
ASSETS RETAINED FOR THE CHARITY'S OWN USE				
Freehold property (at 2012 valuation)	1,172,500	-	**1,172,500**	1,172,500

The financial statements were approved by the Board of Trustees on 22nd July 2026 and were signed on its behalf by:

Mrs M Bremridge -Trustee

Mrs J Johns -Trustee