

Rhayader Market Hall & Smithfield Trust
Unaudited Financial Statements
31 March 2019

FRANCIS GRAY CHARTERED ACCOUNTANTS

Chartered accountant

Ty Madog

32 Queens Road

Aberystwyth

Ceredigion

SY23 2HN

Rhayader Market Hall & Smithfield Trust

Financial Statements

Year ended 31 March 2019

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Rhayader Market Hall & Smithfield Trust

Trustees' Annual Report

Year ended 31 March 2019

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 March 2019.

Reference and administrative details

Registered charity name	Rhayader Market Hall & Smithfield Trust
Charity registration number	216659
Principal office	Llwyncwtta Rhayader Powys LD6 5NT Wales

The trustees

Kelvin Curry
Robert Lewis
John Price
David Owen Evans F.R.I.C.S
John Jones
Henry Thomas
Owain Pugh
Glyn Powell
Granville Davies
Lee Price
Clare Evans
Christian Walton

Secretary & Treasurer	Sian Davies
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Independent examiner	Robert Gray F.C.A Ty Madog 32 Queens Road Aberystwyth Ceredigion SY23 2HN
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Structure, governance and management

The governing documents of the charity are the Schemes of the 27th August 1909 and 30th May 1922.

Objectives and activities

The objects of the charity are "to benefit the public by providing and maintaining, subject to and in conformity with, the provisions of the scheme of 1909, a market place for the use of persons attending the fairs and weekly markets held in the ancient borough of Rhayader and a convenient place for the reception of cattle brought for a sale at the said fairs"

Rhayader Market Hall & Smithfield Trust

Trustees' Annual Report *(continued)*

Year ended 31 March 2019

Achievements and Performance

During the year a cattle crush section was installed and from February 2019 a new tenant was taken on for the carpet shop.

Since the year end, Welshpool Livestock Sales have been taken on as the new tenant in the market.

Financial Review

The charity's finances continue to be in a robust state of health. Total reserves, all of which are unrestricted, increased to £636,283 (2018 - £607,625), of which cash at bank balances were £111,318 (2018 - £81,652).

The trustees' annual report was approved on 19 November 2019 and signed on behalf of the board of trustees by:

Sian Davies
Charity Secretary

Robert Lewis
Chairman.

Rhayader Market Hall & Smithfield Trust

Independent Examiner's Report to the Trustees of Rhayader Market Hall & Smithfield Trust

Year ended 31 March 2019

I report to the trustees on my examination of the financial statements of Rhayader Market Hall & Smithfield Trust ('the charity') for the year ended 31 March 2019.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Robert Gray F.C.A.
Independent Examiner

Ty Madog
32 Queens Road
Aberystwyth
Ceredigion
SY23 2HN

19 November 2019



Rhayader Market Hall & Smithfield Trust

Statement of Financial Activities

Year ended 31 March 2019

		2019		2018
	Note	Unrestricted funds £	Total funds £	Total funds £
Income and endowments				
Investment income	4	74	74	73
Other income	5	39,680	39,680	44,710
Total income		<u>39,754</u>	<u>39,754</u>	<u>44,783</u>
Expenditure				
Expenditure on charitable activities	6	11,096	11,096	8,808
Total expenditure		<u>11,096</u>	<u>11,096</u>	<u>8,808</u>
Net income and net movement in funds		<u>28,658</u>	<u>28,658</u>	<u>35,975</u>
Reconciliation of funds				
Total funds brought forward		607,625	607,625	571,650
Total funds carried forward		<u>636,283</u>	<u>636,283</u>	<u>607,625</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 7 to 13 form part of these financial statements.

Rhayader Market Hall & Smithfield Trust

Statement of Financial Position

31 March 2019

	Note	2019 £	2018 £
Fixed assets			
Tangible fixed assets	10	527,506	528,029
Current assets			
Investments	11	200	200
Cash at bank and in hand		111,118	81,652
		<u>111,318</u>	<u>81,852</u>
Creditors: amounts falling due within one year	12	<u>2,541</u>	<u>2,256</u>
Net current assets		<u>108,777</u>	<u>79,596</u>
Total assets less current liabilities		<u>636,283</u>	<u>607,625</u>
Funds of the charity			
Unrestricted funds		636,283	607,625
Total charity funds	13	<u>636,283</u>	<u>607,625</u>

These financial statements were approved by the board of trustees and authorised for issue on 19 November 2019, and are signed on behalf of the board by:

Sian Davies
Charity Secretary

Robert Lewis
Chairman.

The notes on pages 7 to 13 form part of these financial statements.

Rhayader Market Hall & Smithfield Trust

Statement of Cash Flows

Year ended 31 March 2019

	2019 £	2018 £
Cash flows from operating activities		
Net income	28,658	35,975
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	523	523
Dividends, interest and rents from investments	(74)	(73)
<i>Changes in:</i>		
Trade and other creditors	285	2,256
Cash generated from operations	29,392	38,681
Net cash from operating activities	29,392	38,681
Cash flows from investing activities		
Dividends, interest and rents from investments	74	73
Purchase of tangible assets	—	(8,100)
Purchases of other investments	—	(200)
Net cash from/(used in) investing activities	74	(8,227)
Net increase in cash and cash equivalents	29,466	30,454
Cash and cash equivalents at beginning of year	81,652	51,198
Cash and cash equivalents at end of year	111,118	81,652

The notes on pages 7 to 13 form part of these financial statements.

Rhayader Market Hall & Smithfield Trust

Notes to the Financial Statements

Year ended 31 March 2019

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Llwynchwta, Rhayader, Powys, LD6 5NT, Wales.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Rhayader Market Hall & Smithfield Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2019

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Rhayader Market Hall & Smithfield Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2019

3. Accounting policies *(continued)*

Tangible assets *(continued)*

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Plant and machinery - 4% straight line

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

4. Investment income

	Unrestricted Funds £	Total Funds 2019 £	Unrestricted Funds £	Total Funds 2018 £
Income from listed investments	74	74	73	73

The investment income comprises quarterly dividend receipts from the Charity's investment in the COIF Charities Investment Fund. The investment is shown as an investment asset in current assets in the balance sheet, at its original cost of £200. At 31 December 2018 the shares were valued at £2114, being their mid-market value.

Rhayader Market Hall & Smithfield Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2019

5. Other income

	Unrestricted Funds £	Total Funds 2019 £	Unrestricted Funds £	Total Funds 2018 £
Rental income - Brightwells	20,501	20,501	24,347	24,347
Rental income - Market Hall and Bankhouse	18,350	18,350	19,495	19,495
Other income	829	829	868	868
	<u>39,680</u>	<u>39,680</u>	<u>44,710</u>	<u>44,710</u>

6. Expenditure on charitable activities by activity type

The charitable expenditure was incurred during the year to 31 March 2019:

	Smithfield £	Market Hall £	Governance costs £
light and heat		110	
repairs and maintenance	695		
insurance	2,058	1,102	
sundry	369		
legal and professional fees		570	
accountancy	450		
photography		287	
depreciation	523		
Stationery & office			432
Secretary stipend			4,500
	<u>4,095</u>	<u>2,069</u>	<u>4,932</u>

The charitable expenditure for the previous year (to 31 March 2018) was:

	Smithfield £	Market Hall £	Governance costs £
light and heat		159	
repairs and maintenance	100	437	
insurance	1,964	1,111	
sundry	25		
legal and professional fees	1,381	855	
accountancy	510		
regulatory compliance costs		1,736	
depreciation	523		
Stationery & office			7
	<u>4,503</u>	<u>4,298</u>	<u>7</u>

Rhayader Market Hall & Smithfield Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2019

7. Net income

Net income is stated after charging/(crediting):

	2019 £	2018 £
Depreciation of tangible fixed assets	523	523

8. Independent examination fees

	2019 £	2018 £
Fees payable to the independent examiner for: Independent examination of the financial statements	450	510

9. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees;

10. Tangible fixed assets

	Freehold property £	Plant and machinery £	Total £
Cost			
At 1 April 2018 and 31 March 2019	516,010	13,065	529,075
Depreciation			
At 1 April 2018	—	1,046	1,046
Charge for the year	—	523	523
At 31 March 2019	—	1,569	1,569
Carrying amount			
At 31 March 2019	516,010	11,496	527,506
At 31 March 2018	516,010	12,019	528,029

Rhayader Market Hall & Smithfield Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2019

10. Tangible fixed assets *(continued)*

Freehold property comprises the following:

	Market Hall	Smithfield	Total
	£	£	£
Original cost	4,000	12,000	16,000
Improvements b/f	30,942	460,968	491,910
2018 improvements	—	8,100	8,100
Total freehold property	<u>34,942</u>	<u>481,068</u>	<u>516,010</u>

The freehold property is shown at historical valuation plus improvements. No depreciation is charged on these figures as the trustees are confident that the current market values of the properties are considerably in excess of their book values.

Plant and machinery comprises solar panels which were acquired at a cost of £13,065 in the year to 31 March 2017 and are being written off over their anticipated life of 25 years on a straight line basis. The panels provide generated an income £829 for the year under review.

11. Investments

	2019	2018
	£	£
COIF investment (at cost)	<u>200</u>	<u>200</u>

12. Creditors: amounts falling due within one year

	2019	2018
	£	£
Social security and other taxes	1,375	1,600
Sundry creditors	<u>1,166</u>	<u>656</u>
	<u>2,541</u>	<u>2,256</u>

13. Analysis of charitable funds

Unrestricted funds

	At 1 April 2018	Income	Expenditure	At 31 March 2019
	£	£	£	£
General funds	<u>607,625</u>	<u>39,754</u>	<u>(11,096)</u>	<u>636,283</u>

Rhayader Market Hall & Smithfield Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2019

14. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2019 £	Total Funds 2018 £
Tangible fixed assets	527,506	527,506	528,029
Current assets	111,318	111,318	81,852
Creditors less than 1 year	(2,541)	(2,541)	(2,256)
Net assets	<u>636,283</u>	<u>636,283</u>	<u>607,625</u>

Rhayader Market Hall & Smithfield Trust

Management Information

Year ended 31 March 2019

The following pages do not form part of the financial statements.

Rhayader Market Hall & Smithfield Trust

Detailed Statement of Financial Activities

Year ended 31 March 2019

	Smithfield £	Market Hall £
Income		
Rental income - Brightwells	20,501	
Rental income - Market Hall and Bankhouse		18,350
Other income	829	
	<u>21,330</u>	<u>18,350</u>
 Expenditure		
Expenditure on charitable activities		
Light and heat		110
Repairs and maintenance	695	
Insurance	2,058	1,102
Photography		287
Sundry	369	
Legal and professional fees		570
Accountancy	450	
Other office costs	—	
Depreciation	523	
	<u>4,095</u>	<u>2,069</u>
 Net income for year	<u>17,235</u>	<u>16,281</u>

Rhayader Market Hall & Smithfield Trust

Notes to the Detailed Statement of Financial Activities

Year ended 31 March 2019

	2019
	£
Smithfield net income	17,235
Market Hall net income	16,281
	<u>33,516</u>
<i>Other income</i>	
Investment income	74
	<u>74</u>
Governance costs	
Stationery & office	433
Secretary stipend	4,499
	<u>(4,932)</u>
	<u>28,658</u>