

BARKER BRIDGE HOUSE TRUST ESTATE

(Reg. Charity No. 202808)

Annual Report for 2017 (Estate)

Background

The full name of the Charity is "The Charity of Robert Barker or the Barker Bridge House Trust." The Trust's bank accounts are entitled "Barker Bridge House Trust Estate" and the Clerk is Mr I R Bacon JP, Fairacres, St Leonards Hill, Windsor. SL4 4AL to whom all correspondence should be addressed.

The Trust is operated in accordance with a scheme for the regulation of the Charity, sealed by order of the Charity Commissioners for England and Wales on 22nd June 1961.

Administration

The Charity is administered and managed in three separately registered branches; "The Church Branch (248191)" and "The Non-Ecclesiastical Branch (248190)" each have 5 Trustees; and the "Estate Branch (202808)" consists of all 10 Trustees together and this Charity is responsible for administration of the Trusts assets. It donates its entire income, less operating expenses, to the "Church Branch" and "The Non-Ecclesiastical Branch" in the ratios of 40% and 60% respectively.

The Trust's Assets.

The Estate Trustees draw their main income from the rent received from letting "The Royal Stag" public house in Datchet village. A 25 year lease has been in place since September 2001 and following a rent review in 2017 the rental is now £75,000 per annum. The Royal Stag was valued in 2016 at £875,000. In addition, the Estate owns Southlea Meadow in Datchet, Berkshire of approximately 2.3 acres for which it receives £280 per year for a grazing licence. The land was valued in 2016 at £71,500. The Trust also owns two investments totalling approximately £61,500 which are kept in financial reserve should either of the main assets require major upkeep.

In 2016 the Charity was formally informed by the Environment Agency that part or all of our land in Southlea Meadow, Datchet will be requires for a proposed multimillion pound Thames flood relief scheme. This scheme is still not fully funded by the Government but in the hope it will be approved in due course the Environmental Agency have concluded initial ground surveys and are in the process of archaeological and environmental impact assessments. We have held meetings with the Agency and there is no doubt that if/when it goes ahead that part or all the Trusts land will be required, and the Trust will be compensated. We have put in place a Charity Commission Act Land valuation.

Expenditure

There was no significant expenditure during the year other than the Land Charity Act Valuation mentioned above.

Distribution of funds

Normally the balance of the income (after deducting minor expenditure) would be distributed to the Church and Non-Ecclesiastical branches each year, however at this year-end some of the funds had not yet been distributed. The distribution subsequently took place in the first half of 2018 in accordance with the trust rules.

On behalf of the Estate Trustees.



Ian R Bacon JP

Clerk to the Estate Trustees.

BARKER BRIDGE HOUSE TRUST ESTATE

(Reg.Charity No. 202998)

STATEMENT OF ACCOUNTS FOR THE YEAR ENDING 31 DECEMBER 2017

<u>(A) RECEIPTS</u>		<u>2017</u>	<u>2017</u>	<u>2016</u>
				£
Refund from Church Account from advance 2017		8000	8000	
1	<u>INVESTMENT ACCOUNTS</u>			
1.1	2939 M&G CHARIFUND INCOME UNITS			
	FEB	352.68		
	MAY	536.37		
	AUG	529.02		
	DEC	778.84		
	TOTAL	2,196.91	2,197	2,087
1.2	896.38 COIF INCOME UNITS			
	FEB	98.15		
	MAY	108.37		
	AUG	128.00		
	NOV	102.90		
	TOTAL	437.42	437	405
1.3	BARCLAYS BANK INTEREST BUSINESS SAVER ACCOUNT			1
2	<u>PROPERTY ACCOUNT</u>			
2.1	THE ROYAL STAG			
	MARCH	18,750		
	JUNE	18,750		
	SEPT	18,750		
	DEC	18,750		
	Rent review correction back rent.	7,620		
	TOTAL	82,620	82,620	60,000
2.2	SOUTHLEA GRAZING LICENCE			
	Farm	230		
	16/17 Bullock	60		
	17/18 Bullock	60		
	Total	350	350	283
2.3	SOUTHERN ELEC WAYLEAVE SOUTHLEA MEADOW		10	10
2.4	P C C DRAINAGE EASEMENT ROYAL STAG YARD		2	2
ESTATE FUND TOTAL INCOME			93,616	62,787
<u>(B) EXPENDITURE</u>				
1	Clerk petty cash account 2017 (purchase of pictures)		275	66
2	CLERK/TREASURER HONORARIUM - 2014			850
3	CLERK/TREASURER HONORARIUM - 2016			1,000
4	Kempton Carr Croft Southlea Land Charity Act Valuation	900		
5	Savills Stag rent renewal	4,500		
6	British Legion	20		20
ESTATE FUND TOTAL EXPENDITURE		5,695		1,936
BALANCE TO DISTRIBUTION ACCOUNT		87,921		60,851
Rounding Error				1
		87,921		60,852

(C) DISTRIBUTION ACCOUNT

		<u>2017</u>	<u>2017</u>	<u>2016</u>
				£
1	CHURCH JAN DISTRIBUTION (2016)	5,600		
2	CHURCH JAN DISTRIBUTION	8,000		
3	CHURCH APRIL DISTRIBUTION	6,600		
4	CHURCH APRIL DISTRIBUTION	6,600		
5	CHURCH OCT DISTRIBUTION	8,000		
	TOTAL	34,800	34,800	16,800
1	NON-ECC JAN DISTRIBUTION (2016)	8,400		
2	NON-ECC JAN DISTRIBUTION (2016)	8,400		
3	NON-ECC APRIL DISTRIBUTION (2016)	8,400		
4	NON-ECC APRIL DISTRIBUTION (2016)	8,400		
8	NON-ECC APRIL DISTRIBUTION	9,900		
9	NON-ECC JUNE DISTRIBUTION	9,900		
	NON-ECC OCT DISTRIBUTION	12,000		
	TOTAL	65,400	65,400	0
	DISTRIBUTED TOTAL IN YEAR		100,200	16,800
	ESTATE BALANCE		(12,279)	44,052
	ADD-BACK DISTRIBUTIONS ACCOUNTED FOR IN PREVIOUS YEAR		39,200	
	NET BALANCE		26,921	
	Increase in value of Investments		8,286	
	UNDISTRIBUTED AT 1 Jan 2017			
		Non-Ecc	12,000	33,600
		Church	8,000	5,600
	Clerk Honorarium 2017		1,000	
			21,000	39,200
	SURPLUS/(DEFICIT) IN YEAR		14,207	4,852

(D) BARCLAYS BANK

	BALANCE AT START OF YEAR			
146368	COMMUNITY ACCOUNT	43,735.92		
146374	BUSINESS ACCOUNT	3,308.08		
	TOTAL AT START	47,044.00	47,044	2,992
	BALANCE AT END OF YEAR			
146368	COMUNITY ACCOUNT	32,581.59		
146374	BUSINESS ACCOUNT	2,183.73		
	TOTAL AT END	34,765.32	34,765	47,044

ESTATE BALANCE SHEET AS AT 31 DECEMBER 2017

	2017 £s	2016 £s
CURRENT ASSETS		
CASH AT BANK		
Community Account	32,582	43,736
Business Account	2,184	3,308
TOTAL CASH	34,766	47,044
ESTATE PROPERTY		
The Royal Stag, Datchet Green (Valued 2015)	875,000	875,000
Southlea Meadow (2.3 acres) (Valued 2015)	71,500	71,500
TOTAL PROPERTY	946,500	946,500
ESTATE INVESTMENTS		
2939 M&G CHARIFUND Income Units	48,278	42,141
896.38 CCLA INVESTMENT COIF Income Units	13,206	11,057
TOTAL INVESTMENTS	61,484	53,198
TOTAL CURRENT ASSETS	1,042,749	1,046,742
CURRENT LIABILITIES		
Non-Ecc Distributuion for 2016		33,600
Church Distribution for 2016		5,600
Clerk Honorarium 2017	1,000	
Non-Ecc Distributuion for 2017	12,000	
Church Distribution for 2017	8,000	
	21,000	39,200
NET ASSETS	1,021,749	1,007,542
Funds brought forward	1,007,542	1,002,690
Surplus/(Deficit) in year	14,207	4,852
CHARITY FUNDS	1,021,749	1,007,542

Accounts prepared by Ian R Bacon. Clerk / Treasurer

I.R. Bacon
27/march/2018

A. R.

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS OF
THE BARKER BRIDGE HOUSE TRUST ESTATE**

YEAR ENDED 31st DECEMBER 2017

Independent examiner's report to the trustees of the Barker Bridge House Trust Estate – Charity No: 202808

I report on the accounts of the charity for the year ended 31st December 2017 which are set out on page 1 to 3 above.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

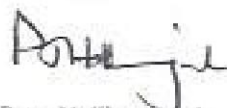
Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Peter Hollingsworth
Chartered Accountant
The Bookery,
4C Denham Walk,
Chalfont St. Peter,
Bucks SL9 0EN

March 2018