

HURSTPIERPOINT COTTAGE TRUST
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

Harpers Accountancy LLP
PO Box 293
Lewes
BN7 9PG

HURSTPIERPOINT COTTAGE TRUST

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 to 11
Detailed Statement of Financial Activities	12

HURSTPIERPOINT COTTAGE TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 OCTOBER 2021

The trustees present their report with the financial statements of the charity for the year ended 31 October 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's main aim is to provide housing for the people of Hurstpierpoint and its immediate surrounding area who face housing and financial difficulties.

The Trust was originally set up in 1902 as a limited company, but charitable status was obtained in 2006.

Significant activities

The charity's principal activity is the ownership and letting of its portfolio of 19 freehold properties known as numbers 2 to 20 Manor Cottages, Manor Road, Hurstpierpoint, West Sussex, BN6 9UN.

Public benefit

The Trustees have complied with the duty in section 4 of the Charities Act 2011 to have due regard to guidance published by the Charity Commission, including guidance on public benefit.

Our main activities and who we try to help are described below. All of our charitable activities focus on providing housing for people of Hurstpierpoint and its immediate surroundings who face housing and financial difficulties ('the vulnerable beneficiaries') to whom the cottages are let at concessionary rents.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Tenancies of the Trust's cottages are granted to potential tenancy applicants registered on a waiting list. When a vacancy occurs, the Trustees meet to review the applicants and their respective circumstances, and the tenancy is granted to those who are perceived to be in the greatest need.

The cottages are let at concessionary rates, currently £50 per week exclusive of Council Tax, water and sewerage rates.

Historically, the profile of the Trust's Tenants has been largely older people, mostly retired and with some degree of infirmity. Over the years, this has changed and many of the current tenants are younger, in employment and more physically able.

The Trust sees itself as having a good degree of pastoral care, but this is balanced with potentially being seen to interfere with the tenants' lives. All the tenants are known personally to the Trustees and at every Trustee meeting (normally four times a year) the circumstances of each tenant are reviewed and any particular needs or problems identified. Where necessary, the Trust support and assist the installation of disabled aids, including stair lifts, walk-in showers, grab rails, key safes etc.

The Trustees have ensured that the charity has delivered public benefit in the areas of relief of housing and financial difficulties suffered by local people in the Hurstpierpoint area. The trustees carefully consider housing applications and maintain a list of those currently seeking assistance for when a vacancy occurs.

HURSTPIERPOINT COTTAGE TRUST

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 OCTOBER 2021**

FINANCIAL REVIEW

Financial position

The charity owned 19 properties which generated income to be used for the objects of the charity. The properties are kept in good order and regularly maintained. They are valued annually.

There are no restrictions on the charity's powers to invest. The investment strategy set by the trustees is to protect the capital base and maintain cash deposits in case the opportunity arises to acquire additional suitable property.

The charity has made a surplus for the year of £292,692 (2020 : £19,741) - of which £270,000 (2020 : £Nil) related to an uplift in property values). There is a stable asset base with net assets of £6,083,081 (2020:- £5,790,389) of which £134,861 are net current assets (2020 : £140,389)

Principal funding sources

The charity is self sufficient and all income is generated from the rental of its own property portfolio.

Reserves policy

The trustees have set a policy to maintain sufficient capital to maintain and increase the level of cash deposits.

Going concern

These accounts have been prepared on a going concern basis.

FUTURE PLANS

On the 8th December 2021 the Charity completed the acquisition of Number 1 Manor Cottage for the sum of £270,000 excluding costs. This realised a long held ambition to own all of the properties 1 to 20 on Manor Cottages. The initial costs of £1,220 and deposit of £27,000 have been capitalised as an addition in the current year and the completion in November 2021 will be reflected in 2022.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is governed by its governing document, a deed of trust dated 13 October 2006, and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

When a vacancy occurs, the Trustees are appointed from the local community and from people already known either socially or in business by the existing Trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1116420

Principal address

26 Bramble Gardens
Burgess Hill
West Sussex
RH15 8UQ

Trustees

A Pridell FRICS
J Castle
R Creaton
S Anckorn
A H B Dalby TD, FCA
K Nelson
S Revell
S Garnett

HURSTPIERPOINT COTTAGE TRUST

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 OCTOBER 2021

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Suzanne Craig

FCA

Harpers Accountancy LLP

PO Box 293

Lewes

BN7 9PG

COMMENCEMENT OF ACTIVITIES

The charity commenced operations on 1st November 2006.

Approved by order of the board of trustees on 6 January 2023 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'A Pridell', with a large, stylized flourish at the end.

A Pridell FRICS - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
HURSTPIERPOINT COTTAGE TRUST

Independent examiner's report to the trustees of Hurstpierpoint Cottage Trust

I report to the charity trustees on my examination of the accounts of Hurstpierpoint Cottage Trust (the Trust) for the year ended 31 October 2021.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts 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.



Suzanne Craig
FCA
Harpers Accountancy
PO Box 293
Lewes
BN7 8PG

Date:

10 January 2023

HURSTPIERPOINT COTTAGE TRUST

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 OCTOBER 2021

		31.10.21	31.10.20
		Unrestricted	Total
		fund	funds
		£	£
INCOME AND ENDOWMENTS FROM	Notes		
Investment income	2	49,408	48,819
EXPENDITURE ON			
Raising funds	3	25,416	18,178
Charitable activities			
General		1,300	10,900
Total		26,716	29,078
Net gains on investments		270,000	-
NET INCOME		292,692	19,741
RECONCILIATION OF FUNDS			
Total funds brought forward		5,790,389	5,770,648
TOTAL FUNDS CARRIED FORWARD		6,083,081	5,790,389

The notes form part of these financial statements

HURSTPIERPOINT COTTAGE TRUST

BALANCE SHEET
31 OCTOBER 2021

		31.10.21	31.10.20
		Unrestricted	Total
		fund	funds
		£	£
FIXED ASSETS	Notes		
Investment property	6	5,948,220	5,650,000
CURRENT ASSETS			
Cash at bank		137,061	142,190
CREDITORS			
Amounts falling due within one year	7	(2,200)	(1,801)
NET CURRENT ASSETS		<u>134,861</u>	<u>140,389</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>6,083,081</u>	<u>5,790,389</u>
NET ASSETS		<u>6,083,081</u>	<u>5,790,389</u>
FUNDS			
Unrestricted funds	8	<u>6,083,081</u>	<u>5,790,389</u>
TOTAL FUNDS		<u>6,083,081</u>	<u>5,790,389</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 6 January 2023 and were signed on its behalf by:



A Pridell FRICS - Trustee

The notes form part of these financial statements

HURSTPIERPOINT COTTAGE TRUST

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31 OCTOBER 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: 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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Investment property

Investment property is shown at most recent valuation.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	31.10.21	31.10.20
	£	£
Rents received	49,400	48,719
Deposit account interest	8	100
	<u>49,408</u>	<u>48,819</u>

HURSTPIERPOINT COTTAGE TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 OCTOBER 2021

3. RAISING FUNDS

Investment management costs

	31.10.21	31.10.20
	£	£
Staff costs	-	5,000
Administrative expenses	-	569
Insurance	2,246	2,176
Property repairs	23,170	10,433
	<hr/> 25,416 <hr/>	<hr/> 18,178 <hr/>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 October 2021 nor for the year ended 31 October 2020.

Trustees' expenses

During the period the Trust paid £615 insurance to insure the Trustees from potential claims against them whilst acting in good faith as Trustees. (2020: £615) No other expenses were paid on behalf of the Trustees.

5. STAFF COSTS

There were no staff costs during the period. (2020 : £5,000)

6. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 November 2020	5,650,000
Additions	28,220
Revaluation	270,000
	<hr/> 5,948,220 <hr/>
At 31 October 2021	
NET BOOK VALUE	
At 31 October 2021	5,948,220
	<hr/> 5,948,220 <hr/>
At 31 October 2020	5,650,000
	<hr/> 5,650,000 <hr/>

The investment properties were acquired on 19 October 2006, when the Trust was established, at a valuation of £3,480,500. The Trust exchanged on the purchase of Number 1 Manor Cottages in October 2021 and completed the acquisition in the following year. The deposit, including legal fees, is reflected as an addition in the current year.

HURSTPIERPOINT COTTAGE TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued **FOR THE YEAR ENDED 31 OCTOBER 2021**

6. INVESTMENT PROPERTY - continued

Fair value at 31 October 2021 is represented by:

	£
Valuation in 2009	435,500
Valuation in 2011	42,000
Valuation in 2012	286,500
Valuation in 2013	89,000
Valuation in 2014	149,000
Valuation in 2015	367,000
Valuation in 2016	612,500
Valuation in 2017	148,000
Valuation in 2019	40,000
Valuation in 2021	270,000
Cost	3,508,720
	<u>5,948,220</u>

The Trustees carry out an annual review of all freehold properties held by the charity, to ensure the properties are included at fair value, in accordance with the Charities SORP (FRS102). The valuation is carried out at the Balance Sheet date by S Anckorn and AJ Pridell FRICS, on a Vacant Possession basis with a 5% discount for possession. The Trustees considered the valuation and agreed to increase the valuation by 4.8%. Due to market conditions in 2020 the Trustees decided not to increase the valuation at that time.

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.21 £	31.10.20 £
Trade creditors	-	1
Other creditors	2,200	1,800
	<u>2,200</u>	<u>1,801</u>

8. MOVEMENT IN FUNDS

	At 1.11.20 £	Net movement in funds £	At 31.10.21 £
Unrestricted funds			
General fund	5,790,389	292,692	6,083,081
	<u>5,790,389</u>	<u>292,692</u>	<u>6,083,081</u>
TOTAL FUNDS	<u>5,790,389</u>	<u>292,692</u>	<u>6,083,081</u>

HURSTPIERPOINT COTTAGE TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 OCTOBER 2021

8. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	49,408	(26,716)	270,000	292,692
TOTAL FUNDS	<u>49,408</u>	<u>(26,716)</u>	<u>270,000</u>	<u>292,692</u>

Comparatives for movement in funds

	At 1.11.19 £	Net movement in funds £	At 31.10.20 £
Unrestricted funds			
General fund	5,770,648	19,741	5,790,389
TOTAL FUNDS	<u>5,770,648</u>	<u>19,741</u>	<u>5,790,389</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	48,819	(29,078)	19,741
TOTAL FUNDS	<u>48,819</u>	<u>(29,078)</u>	<u>19,741</u>

HURSTPIERPOINT COTTAGE TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 OCTOBER 2021

9. RELATED PARTY DISCLOSURES

During the previous year the charity made a donation to The Hurstpierpoint Village Trust number 290523 in the sum of £10,000. The charity did not make such a donation in the current year. Andrew Pridell, a trustee is also a trustee of The Hurstpierpoint Village Trust.

HURSTPIERPOINT COTTAGE TRUST

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 OCTOBER 2021

	31.10.21 £	31.10.20 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	49,400	48,719
Deposit account interest	8	100
	<u>49,408</u>	<u>48,819</u>
Total incoming resources	49,408	48,819
 EXPENDITURE		
Investment management costs		
Secretarial services	-	5,000
Administrative expenses	-	569
Insurance	2,246	2,176
Property repairs	23,170	10,433
	<u>25,416</u>	<u>18,178</u>
 Charitable activities		
Charitable donations	-	10,000
 Support costs		
Governance costs		
Accountancy and legal fees	1,300	900
	<u>26,716</u>	<u>29,078</u>
Total resources expended	26,716	29,078
 Net income	<u>22,692</u>	<u>19,741</u>

This page does not form part of the statutory financial statements