



# Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day01	Month01	Year2023		Day31	Month12	Year2023

## Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

Postcode

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Christine Joan Offen			
2	Andrew Hamilton Crawford			
	Peter George Glossop		Retired 18 <sup>th</sup> October	
3	Nicholas John Cody			
	Peter John Hutton		Retired 18 <sup>th</sup> October	Coggeshall Parish Council
	John Richard Gospage		Retired 18 <sup>th</sup> October	
4	Rev Heike Prentice			
5	Susan Frances Smith		Appointed 22 <sup>nd</sup> September	
6	Susan Anne Wilson		Appointed 22 <sup>nd</sup> September	Coggeshall Parish Council
7	Kenneth Nigel Rolls		Appointed 22 <sup>nd</sup> September	

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**Names of the trustees for the charity, if any, (for example, any custodian trustees)**

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address
Accountant	Richard Edwards Group	The Maltings, Rosemary Lane, Halstead, Essex, CO9 1HZ

**Name of chief executive or names of senior staff members (Optional information)**

Clerk: Bradley Rawlings
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## Section B Structure, governance and management

**Description of the charity's trusts**

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	CIO registered 18 <sup>th</sup> October 2018
Trustee selection methods (eg. appointed by, elected by)	By resolution of the existing trustees. One trustee ex officio: Priest in Charge of St Peter-ad-Vincula. One trustee nominated by Coggeshall Parish Council

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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## Summary of the objects of the charity set out in its governing document

The prevention or relief of poverty, in particular (but not exclusively) among people in need who are, or formerly have been, inhabitants of, or employed or engaged in business in, the Parish of Coggeshall by; the provision of housing or accommodation; and such other charitable purposes for the benefit of residents of such housing and accommodation as the trustees decide.

## Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The Charity owns two groups of almshouses; both situated in Coggeshall: a terrace of six two-storey houses in Queen Street and four single-storey houses at Church Green in Church Street.

Following completion of the programme of improvement to the interior of the Queen Street properties in 2022, during the period of this report, the exterior of the properties was repaired and re-painted and extensive clearing work carried out in the gardens.

In relation to the Church Green properties; a number of issues identified by the quinquennial review carried out in 2021 were dealt with in the period covered by this report. This work included the replacement of flat roofs and (where necessary) radiators.

The trustees have had regard to the Charity Commission's guidance on public benefit.

## Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

## Section D

## Achievements and performance

## Section D

## Achievements and performance

**Summary of the main achievements of the charity during the year**

Repairs and re-painting of the exterior of the Queen Street houses and the work at the Church Green properties – as per section C above.

## Section E Financial review

**Brief statement of the charity's policy on reserves**

CAC will retain sufficient cash reserves to enable maintenance work to be undertaken as required.

**Details of any funds materially in deficit**

Nil

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## Section F Other optional information

## Section G Declaration

The trustees declare that they have approved the trustees' report above.

**Signed on behalf of the charity's trustees**

Signature(s)

Full name(s)

Position (eg Secretary, Chair, etc)

Date

*[Signature]*  
Nicholls Cody  
Trustee

18-4-2024

# Coggeshall Almshouses Charity

## CAF Bank Statement

2023

Date	Detail	Amount	Monthly Expenditure	Income	Balance
	<b>b/f</b>				<b>194.73</b>
<b>January</b>	Maintenance payments received			3,162.16	
Jan 03	M&G			10,000.00	
Jan 05	OLT98 Allmshouse Association	196.00			
Jan 05	OLT101 PD	505.20			
Jan 05	OLT100 Steve Coote - Plumbing	93.75			
Jan 06	OLT99 Ramsden Mills	1,379.00			
Jan 10	MC46 BDC Council Tax	144.87			
Jan 10	OLT102 Paul Sundberg	200.00			
Jan 11	OLT103 Carpet Layer	417.00			
Jan 12	MC47 Tollgate NC	85.36			
Jan 23	ch 170 Anglian Water	291.77			
Jan 23	OLT104 Hughes Electrical	674.56			
Jan 25	MC48 Homebase	129.00			
Jan 25	ICS BACS OVO credit for 81QS -	49.95			
Jan 15	Bank - account charge	5.00			
Jan 23	- cheque fees	0.75			
Jan 15	DD Anglian Water	124.00			
			4,196.31	13,162.16	9,160.58
<b>February</b>	Maintenance payments received			3,162.16	
Feb 08	OLT105 RE Group Accountants	930.00			
Feb 15	MC50 Dunelm	150.60			
Feb 17	MC51 Dunelm - refund -	32.00			
Feb 21	MC55 Dunelm	21.50			
Feb 21	MC54 B&Q Tolgate	14.48			
Feb 23	MC52 Homebase	16.00			
Feb 23	MC53 Sainsbury	8.00			
Feb 27	169	198.50			
Feb 15	Bank - account charge	5.00			
Feb 27	- cheque fees	0.75			
Feb 15	DD Anglian Water	124.00			
			1,436.83	3,162.16	10,885.91
<b>March</b>	Maintenance payments received			2,777.63	
Mar 20	OLT106 JCS	72.00			
Mar 20	OLT107 JCS	450.18			
Mar 15	Bank - account charge	5.00			
Mar 27	- interest -	5.21			
Mar 15	DD Anglian Water	124.00			
			645.97	2,777.63	13,017.57
<b>April</b>	Maintenance payments received			2,431.97	
Apr 04	OLT108	145.00			
Apr 19	OLT109 Paul Sundberg	2,365.00			
Apr 19	OLT110 BI Rawlings	600.00			
Apr 24	OLT111 OVO	67.00			
Apr 26	OLT112 JCS	96.00			

Apr 27	MC56 Ramsden Mills	897.00			
Apr 28	OLT113	185.00			
Apr 17	Bank - account charge	5.00			
Apr 19	DD Anglian Water	124.00			
			4,484.00	2,431.97	10,965.54
<b>May</b>	Maintenance payments received			3,076.24	
May 03	MC57 Dunelm	220.00			
May 04	MC58 OVO	55.13			
May 09	OLT114 Paul Sundberg	1,300.00			
May 10	MC59 Dunelm	125.50			
May 10	OLT115 PD	2,163.00			
May 10	OLT116 JCS	313.56			
May 12	171 Anglian Water	218.06			
May 18	MC60 OVO	91.82			
May 18	OLT117 RGM Services	40.00			
May 23	MC61 OVO	3.55			
May 31	MC62 Hughes	325.24			
May 15	Bank - account charge	5.00			
May 12	- cheque fees	0.75			
May 15	DD Anglian Water	161.00			
			5,022.61	3,076.24	9,019.17
<b>June</b>	Maintenance payments received			3,338.77	
Jun 05	OLT118 Paul Sundberg	130.00			
Jun 06	OLT119 PD	645.60			
Jun 09	OLT120 JCS	330.00			
Jun 12	OLT121 JCS	74.56			
Jun 12	OLT122 JCS	1,153.61			
Jun 12	OLT123 Blue Star Aerials	96.00			
Jun 15	OLT124 Robert Browning	374.40			
Jun 19	OLT125 Dawid Experts	55.00			
Jun 20	MC63 BDC	48.50			
Jun 22	MC64 B&Q	42.00			
Jun 15	Bank - account charge	5.00			
Jun 26	- interest	- 5.81			
Jun 15	DD Anglian Water	161.00			
			3,109.86	3,338.77	9,248.08
<b>July</b>	Maintenance payments received			3,340.60	
<b>Jul 12</b>	OLT126 D Butcher	1,795.00			
<b>Jul 14</b>	OLT127 JCS	48.00			
<b>Jul 20</b>	172 Anglian Water	311.40			
Jul 17	Bank - account charge	5.00			
	- cheque fees	0.75			
Jul 17	DD Anglian Water	161.00			
			2,321.15	3,340.60	10,267.53
<b>August</b>	Maintenance payments received			3,775.24	
Aug 07	OLT128 Paul Sandberg	8,960.00			
Aug 15	MC65 Hughes Trading	204.00			
Aug 15	Annie Martin	- 204.00			
Aug 30	OLT129R&P Davies Plumbing	96.00			
Aug 15	Bank - account charge	5.00			
Aug 15	DD Anglian Water	161.00			

			9,222.00	3,775.24	4,820.77
<b>September</b>	Maintenance payments received			3,499.88	
Sep 12	MC66 Dynorod	165.00			
Sep 18	OLT130 Blue Star Aerial	48.00			
Sep 20	OLT131 JCS	316.43			
Sep 29	OLT132 Croft Cstings	636.00			
Sep 15	Bank - account charge	5.00			
Sep 26	- interest	- 4.10			
Sep 15	DD Anglian Water	161.00			
			1,327.33	3,499.88	6,993.32
<b>October</b>	Maintenance payments received			3,130.88	
Oct 16	OLT133 B Rawlings	600.00			
Oct 25	OT134 Paul Sundberg	2,400.00			
Oct 30	OLT137/8/9 JCS	5,694.65			
Oct 16	Bank - account charge	5.00			
Oct 16	DD Anglian Water	161.00			
			8,860.65	3,130.88	1,263.55
<b>November</b>	Maintenance payments received			3,626.88	
Nov 03	173 Anglian Water	375.59			
Nov 03	OLT136 JCS	176.32			
Nov 03	OLT135 JCS	563.71			
Nov 03	OLT140 PD	1,650.00			
Nov 08	OLT141/2/3 JCS	342.00			
Nov 15	Bank - account charge	5.00			
Nov 21	MC67 BDC	137.50			
Nov 22	OLT145 JCS	405.00			
Nov 27	OLT144 P Sundberg	544.77			
Nov 29	M&G			10,000.00	
Nov 03	- cheque fees	0.75			
Nov 15	DD Anglian Water	161.00			
			4,361.64	13,626.88	10,528.79
<b>December</b>	Maintenance payments received			3,230.88	
Dec 06	OLT146 Grout Insurance	1,088.12			
Dec 08	OLT147 Paul Sundberg	230.00			
Dec 11	OLT148 JCS	102.00			
Dec 11	OLT149 JCS	108.00			
Dec 20	MC68 Co-op	484.60			
Dec 21	OLT150 P Sundberg	316.55			
Dec 27	OLT151 D Butcher	1,505.00			
Dec 27	OLT152 Steve Coote	90.99			
Dec 15	Bank - account charge	5.00			
Dec 27	- interest	- 3.49			
Dec 15	DD Anglian Water	161.00			
			4,087.77	3,230.88	9,671.90
	Full Year		49,076.12	58,553.29	9,671.90

# Coggeshall Almshouses Charity

## Income from Residents for Maintenance Contributions

2023

		Church Green				Queen Street						Total	YTD
		A Grounds	A Parsons	I Barrett	A Morys	A Martin	P Brewster	M McDonald	K Hagger	P Sturgeon	R Alston		
		10	12	14	16	79	81	83	85	87	89		
2023	Jan	422.98	398.43	398.43	384.53	159.79 a	352.00	171.00	352.00	352.00	171.00	3,162.16	3,162.16
	Feb	422.98	398.43	398.43	384.53	159.79 b	352.00	171.00	352.00	352.00	171.00	3,162.16	6,324.32
	Mar	422.98	398.43	398.43		159.79 c	352.00	171.00	352.00	352.00	171.00	2,777.63	9,101.95
	Apr	422.98	398.43	398.43		166.13 d	352.00	171.00		352.00	171.00	2,431.97	11,533.92
	May	422.98	398.43	398.43		190.40 e/f	352.00	171.00	620.00	352.00	171.00	3,076.24	14,610.16
	Jun					24.78 g						24.78	14,634.94
		422.98	398.43	398.43	344.15 h	352.00	352.00	171.00	352.00	352.00	171.00	3,313.99	17,948.93
	Jul	422.98	398.43	398.43	360.76 i	352.00	352.00	181.00	352.00	352.00	171.00	3,340.60	21,289.53
	Aug	422.98	398.43	398.43	752.60 j/k	369.60	369.60	171.00	352.00	369.60	171.00	3,775.24	25,064.77
	Sep	422.98	398.43	398.43	391.84 l	369.60	369.60	205.20	369.00	369.60	205.20	3,499.88	28,564.65
	Oct	422.98	398.43	398.43	391.84 m	369.60	369.60	205.20		369.60	205.20	3,130.88	31,695.53
	Nov	422.98	398.43	398.43	391.84 n	369.60	369.60	205.20	496.00	369.60	205.20	3,626.88	35,322.41
	Dec	422.98	398.43	398.43	391.84 o	369.60	369.60	205.20	100.00	369.60	205.20	3,230.88	38,553.29
												-	38,553.29
		5,075.76	4,781.16	4,781.16	3,793.93	3,412.68	4,312.00	2,198.80	3,697.00	4,312.00	2,188.80	38,553.29	

## Braintree Council Payments - paid in '4-weekly' instalments

79 QS A Morys to 16 CG	Letter dated	Credited	Period	
	1/12/2023	18-Jan	19/12-15/1	129.88 a
	2/9/2023	15-Feb	16/1-12/2	129.88 b
	3/9/2023	15-Mar	13/2-12/3	129.88 c
	4/6/2023	12-Apr	13/3-9/4	136.22 d
	5/4/2023	10-May	1/4-9/4	2.65 e
			10/4-7/5	157.84 f
	6/1/2023	7-Jun	8/5-10/5	16.91 g
		5-Jul	11/5-4/6	322.11 h
	6/29/2023	5-Jul	5/6-2/7	360.76 i
	7/27/2023	2-Aug	3/7-30/7	360.76 j
	8/24/2023	30-Aug	31/7-27/8	360.76 k
	9/21/2023	27-Sep	28/8-24/9	360.76 l
	10/19/2023	25-Oct	25/9-22/10	360.76 m
	11/16/2023	29-Nov	23/10-19/11	360.76 n
	14/11 ?		20/11-	360.76 o

# Coggeshall Almshouses Charity

Expenditure												2023		
	Date	Payee		House	Amount		Gardening	Utilities/ Repairs	Plumbing/ Boilers	Re- Decoration	Other Expenses	Admin.	Project	Total
Cheques & credit														
170	10-Jan	Anglian Water		QS	291.77							291.77		291.77
Cr	25-Jan	OVO refund		QS81	49.95							49.95		49.95
169	14-Feb	Ryan Stevens	Minor jobs	QSP79-83	198.50								198.50	198.50
171	20-Apr	Anglian Water		QS	218.06							218.06		218.06
172	7-Jul	Anglian Water		QS	311.40							311.40		311.40
173	6-Nov	Anglian Water		QS	375.59							375.59		375.59
On-Line Transfers														
OLT98	5-Jan	The Almshouse Associati	Membership	All	196.00							196.00		196.00
OLT99	5-Jan	Ramsden Mills	Carpet	QSP79	1,379.00								1,379.00	1,379.00
OLT100	5-Jan	Steve Coote	Plumbing	CG12	93.75				93.75					93.75
OLT101	5-Jan	PD	PD	QSPwall	505.20								505.20	505.20
OLT102	10-Jan	Paul Sundberg	Repairs & gutter	CG	200.00					200.00				200.00
OLT103	11-Jan	Charlotte Jones	Carpet laying	QSP79	417.00								417.00	417.00
OLT104	20-Jan	Huges	White Goods	QSP79	674.56								674.56	674.56
OLT105	8-Feb	Richard Edwards	Accounts	All	930.00							930.00		930.00
OLT106	17-Mar	JCS	Heating	CG12	72.00				72.00					72.00
OLT107	17-Mar	JCS	Radiator	CG16	450.18				450.18					450.18
OLT108	4-Apr	Mersea Drains	Drains	QSP79	145.00								145.00	145.00
OLT109	15-Apr	Paul Sundberg	Redecoration	CG16	2,365.00					2,365.00				2,365.00
OLT110	6-Apr	B Rawlings	Honorarium	All	600.00							600.00		600.00
OLT111	21-Apr	OVO		QS81	67.00							67.00		67.00
OLT112	26-Apr	JCS	Boiler	CG12	96.00				96.00					96.00
OLT113	27-Apr	S Hearson	Carpet fitting	CG16	185.00					185.00				185.00
OLT114	7-May	Paul Sundberg	Flat roof	CG16	1,300.00			1,300.00						1,300.00
OLT115	10-May	PD		QSP79	2,163.00								2,163.00	2,163.00
OLT116	10-May	JCS	Boiler	CG12	313.56				313.56					313.56
OLT117	17-May	RGM Services	Clean flu pipe	CG16	40.00			40.00						40.00
OLT118	4-Jun	Paul Sundberg	Repairs	QS79	130.00			130						130.00
OLT119	5-Jun	PD		QSPwall	645.60								645.60	645.60
OLT120	9-Jun	JCS	EICR	QS79	330.00							330.00		330.00
OLT121	9-Jun	JCS	Cooker install	CG16	74.56							74.56		74.56
OLT122	9-Jun	JCS	Rewiring + EICR	CG16	1,153.61			883.61				270.00		1,153.61
OLT123	12-Jun	Blue Star	Aerials	QS79/81	96.00			96.00						96.00
OLT124	15-Jun	R Browning & Sons	Teybrook Farm Storage	QSP79	374.40								374.40	374.40
OLT125	17-Jun	Dawid Expert Services	Removals	QSP79	55.00								55.00	55.00
OLT126	11-Jul	Da Butcher	Gardening	All	1,795.00		1,795.00							1,795.00
OLT127	14-Jul	JCS		CG16	48.00			48.00						48.00
OLT128	4-Aug	P Sundberg		QS	8,960.00					8,960.00				8,960.00
OLT129	30-Aug	R&P Davis, Plumbing		CG16	96.00					96.00				96.00
OLT130	12-Jun	Blue Star	Aerials	QS79	48.00			48.00						48.00
OLT131	20-Sep	JCS	Porch light	CG10	316.43			316.43						316.43
OLT132	29-Sep	Croft Castings	Blue plaque	QS	636.00						636.00			636.00
OLT133	14-Oct	B Rawlings	Honorarium	All	600.00							600.00		600.00
OLT134	19-Oct	P Sundberg	Flat Roof repairs	CG10	2,400.00			2,400.00						2,400.00
OLT135	3-Nov	JCS	Electrical installation	QS79	563.71						563.71			563.71
OLT136	3-Nov	JCS	Repair security lighting	CG10	176.32			176.32						176.32
OLT137	25-Oct	JCS	Replacement radiators	CG10	1,992.65						1,992.65			1,992.65
OLT138	25-Oct	JCS	Replacement radiators	CG12	1,896.00						1,896.00			1,896.00
OLT139	25-Oct	JCS	Replacement radiators	CG16	1,806.00						1,806.00			1,806.00
OLT140	3-Nov	PD	Damp	QS87	1,650.00			1,650.00						1,650.00
OLT141	2-Nov	JCS	Gas Certification	CG10	138.00							138.00		138.00
OLT142	2-Nov	JCS	Gas Certification	CG12	102.00							102.00		102.00
OLT143	2-Nov	JCS	Gas Certification	CG16	102.00							102.00		102.00
OLT144	21-Nov	Paul Sundberg	Kitchen	QS79/83	544.77			544.77						544.77
OLT145	21-Nov	JCS	Boiler	CG16	405.00				405.00					405.00
OLT146	5-Dec	Grout Ins.		all	1,088.12							1,088.12		1,088.12
OLT147	7-Dec	Paul Sundberg	Handrail	QS89	230.00			230.00						230.00
OLT148	9-Dec	JCS	Gas Cert.	CG14	102.00				102.00					102.00
OLT149	9-Dec	JCS	Ball valve	CG16	108.00				108.00					108.00
OLT150	20-Dec	Paul Sundberg	Skirting for new rads	CG10	316.55					316.55				316.55
OLT151	22-Dec	D Butcher	Gardening	All	1,505.00		1,505.00							1,505.00
OLT152	24-Dec	Steve Coote	Plumbing	CG12	90.99				90.99					90.99
MasterCard Payments														
MC46	10-Jan	BDC	Council Tax	QSP81	144.87								144.87	144.87
MC47	12-Jan	Tolgate	Curtains	QSP79	85.36								85.36	85.36
MC48	19-Jan	Homebase	Curtain Rails	QSP79	129.00								129.00	129.00
MC50	10-Feb	Dunelm	Curtains	QSP79	150.60								150.60	150.60
MC51	11-Feb	Dunelm-refund	Curtains	QSP79	32.00								32.00	32.00
MC52	17-Feb	Homebase	Shade etc.	QSP79	16.00								16.00	16.00
MC53	18-Feb	Sainsbury		QSP79	8.00								8.00	8.00
MC54	15-Feb	B&Q		QSP79	14.48								14.48	14.48
MC55	15-Feb	Dunelm		QSP79	21.50								21.50	21.50
MC56	22-Apr	Ramsden Mills	Carpet	CG16	897.00					897.00				897.00
MC57	26-Apr	Dunelm	Curtains	CG16	220.00					220.00				220.00
MC58	27-Apr	OVO	Gas/electricity	CG16	55.13							55.13		55.13
MC59	10-May	Dunelm	Curtains et.	CG16	125.50					125.50				125.50
MC60	12-May	OVO		CG16	91.82							91.82		91.82
MC61	17-May	OVO		CG16	3.55							3.55		3.55
MC62	24-May	Hughes	Cooker	CG16	325.24							325.24		325.24
MC63	14-Jun	BDC	Rubbish collection	QSP79	48.50								48.50	48.50
MC64	21-Jun	B&Q		CG16	42.00						42.00			42.00
MC65	15-Aug	Hughes Trading		QS79	204.00							204.00		204.00
MC65	15-Aug	Annie Martin		QS79	204.00							204.00		204.00
MC66	6-Sep	Dynorod		CG16	165.00			165.00						165.00
MC67	15-Nov	BDC	Green bins	All	137.50							137.50		137.50
MC68	13-Dec	Co-op	Hampers	All	484.60							484.60		484.60
DDs	Monthly	Anglian Water		CG	496.00	4								
		(£124 changed to £161 in May)			161.00	8						1,784.00		1,784.00
Bank charge	Monthly			all	60.00	12						60.00		60.00
	cheques @	0.75	each	all	3.75	5						3.75		3.75
	Interest			all	18.61							18.61		18.61
														3,300.00
														8,028.13
														1,731.48
														13,365.05
														6,936.36
														8,571.53
														7,143.57
														49,076.12
														49,076.12
														Statement
														Check - s/b zero

**On-Line Transfers not yet Processed**

None

**MasterCard payments not yet Processed**

None

### Cancelled MasterCard payments

Cancelled MasterCard payments			
MC49	Void	Currys	Canon Matte

**Cheques not yet processed**

None

### Cancelled cheques

None

# Coggeshall Almshouses Charity

## Actual by month

Actual by month		2023												
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
CAF Bank balance b/f		194.73	9,160.58	10,885.91	13,017.57	10,965.54	9,019.17	9,248.08	10,267.53	4,820.77	6,993.32	1,263.55	10,528.79	194.73
<b>Expenditure</b>														
<b>Queen Street Project</b>														
Architects Fees														-
79		2,684.92	377.08			2,163.00	477.90							5,702.90
81		144.87												144.87
Wall		505.20			145.00		645.60							1,295.80
Queen Street Project		3,334.99	377.08	-	145.00	2,163.00	1,123.50	-	-	-	-	-	-	7,143.57
<b>Administration</b>														
Accountancy Fees			930.00											930.00
Insurance												1,088.12		1,088.12
Almshouses Ass. - Subscription		196.00												196.00
Honoraria					600.00					600.00				1,200.00
Gas / EICR Certificates/Admin		- 49.95			67.00	150.50	674.56					342.00		1,184.11
Christmas hampers													484.60	484.60
Blue Plaque									636.00					636.00
Green bins											137.50			137.50
Anglian Water - Queen Street		291.77				218.06		311.40			375.59			1,196.82
- Ch Grn DDs		124.00	124.00	124.00	124.00	161.00	161.00	161.00	161.00	161.00	161.00	161.00	161.00	1,784.00
Bank charges - monthly		5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
- cheques		0.75	0.75			0.75		0.75				0.75	- 3.49	0.26
- interest				- 5.21		-	5.81		- 4.10				-	15.12
Administration		567.57	1,059.75	123.79	796.00	535.31	834.75	478.15	166.00	797.90	766.00	1,021.84	1,735.23	8,882.29
<b>Repairs and Maintenance</b>														
Gardening and fences								1,795.00					1,505.00	3,300.00
Gas, electric & plumbing repairs		93.75		522.18	96.00	313.56	883.61	48.00	96.00	316.43		1,145.03	617.54	4,132.10
Redecoration / Maintenance		200.00			3,447.00	710.74	268.00			213.00		2,194.77	230.00	7,263.51
Church Green flat roof repairs						1,300.00					2,400.00			3,700.00
QS Exterior								8,960.00						8,960.00
Church Green Radiators										5,694.65				5,694.65
Repairs and Maintenance		293.75	-	522.18	3,543.00	2,324.30	1,151.61	1,843.00	9,056.00	529.43	8,094.65	3,339.80	2,352.54	33,050.26
Total Expenditure		4,196.31	1,436.83	645.97	4,484.00	5,022.61	3,109.86	2,321.15	9,222.00	1,327.33	8,860.65	4,361.64	4,087.77	49,076.12
<b>Income</b>														
Maintenance Payments		3,162.16	3,162.16	2,777.63	2,431.97	3,076.24	3,338.77	3,340.60	3,775.24	3,499.88	3,130.88	3,626.88	3,230.88	38,553.29
M&G Transfers		10,000.00										10,000.00		20,000.00
CAF Bank Balance c/f		9,160.58	10,885.91	13,017.57	10,965.54	9,019.17	9,248.08	10,267.53	4,820.77	6,993.32	1,263.55	10,528.79	9,671.90	9,671.90
YTD Expenditure		4,196.31	5,633.14	6,279.11	10,763.11	15,785.72	18,895.58	21,216.73	30,438.73	31,766.06	40,626.71	44,988.35	49,076.12	
<b>Balance checks</b>														
YTD Expense on Statement		4,196.31	5,633.14	6,279.11	10,763.11	15,785.72	18,895.58	21,216.73	30,438.73	31,766.06	40,626.71	44,988.35	49,076.12	
Variance		-	-	-	-	-	-	-	-	-	-	-	-	
YTD Total on Statement		9,160.58	10,885.91	13,017.57	10,965.54	9,019.17	9,248.08	10,267.53	4,820.77	6,993.32	1,263.55	10,528.79	9,671.90	
Variance		-	-	-	-	-	-	-	-	-	-	-	-	

## 2021 Cheques Paid in 2022

None

## 2023 Cheques not yet Processed

None

# Coggeshall Almshouses Charity

## Final Receipts and Payments Account for 2023

<b>Receipts</b>			<i>Prior year 2022</i>	
	£	£	£	£
<b>Maintenance Charge</b>				
Church Green				
No. 10	5,075.76		4,591.96	
No. 12	4,781.16		4,325.42	
No. 14	4,781.16		4,325.42	
No. 16	3,793.93		4,591.96	
		18,432.01		17,834.76
Queen Street				
No. 79	3,412.68		1,950.95	
No. 81	4,312.00		-	
No. 83	2,198.80		1,984.00	
No. 85	3,697.00		4,032.00	
No. 87	4,312.00		4,000.00	
No. 89	2,188.80		1,947.00	
		20,121.28		13,913.95
<b>Total Receipts</b>		<b>38,553.29</b>		<b>31,748.71</b>
<b>Payments</b>				
<b>Queen Street Project Costs</b>				
Architects fees	-		12,000.00	
Building costs				
No. 79	5,702.90		42,787.50	
No. 81	144.87		3,614.61	
No. 83			52,956.82	
No. 85			38,690.90	
No. 87			2,272.38	
No. 89			162.00	
Retaining Wall	1,295.80		12,095.40	
		7,143.57		164,579.61
<b>Administration</b>				
Accounting fees	930.00		900.00	
Insurance	1,088.12		1,075.36	
Almshouses Assoc. Subs	196.00		187.00	
Honoraria	1,200.00		1,500.00	
Gas and EICR certificates	1,184.11		424.80	
Christmas Hampers	484.60		490.50	
Blue Plaque	636.00			
Quinquennial Review - QS			750.00	
Anglian Water	2,980.82		2,863.08	
Green bins - BDC	137.50			
Bank Charges less interest	45.14		55.12	
Other Admin. Costs			71.04	
		8,882.29		8,316.90
<b>Repairs and Maintenance</b>				
Garden and fences	3,300.00		3,721.00	
Gas, electric and plumbing repairs	4,132.10		1,912.58	
Redecoration / maintenance	7,263.51		4,247.44	
Church Green flat roofs	3,700.00			
QS Exterior	8,960.00			
Church Green Radiators	5,694.65			
Chimney repairs - Queen Street			15,528.40	
		33,050.26		25,409.42
<b>Total Payments</b>		<b>49,076.12</b>		<b>198,305.93</b>
Excess of Receipts over payments	-	10,522.83	-	166,557.22
CAF Cash Account balance b/f		194.73		51,751.95
Transfer of funds from CAmC		20,000.00		115,000.00
Excess of Receipts over payments	-	10,522.83	-	166,557.22
CAF Cash Account balance c/f		<b>9,671.90</b>		<b>194.73</b>
<b>Capital</b>				
2,410.936 shares in M&G Charity Multi Asset Fund Accumulation Units				
Share value at 29th December		126,516.26		252,433.43

The above account is in accordance with the transactions of the Trustees for the year ended 31/12/2023

Signed

Date

## Receipts and payments accounts

For the period from

01/01/2023

To

31/12/2023

## Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Maintenance Income	38,553		-	38,553	31,749
Gifts from other charities	-		0	-	-
Donation			-	-	-
			-	-	-
Bank Interest	15		-	15	30
			-	-	-
			-	-	-
<b>Sub total (Gross income for AR)</b>	<b>38,568</b>	<b>-</b>	<b>-</b>	<b>38,568</b>	<b>31,779</b>
<b>A2 Asset and investment sales, (see table).</b>					
M & G Investment sales	20,000	-	-	20,000	115,000
	-	-	-	-	-
<b>Sub total</b>	<b>20,000</b>	<b>-</b>	<b>-</b>	<b>20,000</b>	<b>115,000</b>
<b>Total receipts</b>	<b>58,568</b>	<b>-</b>	<b>-</b>	<b>58,568</b>	<b>146,779</b>
<b>A3 Payments</b>					
Gardening	3,438	-	-	3,438	1,885
Utilities	-	-	-	-	-
Decorating	7,264	-	-	7,264	4,247
Repairs and renewals	4,132	-	-	4,132	19,702
Sundry	1,121	-	-	1,121	495
Insurance	1,088	-	-	1,088	1,075
Honorarium	1,200	-	-	1,200	1,500
Bank charges	60	-	-	60	85
Rates and Water	2,981	-	-	2,981	2,863
Legal and professional fees	-	-	-	-	750
Accountancy	930	-	-	930	900
Cleaning	-	-	-	-	-
Membership	196	-	-	196	187
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>22,409</b>	<b>-</b>	<b>-</b>	<b>22,409</b>	<b>33,689</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Improvements to property		-	26,682	26,682	164,647
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>26,682</b>	<b>26,682</b>	<b>164,647</b>
<b>Total payments</b>	<b>33,689</b>	<b>-</b>	<b>26,682</b>	<b>49,091</b>	<b>198,336</b>
<b>Net of receipts/(payments)</b>	<b>36,159</b>	<b>-</b>	<b>(26,682)</b>	<b>9,477</b>	<b>(51,557)</b>
<b>A5 Transfers between funds</b>	<b>(26,682)</b>	<b>-</b>	<b>26,682</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>195</b>	<b>-</b>	<b>-</b>	<b>195</b>	<b>51,752</b>
<b>Cash funds this year end</b>	<b>9,672</b>	<b>-</b>	<b>(0)</b>	<b>9,672</b>	<b>195</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank Account	9,672	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>9,672</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

OK

OK

OK

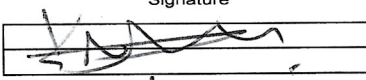
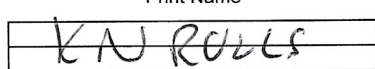
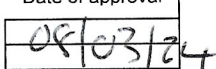


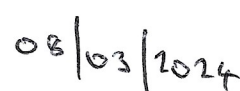
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	1128.777 Shares in M&G Charity Multi Asset	Unrestricted	-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	10-16 Church Green, Almshouses	Permanent Endowment	-	-
	79-89 Queen Street, Almshouses	Permanent Endowment	-	-
	Improvements to properties	Permanent Endowment	368,950	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	

Signed by two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
		
  		

**Independent examiner's report**

Report to the trustees/ members of

Charity Name

Coggeshall Almshouses Charity

On accounts for the year ended

31st December 2023

Charity no

1180363

Set out on pages

One to two

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the above charity ("the Trust") for the year ended **31/12/2023**.

**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 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- \* accounting records were not kept in accordance with section 130 of the Act or
- \* the accounts do not accord with the accounting records

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

Signed:



Date:

12/3/24

Name: ANDREW ROBERT GRAHAM GREEN

Relevant professional qualification(s)  
or body (if any):

FCCA

Address:

The Maltings, Rosemary Lane  
Halstead, Essex  
CO9 1HZ

**Disclosure**

Give here brief details of any items that the examiner wishes to disclose