



From	Period start date			To	Period end date		
	Day01	Month01	Year2024		Day31	Month12	Year2024

Reference and administration details

Coggeshall Almshouses Charity

Other names charity is known by

Registered charity number (if any) 1180363

Hampden Cottage, 5 Tilkey Road, Coggeshall, Colchester,
Essex

Postcode CO6 1PG[illegible]

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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	Affinia (formerly 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

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 th 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

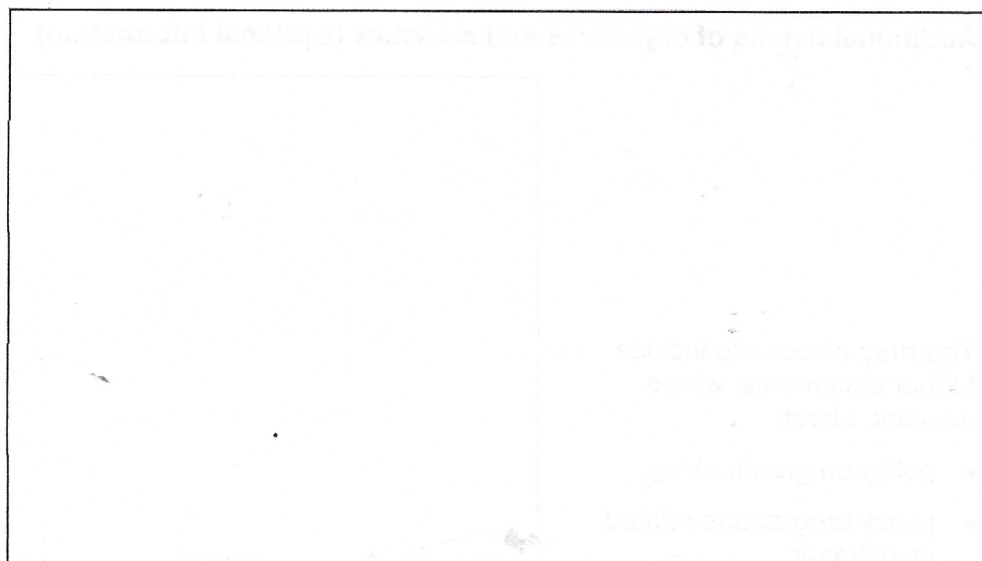
Additional governance issues (Optional information)

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.



Section C Objectives and activities

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.

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.

All 10 almshouses were occupied by the Charity's beneficiaries throughout the period of this return.

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

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)

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

The provision of accommodation for the Charity's beneficiaries throughout the year.

In order to improve the comfort of the residents in the Queen Street almshouses; secondary double glazing was installed.

Section E

Financial review

Brief statement of the charity's policy on reserves

The Charity will retain sufficient reserves to meet the cost of maintenance work on the almshouses. The Queen Street terrace (of 6 houses) is 18th century and grade 2 listed meaning that major work (such as to replace the roof) will involve significant expenditure.

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

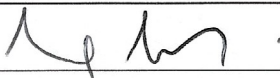
Section G

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)

NICHOLAS JOHN CODY

Position (eg Secretary, Chair, etc)

CHAIR

Date

30 August 2025

Coggeshall Almshouses Charity

Receipts and Payments Account for 2024

		Prior year 2023	
	£	£	£
Receipts			
Weekly Maintenance Charge (WMC)			
<u>Church Green</u>			
No. 10	5,541.06		5,075.76
No. 12	5,219.40		4,781.16
No. 14	5,259.24		4,781.16
No. 16	5,785.83		3,793.93
		21,805.53	18,432.01
<u>Queen Street</u>			
No. 79	4,576.80		3,412.68
No. 81	4,579.04		4,312.00
No. 83	3,971.20		2,198.80
No. 85	5,204.26		3,697.00
No. 87	4,579.04		4,312.00
No. 89	3,871.92		2,188.80
		26,782.26	20,121.28
Total Receipts	48,587.79		38,553.29
Payments			
Queen Street Project Costs			
Building costs			
	No. 79		5,702.90
	No. 81		144.87
	Retaining Wall		1,295.80
			7,143.57
Administration			
Accounting fees	978.00		930.00
Insurance	1,806.17		1,088.12
Almshouses Assoc. Subs	696.00		196.00
Honoraria	1,200.00		1,200.00
Gas and EICR certificates	900.74		1,184.11
Christmas Hampers	491.35		484.60
Gardening inc. Green Bins	2,504.00		137.50
Blue Plaque			636.00
Anglian Water	3,216.04		2,980.82
Bank Charges less interest	30.90		45.14
		11,823.20	8,882.29
Repairs and Maintenance			
Gas, electric and plumbing repairs	1,872.05		4,132.10
Redecoration / maintenance	9,684.63		7,263.51
Queen Street Secondary Glazing	10,385.00		
Church Green flat roofs	3,600.00		3,700.00
Queen Street Exterior			8,960.00
Church Green Radiators	993.31		5,694.65
Garden & Fences			3,300.00
		26,534.99	33,050.26
Total Payments	38,358.19		49,076.12
Excess of Receipts over payments	10,229.60		- 10,522.83
CAF Cash Account balance b/f			194.73
Excess of Receipts over payments	10,229.60		- 10,522.83
Transfer of funds from CAMC			20,000.00
CAF Cash Account balance c/f	19,901.50		9,671.90
Capital			
2,410.936 shares in M&G Charity Multi Asset Fund Accumulation Units			
Share value at 31st December	136,662.61	126,516.26	

The above account is in accordance with the transactions of the Trustees for the year ended 31/12/2024

Signed

Date

16/1/25



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name

No (if any)

Receipts and payments accounts

CC16a

For the period
from

Period start date

To

Period end date

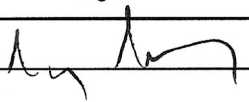
Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Maintenance Income	48,588	-	-	48,588	38,553
	-	-	-	-	-
Bank Interest	29	-	-	29	15
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	48,617	-	-	48,617	38,568
A2 Asset and investment sales, (see table).					
M & G Investment sales	-	-	-	-	20,000
	-	-	-	-	-
Sub total	-	-	-	-	20,000
Total receipts	48,617	-	-	48,617	58,568
A3 Payments					
Gardening	2,504	-	-	2,504	3,438
Utilities	-	-	-	-	-
Decorating	9,685	-	-	9,685	7,264
Repairs and Renewals	1,872	-	-	1,872	4,132
Sundry	491	-	-	491	1,120
Insurance	1,806	-	-	1,806	1,088
Honarium	1,200	-	-	1,200	1,200
Bank charges	60	-	-	60	60
Rates and Water	3,216	-	-	3,216	2,981
Legal and professional fees	-	-	-	-	-
Accountancy	978	-	-	978	930
Cleaning	-	-	-	-	-
Membership	696	-	-	696	196
	-	-	-	-	-
Sub total	22,508	-	-	22,508	22,409
A4 Asset and investment purchases, (see table)					
Improvements to property	-	-	15,879	15,879	26,682
	-	-	-	-	-
Sub total	-	-	15,879	15,879	26,682
Total payments	22,508	-	15,879	38,387	49,091
Net of receipts/(payments)	26,109	-	15,879	10,230	9,477
A5 Transfers between funds	- 15,879	-	15,879	-	-
A6 Cash funds last year end	9,672	-	-	9,672	195
Cash funds this year end	19,902	-	-	19,902	9,672

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	19,902	-	-
		-	-	-
		-	-	-
	Total cash funds	19,902	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	1128.777 Shares in M&G Charity Multi Asset	Unrestricted	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	10-16 Church Green, Almshouses	Permanent Endowment	-	-
	79-89 Queen Street, Almshouses	Permanent Endowment	-	-
	Improvements to properties	Permanent Endowment	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	NICHOLAS CODY	17/4/25
	KUROLIS	



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Coggeshall Almshouses Charity

**On accounts for the year
ended**

31 December 2024

**Charity no
(if any)**

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 accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2024**.

**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 (other than that disclosed below *) 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.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

11/4/2025

Name:

ANDREW ROBERT GRAHAM GREEN

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

FCCA

Address:

The Maltings, Rosemary Lane

Halstead, Essex

CO9 1HZ