

THE MARY HATCH ALMSHOUSES WITH DIAMOND JUBILEE COTTAGES

England & Wales · Charity number 1202809

Details

Status Registered

Legal form CIO

Registered 2023-04-24

Register [View on the Charity Commission register](#)

Contact

Address 286 Mersea Road
Colchester
CO2 8QY

Phone 07990501921

Email avalonbsl@outlook.com

Activities

Objects: 4. ObjectsThe objects of the CIO are4.1 the relief of need amongst inhabitants of the parish of Wicken and neighbouring parishes by the provision of charitable social housing accommodation; and4.2 such other charitable purposes for the benefit of the residents of the accommodation provided by the CIO as the trustees may decide.

Activities: The provision of housing accommodation and such charitable purposes for the benefit of the residents as the trustees decide.

Classification

- **How:** Provides Services
- **What:** Disability

Geography

- Cambridgeshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£49,050	£39,127	-	-
2024-06-30	£1,260,913	£16,891	£1,273,724	0

Trustees

Name	Role	Appointed
ANDREW THOMAS COGAN		2025-12-18
Damien Heffron		2025-06-12
ROBERT JOHN FULLER		2019-11-19
Vanessa Ann Landreneau		2024-06-28
Zoe Gale Pepper		2024-12-12

THE MARY HATCH ALMSHOUSES WITH DIAMOND JUBILEE COTTAGES

England & Wales - Charity number 1202809

Accounts

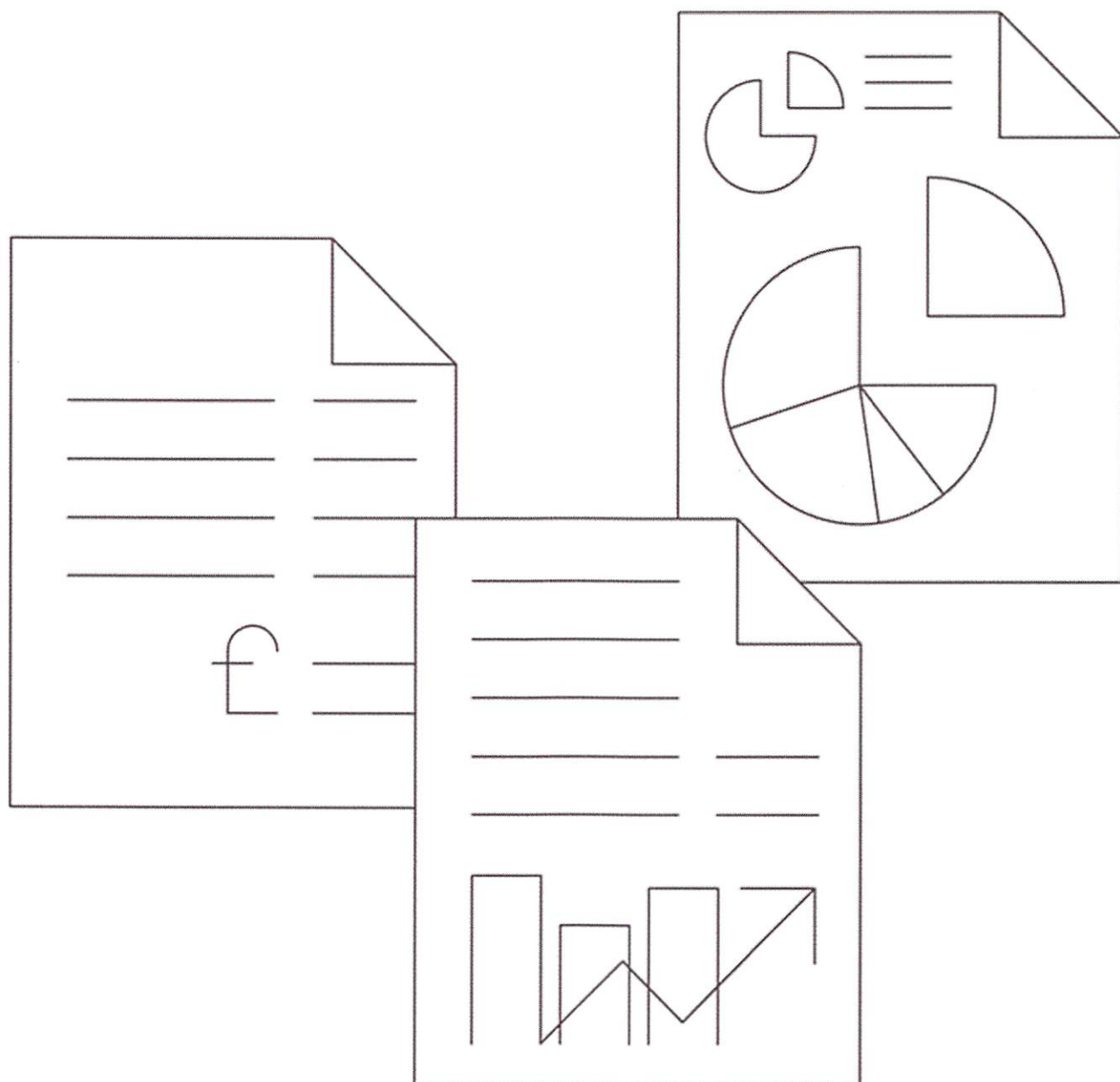
The Mary Hatch Almshouses with Diamond Jubilee Cottages Limited

Financial Statements

For the Year Ended: 30 June 2025

Registered Charity No: 1202809

Registered Provider of Social Housing Number: A3909



**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

	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 17
Detailed Statement of Financial Activities	18 to 19

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2025**

The trustees present their report with the financial statements of the charity for the year ended 30 June 2025. 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).

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts on pages 7, 8 and 9 and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the Charity are:

(a) the relief of need amongst inhabitants of the parish of Wicken and neighbouring parishes by the provision of housing accommodation; and

(b) such other charitable purposes for the benefit of the residents of the accommodation provided by the charity as the trustees may decide.

Application of income

The net income shall be applied first to repair, insure and meet all other outgoings in respect of the Charity's properties and all proper costs of the Charity's administration and management. Thereafter net income shall be applied for the benefit of the almspeople of the Charity.

Significant activities

The Charity currently provides six almshouse properties and its aim is to utilise these as far as possible to meet the objectives of the Charity.

Public benefit

These activities are considered to be for the public benefit and in running the Charity the Trustees have regard for the Charity Commission guidance on public benefit.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The trustees are committed to the welfare of the residents and properties entrusted to the care of the charity. Progress has been made with the implementation of the recommendations from the quinquennial surveyor. The trustees have also encouraged a visits programme to all residents.

FINANCIAL REVIEW

Financial position

The Charity's financial position is as set out in the Balance Sheet on page 6 and is considered satisfactory.

Reserves policy

The Charity's policy on reserves is to maintain sufficient reserves to enable the Charity to continue to achieve its principal objectives.

FUTURE PLANS

The trustees will continue to implement the quinquennial survey recommendations to maintain a sustainable standard of housing stock.

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2025**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is governed by a constitution dated 3 April 2023 as amended by resolutions dated 13 March 2025 and 25 September 2025.

Recruitment and appointment of new trustees

As vacancies for Trustees arise applications are sought from potential candidates known to the Trustees and other suitable local people. Applicants are then considered by the Trustees and appointments made by resolution of the Trustees.

Organisational structure

Day to day administration of the Charity is carried out by the Clerk who reports to the Trustees.

Induction and training of new trustees

New Trustees are briefed by the Clerk and the existing Trustees on the history and activities of the Charity. They are provided with a copy of the Charity Commission publication "The Essential Trustee" detailing their responsibilities and providing guidance on being a Trustee. New Trustees are provided with a copy of the Charity Scheme and the latest accounts.

Related parties

There are no other charities related to The Mary Hatch Almshouses with Diamond Jubilee Cottages. The Clerk to the Charity is also Clerk to other almshouse charities.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Through the employment of professional advisers the Trustees seek to ensure that all of the Charity's management and decision making processes take full account of, and comply with, relevant legislation and regulatory controls. Insurance including property ownership and public liability is reassessed annually.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1202809

Principal address

286 Mersea Road
Colchester
Essex
CO2 8QY

Trustees

Mrs C Page - Chair
R Fuller
Mrs S Wilson (resigned 18/9/25)
Mrs J Bullman
Mrs C Rivett (resigned 29/10/24)
Mrs V Landreneau
Mrs Z Pepper (appointed 12/12/24)
D Heffron (appointed 12/6/25)

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2025**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Simon Welling
TC Group
Accountants
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

Solicitors

Anthony Collins Solicitors LLP
134, Edmund Street
Birmingham
B3 2ES

Clerk to the Charity

Alison Smith
286 Mersea Road
Colchester
Essex
CO2 8QY

Approved by order of the board of trustees on 2 December 2025 and signed on its behalf by:

Mrs C Page

.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

Independent examiner's report to the trustees of The Mary Hatch Almshouses with Diamond Jubilee Cottages

I report to the charity trustees on my examination of the accounts of The Mary Hatch Almshouses with Diamond Jubilee Cottages (the Trust) for the year ended 30 June 2025.

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.

S Welling

Simon Welling
Certified Accountant

TC Group
Accountants
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

3 December 2025

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025**

				Year Ended 30.6.25 Total funds £	Period 24.4.23 to 30.6.24 Total funds £
	Notes	Unrestricted funds £	Restricted funds £		
INCOME AND ENDOWMENTS FROM					
Charitable activities	4				
Almshouse activity		40,934	-	40,934	17,540
Investment income	3	8,116	-	8,116	3,425
Other income		<u>-</u>	<u>-</u>	<u>-</u>	<u>1,242,063</u>
Total		<u>49,050</u>	<u>-</u>	<u>49,050</u>	<u>1,263,028</u>
EXPENDITURE ON					
Charitable activities	5				
Almshouse activity		39,127	-	39,127	16,891
		9,923	-	9,923	1,246,137
Net gains on investments		5,747	-	5,747	7,136
NET INCOME		15,670	-	15,670	1,253,273
Other recognised gains/(losses)					
Gains on revaluation of fixed assets		34,835	-	34,835	20,451
Net movement in funds		50,505	-	50,505	1,273,724
RECONCILIATION OF FUNDS					
Total funds brought forward		1,134,048	139,676	1,273,724	-
TOTAL FUNDS CARRIED FORWARD		<u>1,184,553</u>	<u>139,676</u>	<u>1,324,229</u>	<u>1,273,724</u>

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

BALANCE SHEET
30 JUNE 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	10	938,081	139,676	1,077,757	1,042,922
Investments	11	<u>207,496</u>	<u>-</u>	<u>207,496</u>	<u>193,843</u>
		1,145,577	139,676	1,285,253	1,236,765
CURRENT ASSETS					
Stocks	12	475	-	475	200
Debtors	13	1,285	-	1,285	2,993
Cash at bank		<u>40,517</u>	<u>-</u>	<u>40,517</u>	<u>38,353</u>
		42,277	-	42,277	41,546
CREDITORS					
Amounts falling due within one year	14	<u>(3,301)</u>	<u>-</u>	<u>(3,301)</u>	<u>(4,587)</u>
NET CURRENT ASSETS		<u>38,976</u>	<u>-</u>	<u>38,976</u>	<u>36,959</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,184,553</u>	<u>139,676</u>	<u>1,324,229</u>	<u>1,273,724</u>
NET ASSETS		<u>1,184,553</u>	<u>139,676</u>	<u>1,324,229</u>	<u>1,273,724</u>
FUNDS	15				
Unrestricted funds				1,184,553	1,134,048
Restricted funds				<u>139,676</u>	<u>139,676</u>
TOTAL FUNDS				<u>1,324,229</u>	<u>1,273,724</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 2 December 2025 and were signed on its behalf by:

C Page
.....
Trustee

R Fuller
.....
Trustee

The notes form part of these financial statements

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

1. TRANSFER OF ENGAGEMENTS

On 1 January 2024 the activities, assets, liabilities and funds and reserves of The Mary Hatch Almshouses with Diamonds Charity (Charity Registration Number 270372), referred to in these financial statements as "old charity", were transferred to this Charity.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The charity constitutes a public benefit entity as defined by FRS 102. The accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, and UK Generally Accepted Accounting Practice.

The accounts are prepared using the historical cost accounting rules except that that freehold properties are included at valuation and investments are included at their market value.

For the purposes of presentation the financial statements are rounded to the nearest pound sterling (£) and are inclusive of Value Added Tax.

Whilst this charity is a Registered Social Housing Provider following the issue of new SORPs for both Charities and Registered Providers applicable for accounting periods commencing on or after 1 January 2015, these accounts are prepared in accordance with the applicable Charity SORP since its principal activities are not governed by the Landlord and Tenants Act 1985 and are for charitable purposes.

Fund Accounting

Unrestricted funds are available to spend on activities that further any of the purposes of Charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are funds which the donor has specified are to be solely used for a particular purpose.

Going concern

The accounts are prepared on a going concern basis as there are no material uncertainties about the Charity's ability to continue.

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.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Charity that a distribution will be made, or when a distribution is received from the estate.

Donations and other voluntary income are reflected in the accounts for the period in which they are received. Donations in kind are recognised by the Charity when received except in the case of services provided free or undervalue by voluntary staff or others which are not reflected in the accounts.

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

2. ACCOUNTING POLICIES - continued

Interest Received

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

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.

Repairs and Maintenance of Properties

The charges in the Statement of Financial Activities in respect of Cyclical Maintenance and Extraordinary Repairs reflect the Trustees' constant concern to keep the properties in good condition, and are in accordance with the Almshouse Associations' recommendation that Almshouse Charities should set aside each year specific sums in this respect. Transfers are made from the Revenue Reserve each year to the Extraordinary Repair Reserve to cover extraordinary repairs as they arise and to the Cyclical Maintenance Reserve to cover repairs which arise on a cyclical basis.

Support Costs

The Charity's governance costs are allocated entirely to the Almshouse Costs since support costs relating to other activities are considered immaterial.

Tangible fixed assets

Housing Properties

The housing properties are included in the accounts at their insurance reinstatement value. Additions after each revaluation are included at cost until a further revaluation.

The cost of refurbishment and improvements to the existing property are written off to Revenue Reserve as incurred. Any major improvements or extensions to the property are capitalised.

Revaluations are performed with sufficient regularity to ensure that the carrying amounts are not materially misstated and on this basis are not depreciated.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Investments

Investments are shown on the Balance Sheet at their market value. Changes in market values during an accounting period are reflected in the accounts as unrealised gains or losses. Upon disposal of an investment the difference between original cost and disposal proceeds is reflected in the accounts as a realised gain or loss and an adjustment is made to unrealised gains or losses to reverse unrealised movements in value in earlier years.

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

2. ACCOUNTING POLICIES - continued

Debtors

Contributions and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash at Bank

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and Provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Taxation

The charity is exempt from tax on its charitable activities.

3. INVESTMENT INCOME

	Year Ended 30.6.25 £	Period 24.4.23 to 30.6.24 £
Dividends receivable	2,865	1,273
Accumulated share dividends receivable	5,181	2,115
COIF deposit account interest	<u>70</u>	<u>37</u>
	<u>8,116</u>	<u>3,425</u>

For the year ended 30 June 2025 accumulation share dividends have been accounted for as investment additions and investment income. The comparative amounts for the year ended 30 June 2024 have been reclassified to reflect the accumulation share dividends as income.

For the year ended 30 June 2024 the total investment income has increased from £1,310 to £3,425 with the net gains on investments reducing from £9,251 to £7,136, reflecting the total accumulation share dividends received of £2,115.

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

4. INCOME FROM CHARITABLE ACTIVITIES

	Year Ended 30.6.25 £	Period 24.4.23 to 30.6.24 £
Almshouse activity		
Contributions receivable	40,934	19,388
Losses from vacancies	-	(1,848)
	<u>40,934</u>	<u>17,540</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6) £	Support costs (see note 7) £	Totals £
Almshouse activity	<u>29,591</u>	<u>9,536</u>	<u>39,127</u>

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	Year Ended 30.6.25 £	Period 24.4.23 to 30.6.24 £
Vacant property costs	155	232
Insurance	921	443
Central heating oil	2,681	1,606
Repairs and maintenance	1,926	794
Extraordinary repairs	21,379	-
Cyclical repairs	538	3,538
Gardening	775	390
Careline	371	171
Sundry expenses	845	174
Bad debts	-	(1,014)
	<u>29,591</u>	<u>6,334</u>

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

7. SUPPORT COSTS

	Management	Governance	Totals
	£	costs	£
	£	£	£
Almshouse activity	<u>6,836</u>	<u>2,700</u>	<u>9,536</u>

Support costs, included in the above, are as follows:

	Year Ended	Period
	30.6.25	24.4.23
	Almshouse	to
	activity	30.6.24
	£	Almshouse
	£	activity
	£	£
Trustees' remuneration etc	30	-
Clerk fees	6,528	4,270
Subscriptions	278	343
Independent examination fees	210	200
Accountancy fees	1,290	940
Legal and professional fees	<u>1,200</u>	<u>4,804</u>
	<u>9,536</u>	<u>10,557</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2025 nor for the period ended 30 June 2024.

Trustees' expenses

One trustee was reimbursed travelling expenses of £30 during the year ended 30 June 2025. No trustees were reimbursed during the year ended 30 June 2024.

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Almshouse activity	17,540	-	17,540
Investment income	3,425	-	3,425
Other income	<u>1,102,387</u>	<u>139,676</u>	<u>1,242,063</u>
Total	<u>1,123,352</u>	<u>139,676</u>	<u>1,263,028</u>
EXPENDITURE ON			
Charitable activities			
Almshouse activity	<u>16,891</u>	<u>-</u>	<u>16,891</u>
	1,106,461	139,676	1,246,137
Net gains on investments	<u>7,136</u>	<u>-</u>	<u>7,136</u>
NET INCOME	1,113,597	139,676	1,253,273
Other recognised gains/(losses)			
Gains on revaluation of fixed assets	<u>20,451</u>	<u>-</u>	<u>20,451</u>
Net movement in funds	<u>1,134,048</u>	<u>139,676</u>	<u>1,273,724</u>
TOTAL FUNDS CARRIED FORWARD	<u>1,134,048</u>	<u>139,676</u>	<u>1,273,724</u>

10. TANGIBLE FIXED ASSETS

	Housing properties £
COST OR VALUATION	
At 1 July 2024	1,042,922
Revaluations	<u>34,835</u>
At 30 June 2025	<u>1,077,757</u>
NET BOOK VALUE	
At 30 June 2025	<u>1,077,757</u>
At 30 June 2024	<u>1,042,922</u>

The housing properties are stated at valuation, being at their insurance reinstatement value as at 30 June 2025 £1,077,757 which the trustees consider to be indicative of the fair value as at 30 June 2025.

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

10. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 30 June 2025 is represented by:

	Housing properties
	£
Accumulated revaluation gains	844,622
Cost	<u>233,135</u>
	<u><u>1,077,757</u></u>

11. FIXED ASSET INVESTMENTS

	Listed investments
	£
MARKET VALUE	
At 1 July 2024	193,843
Additions	7,906
Revaluations	<u>5,747</u>
At 30 June 2025	<u>207,496</u>
NET BOOK VALUE	
At 30 June 2025	<u>207,496</u>
At 30 June 2024	<u>193,843</u>

There were no investment assets outside the UK.

Cost or valuation at 30 June 2025 is represented by:

	Listed investments
	£
Accumulated revaluation gains	76,444
Cost	<u>131,052</u>
	<u><u>207,496</u></u>

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

12. STOCKS

	2025	2024
	£	£
Stock of heating oil	<u>475</u>	<u>200</u>

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Contributions in arrears	340	8
Prepayments and accrued income	<u>945</u>	<u>2,985</u>
	<u>1,285</u>	<u>2,993</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Contributions in advance	616	1,108
Other creditors	1,125	1,834
Accruals and deferred income	<u>1,560</u>	<u>1,645</u>
	<u>3,301</u>	<u>4,587</u>

15. MOVEMENT IN FUNDS

	At 1.7.24	Net movement	Transfers	At
	£	in funds	between	30.6.25
		£	funds	£
Unrestricted funds				
Revenue Reserve	167,083	10,597	(6,560)	171,120
Cyclical Maintenance Reserve	73,184	3,029	2,726	78,939
Extraordinary Repair Reserve	83,994	2,044	3,834	89,872
Housing Property Revaluation Reserve	<u>809,787</u>	<u>34,835</u>	-	<u>844,622</u>
	1,134,048	50,505	-	1,184,553
Restricted funds				
Social Housing Grant Fund	134,676	-	-	134,676
Tudor Trust Grant Fund	<u>5,000</u>	-	-	<u>5,000</u>
	<u>139,676</u>	-	-	<u>139,676</u>
TOTAL FUNDS	<u>1,273,724</u>	<u>50,505</u>	-	<u>1,324,229</u>

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

15. 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				
Revenue Reserve	44,756	(35,293)	1,134	10,597
Cyclical Maintenance Reserve	981	-	2,048	3,029
Extraordinary Repair Reserve	3,313	(3,834)	2,565	2,044
Housing Property Revaluation Reserve	-	-	34,835	34,835
	<u>49,050</u>	<u>(39,127)</u>	<u>40,582</u>	<u>50,505</u>
TOTAL FUNDS	<u>49,050</u>	<u>(39,127)</u>	<u>40,582</u>	<u>50,505</u>

Comparatives for movement in funds

	Net movement in funds £	Transfers between funds £	At 30.6.24 £
Unrestricted funds			
Revenue Reserve	180,329	(13,246)	167,083
Cyclical Maintenance Reserve	63,622	9,562	73,184
Extraordinary Repair Reserve	80,310	3,684	83,994
Housing Property Revaluation Reserve	<u>809,787</u>	<u>-</u>	<u>809,787</u>
	1,134,048	-	1,134,048
Restricted funds			
Social Housing Grant Fund	134,676	-	134,676
Tudor Trust Grant Fund	<u>5,000</u>	<u>-</u>	<u>5,000</u>
	<u>139,676</u>	<u>-</u>	<u>139,676</u>
TOTAL FUNDS	<u>1,273,724</u>	<u>-</u>	<u>1,273,724</u>

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

15. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Revenue Reserve	190,121	(11,239)	1,447	180,329
Cyclical Maintenance Reserve	66,683	(5,652)	2,591	63,622
Extraordinary Repair Reserve	77,212	-	3,098	80,310
Housing Property Revaluation Reserve	<u>789,336</u>	<u>-</u>	<u>20,451</u>	<u>809,787</u>
	1,123,352	(16,891)	27,587	1,134,048
Restricted funds				
Social Housing Grant Fund	134,676	-	-	134,676
Tudor Trust Grant Fund	<u>5,000</u>	<u>-</u>	<u>-</u>	<u>5,000</u>
	<u>139,676</u>	<u>-</u>	<u>-</u>	<u>139,676</u>
TOTAL FUNDS	<u>1,263,028</u>	<u>(16,891)</u>	<u>27,587</u>	<u>1,273,724</u>

Social Housing Grants Fund

The Social Housing Grants Fund is a restricted fund and represents grants received of £82,447 for The Diamond Jubilee Cottages in connection with the housing property improvements at 60, 62 and 64 High Street, Wicken and £52,229 for The Almshouses of Mary Hatch in connection with the housing property improvements at 22, 24 and 26 North Street, Wicken.

Tudor Trust Grant Fund

The Tudor Trust Grant Fund is a restricted fund and represents a grant received of £5,000 for The Almshouses of Mary Hatch in connection with the housing property improvements at 22, 24 and 26 North Street, Wicken.

Cyclical Maintenance Reserve

The Cyclical Maintenance Reserve is unrestricted but designated by the Trustees to cover the cost of cyclical repairs as they arise. A transfer to the reserve is made each year from the Revenue Reserve of a specific amount agreed by the Trustees.

Extraordinary Repair Reserve

The Extraordinary Repair Reserve is unrestricted but designated by the Trustees to cover the cost of extraordinary repairs as they arise. A transfer to the reserve is made each year from the Revenue Reserve of a specific amount agreed by the Trustees.

Housing Properties Revaluation Reserve

The Housing Property Revaluation Reserve is represented by the accumulated surpluses on the revaluation of housing properties.

Revenue Reserve

The Revenue Reserve represents part of the accumulated surpluses of the Charity and is available for the general purposes of the Charity.

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2025.

17. LEGISLATIVE PROVISIONS

The Charity is registered with the Charity Commission as a Charitable Incorporation Organisation, the Regulator of Social Housing (originally the Housing Corporation) as a Registered Provider of Social Housing and with the National Association of Almshouses as a Registered Almshouse Charity.

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025**

	Year Ended 30.6.25 £	Period 24.4.23 to 30.6.24 £
INCOME AND ENDOWMENTS		
Investment income		
Dividends receivable	2,865	1,272
Accumulated share dividends receivable	5,181	2,116
COIF deposit account interest	<u>70</u>	<u>37</u>
	8,116	3,425
Charitable activities		
Contributions receivable	40,934	19,388
Losses from vacancies	<u>-</u>	<u>(1,848)</u>
	40,934	17,540
Other income		
Introduction of funds	<u>-</u>	<u>1,242,063</u>
Total incoming resources	49,050	1,263,028
EXPENDITURE		
Charitable activities		
Vacant property costs	155	232
Insurance	921	443
Central heating oil	2,681	1,606
Repairs and maintenance	1,926	794
Extraordinary repairs	21,379	-
Cyclical repairs	538	3,538
Gardening	775	390
Careline	371	171
Sundry expenses	845	174
Bad debts	<u>-</u>	<u>(1,014)</u>
	29,591	6,334
Support costs		
Management		
Trustees' expenses	30	-
Carried forward	30	-

This page does not form part of the statutory financial statements

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025**

	Year Ended 30.6.25 £	Period 24.4.23 to 30.6.24 £
Management		
Brought forward	30	-
Clerk fees	6,528	4,270
Subscriptions	<u>278</u>	<u>343</u>
	6,836	4,613
Governance costs		
Independent examination fees	210	200
Accountancy fees	1,290	940
Legal and professional fees	<u>1,200</u>	<u>4,804</u>
	<u>2,700</u>	<u>5,944</u>
Total resources expended	<u>39,127</u>	<u>16,891</u>
Net income	<u>9,923</u>	<u>1,246,137</u>

This page does not form part of the statutory financial statements

THE MARY HATCH ALMSHOUSES WITH DIAMOND JUBILEE COTTAGES

England & Wales - Charity number 1202809

Accounts

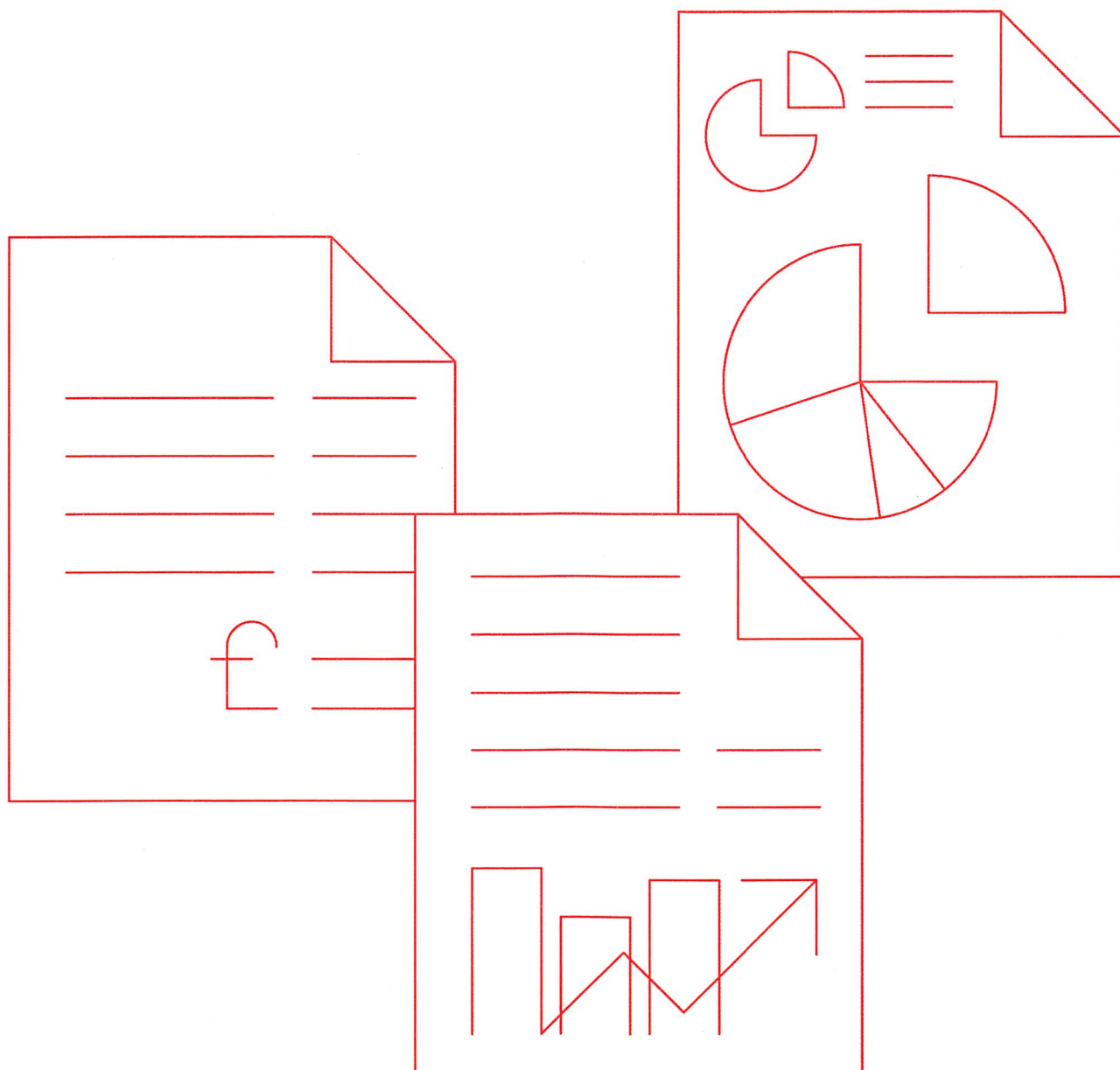
The Mary Hatch Almshouses with Diamond Jubilee Cottages Financial Statements

For the Period Ended 30 June 2024

Charitable Incorporated Organisation

Charity Registration Number 1202809

Registered Provider of Social Housing Number A3909



**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024**

	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 14
Detailed Statement of Financial Activities	15

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**REPORT OF THE TRUSTEES
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024**

The trustees present their report with the financial statements of the charity for the period 24 April 2023 to 30 June 2024. 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).

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts on pages 7, 8 and 9 and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the Charity are:

(a) the relief of need amongst inhabitants of the parish of Wicken and neighbouring parishes by the provision of housing accommodation; and

(b) such other charitable purposes for the benefit of the residents of the accommodation provided by the charity as the trustees may decide.

Application of income

The net income shall be applied first to repair, insure and meet all other outgoings in respect of the Charity's properties and all proper costs of the Charity's administration and management. Thereafter net income shall be applied for the benefit of the almspeople of the Charity.

Significant activities

The Charity currently provides six almshouse properties and its aim is to utilise these as far as possible to meet the objectives of the Charity.

Public benefit

These activities are considered to be for the public benefit and in running the Charity the Trustees have regard for the Charity Commission guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The trustees continue to be concerned for the welfare of the residents and the properties and have started the implementation of the quinquennial recommendations with the appointment of a contractor.

FINANCIAL REVIEW

Financial position

The Charity's financial position is as set out in the Balance Sheet on page 6 and is considered satisfactory.

Reserves policy

The Charity's policy on reserves is to maintain sufficient reserves to enable the Charity to continue to achieve its principal objectives.

FUTURE PLANS

The trustees will continue to implement the quinquennial survey recommendations to maintain a good standard of housing stock.

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**REPORT OF THE TRUSTEES
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is governed by a constitution dated 3 April 2023.

Recruitment and appointment of new trustees

As vacancies for Trustees arise applications are sought from potential candidates known to the Trustees and other suitable local people. Applicants are then considered by the Trustees and appointments made by resolution of the Trustees.

Organisational structure

Day to day administration of the Charity is carried out by the Clerk who reports to the Trustees.

Induction and training of new trustees

New Trustees are briefed by the Clerk and the existing Trustees on the history and activities of the Charity. They are provided with a copy of the Charity Commission publication "The Essential Trustee" detailing their responsibilities and providing guidance on being a Trustee. New Trustees are provided with a copy of the Charity Scheme and the latest accounts.

Related parties

There are no other charities related to The Mary Hatch Almshouses with Diamond Jubilee Cottages. The Clerk to the Charity is also Clerk to other almshouse charities.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Through the employment of professional advisers the Trustees seek to ensure that all of the Charity's management and decision making processes take full account of, and comply with, relevant legislation and regulatory controls. Insurance including property ownership and public liability is reassessed annually.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1202809

Principal address

286 Mersea Road
Colchester
Essex
CO2 8QY

Trustees

R Fuller
Mrs S Wilson - Chair
Mrs J Bullman
Mrs C Page
Mrs C Clay (resigned 1/1/24)
Mrs C Rivett
Ms V Landreneau (appointed 28/6/24)

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**REPORT OF THE TRUSTEES
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Simon Welling
Certified Accountant
Haines Watts
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

Solicitors

Anthony Collins Solicitors LLP
134, Edmund Street
Birmingham
B3 2ES

Bankers

Barclays Bank PLC
54 High Street
Ely
Cambs
CB7 5HE

The Co-Operative Bank
PO Box 250
Skelmersdale
WN8 6WT

Clerk to the Charity

Alison Smith
286 Mersea Road
Colchester
Essex
CO2 8QY

Approved by order of the board of trustees on 24 October 2024 and signed on its behalf by:

R Fuller

.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

Independent examiner's report to the trustees of The Mary Hatch Almshouses with Diamond Jubilee Cottages

I report to the charity trustees on my examination of the accounts of The Mary Hatch Almshouses with Diamond Jubilee Cottages (the Trust) for the period 24 April 2023 to 30 June 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 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

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

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.

S Welling

Simon Welling
Certified Accountant

Haines Watts
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

28 October 2024

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024

	Notes	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM				
Charitable activities	4			
Almshouse activity		17,540	-	17,540
Investment income	3	1,310	-	1,310
Other income				
Introduction of funds	1	<u>1,102,387</u>	<u>139,676</u>	<u>1,242,063</u>
Total		<u>1,121,237</u>	<u>139,676</u>	<u>1,260,913</u>
EXPENDITURE ON				
Charitable activities	5			
Almshouse activity		<u>16,891</u>	<u>-</u>	<u>16,891</u>
		1,104,346	139,676	1,244,402
Net gains on investments		<u>9,251</u>	<u>-</u>	<u>9,251</u>
NET INCOME		1,113,597	139,676	1,253,273
Other recognised gains/(losses)				
Gains on revaluation of fixed assets		<u>20,451</u>	<u>-</u>	<u>20,451</u>
Net movement in funds		<u>1,134,048</u>	<u>139,676</u>	<u>1,273,724</u>
TOTAL FUNDS CARRIED FORWARD		<u>1,134,048</u>	<u>139,676</u>	<u>1,273,724</u>

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

BALANCE SHEET
30 JUNE 2024

	Notes	Unrestricted funds £	Restricted funds £	Total funds £
FIXED ASSETS				
Tangible assets	9	903,246	139,676	1,042,922
Investments	10	<u>193,843</u>	<u>-</u>	<u>193,843</u>
		1,097,089	139,676	1,236,765
CURRENT ASSETS				
Stocks	11	200	-	200
Debtors	12	2,993	-	2,993
Cash at bank		<u>38,353</u>	<u>-</u>	<u>38,353</u>
		41,546	-	41,546
CREDITORS				
Amounts falling due within one year	13	(4,587)	-	(4,587)
		<u>36,959</u>	<u>-</u>	<u>36,959</u>
NET CURRENT ASSETS				
		1,134,048	139,676	1,273,724
NET ASSETS		<u>1,134,048</u>	<u>139,676</u>	<u>1,273,724</u>
FUNDS	14			
Unrestricted funds				1,134,048
Restricted funds				<u>139,676</u>
TOTAL FUNDS				<u>1,273,724</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 24 October 2024 and were signed on its behalf by:

R Fuller
.....
Trustee

J Bullman
.....
Trustee

The notes form part of these financial statements

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024**

1. TRANSFER OF ENGAGEMENTS

On 1 January 2024 the activities, assets, liabilities and funds and reserves of The Mary Hatch Almshouses with Diamonds Charity (Charity Registration Number 270372), referred to in these financial statements as "old charity", were transferred to this Charity.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The charity constitutes a public benefit entity as defined by FRS 102. The accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, and UK Generally Accepted Accounting Practice. The accounts are prepared using the historical cost accounting rules except that that freehold properties are included at valuation and investments are included at their market value.

Whilst this charity is a Registered Social Housing Provider following the issue of new SORPs for both Charities and Registered Providers applicable for accounting periods commencing on or after 1 January 2015, these accounts are prepared in accordance with the applicable Charity SORP since its principal activities are not governed by the Landlord and Tenants Act 1985 and are for charitable purposes.

Fund Accounting

Unrestricted funds are available to spend on activities that further any of the purposes of Charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are funds which the donor has specified are to be solely used for a particular purpose.

Going concern

The accounts are prepared on a going concern basis as there are no material uncertainties about the Charity's ability to continue.

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.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Charity that a distribution will be made, or when a distribution is received from the estate.

Donations and other voluntary income are reflected in the accounts for the period in which they are received. Donations in kind are recognised by the Charity when received except in the case of services provided free or undervalue by voluntary staff or others which are not reflected in the accounts.

Interest Received

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024

2. ACCOUNTING POLICIES - continued

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.

Repairs and Maintenance of Properties

The charges in the Statement of Financial Activities in respect of Cyclical Maintenance and Extraordinary Repairs reflect the Trustees' constant concern to keep the properties in good condition, and are in accordance with the Almshouse Associations' recommendation that Almshouse Charities should set aside each year specific sums in this respect. Transfers are made from the Revenue Reserve each year to the Extraordinary Repair Reserve to cover extraordinary repairs as they arise and to the Cyclical Maintenance Reserve to cover repairs which arise on a cyclical basis.

Support Costs

The Charity's governance costs are allocated entirely to the Almshouse Costs since support costs relating to other activities are considered immaterial.

Tangible fixed assets

Housing Properties

The housing properties are included in the accounts at their insurance reinstatement value. Additions after each revaluation are included at cost until a further revaluation.

The cost of refurbishment and improvements to the existing property are written off to Revenue Reserve as incurred. Any major improvements or extensions to the property are capitalised.

Revaluations are performed with sufficient regularity to ensure that the carrying amounts are not materially misstated and on this basis are not depreciated.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Investments

Investments are shown on the Balance Sheet at their market value. Changes in market values during an accounting period are reflected in the accounts as unrealised gains or losses. Upon disposal of an investment the difference between original cost and disposal proceeds is reflected in the accounts as a realised gain or loss and an adjustment is made to unrealised gains or losses to reverse unrealised movements in value in earlier years.

Debtors

Contributions and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash at Bank

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024

2. ACCOUNTING POLICIES - continued

Creditors and Provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Taxation

The charity is exempt from tax on its charitable activities.

3. INVESTMENT INCOME

	£
Dividend income	1,273
COIF deposit account interest	37
	<u>1,310</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	£
Almshouse activity	
Contributions receivable	19,388
Losses from vacancies	<u>(1,848)</u>
	<u>17,540</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6)	Support costs (see note 7)	Totals
	£	£	£
Almshouse activity	<u>6,334</u>	<u>10,557</u>	<u>16,891</u>

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024**

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	£
Vacant property costs	232
Insurance	443
Central heating oil	1,606
Repairs and maintenance	794
Cyclical repairs	3,538
Gardening	390
Careline	171
Sundry expenses	174
Bad debts	<u>(1,014)</u>
	<u>6,334</u>

7. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Almshouse activity	<u>4,613</u>	<u>5,944</u>	<u>10,557</u>

Support costs, included in the above, are as follows:

	Almshouse activity £
Clerk fees	4,270
Subscriptions	343
Independent examination fees	200
Accountancy fees	940
Legal and professional fees	<u>4,804</u>
	<u>10,557</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the period ended 30 June 2024.

Trustees' expenses

There were no trustees' expenses paid for the period ended 30 June 2024.

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024

9. TANGIBLE FIXED ASSETS

	Housing properties £
COST OR VALUATION	
At 24 April 2023	1,022,471
Revaluations	<u>20,451</u>
At 30 June 2024	<u>1,042,922</u>
NET BOOK VALUE	
At 30 June 2024	<u>1,042,922</u>

The housing properties are stated at valuation, being at their insurance reinstatement value as at 30 June 2024 £1,042,922 which the trustees consider to be indicative of the fair value as at 30 June 2024.

Cost or valuation at 30 June 2024 is represented by:

	Housing properties £
Accumulated revaluation gains	809,787
Cost	<u>233,135</u>
	<u>1,042,922</u>

10. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 24 April 2023	178,777
Additions	5,815
Revaluations	<u>9,251</u>
At 30 June 2024	<u>193,843</u>
NET BOOK VALUE	
At 30 June 2024	<u>193,843</u>

There were no investment assets outside the UK.

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024

10. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 30 June 2024 is represented by:

	Listed investments
	£
Accumulated revaluation gains	72,813
Cost	<u>121,030</u>
	<u>193,843</u>

11. STOCKS

	£
Stock of heating oil	<u>200</u>

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Contributions in arrears	8
Prepayments and accrued income	<u>2,985</u>
	<u>2,993</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Contributions received in advance	1,108
Trade creditors	1,834
Accruals and deferred income	<u>1,645</u>
	<u>4,587</u>

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024

14. MOVEMENT IN FUNDS

	Net movement in funds £	Transfers between funds £	At 30.6.24 £
Unrestricted funds			
Revenue Reserve	180,329	(13,246)	167,083
Cyclical Maintenance Reserve	63,622	9,562	73,184
Extraordinary Repair Reserve	80,310	3,684	83,994
Housing Property Revaluation Reserve	<u>809,787</u>	<u>-</u>	<u>809,787</u>
	1,134,048	-	1,134,048
Restricted funds			
Social Housing Grant Fund	134,676	-	134,676
Tudor Trust Grant Fund	<u>5,000</u>	<u>-</u>	<u>5,000</u>
	139,676	-	139,676
TOTAL FUNDS	<u>1,273,724</u>	<u>-</u>	<u>1,273,724</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Revenue Reserve	189,750	(11,239)	1,818	180,329
Cyclical Maintenance Reserve	66,313	(5,652)	2,961	63,622
Extraordinary Repair Reserve	75,838	-	4,472	80,310
Housing Property Revaluation Reserve	<u>789,336</u>	<u>-</u>	<u>20,451</u>	<u>809,787</u>
	1,121,237	(16,891)	29,702	1,134,048
Restricted funds				
Social Housing Grant Fund	134,676	-	-	134,676
Tudor Trust Grant Fund	<u>5,000</u>	<u>-</u>	<u>-</u>	<u>5,000</u>
	139,676	-	-	139,676
TOTAL FUNDS	<u>1,260,913</u>	<u>(16,891)</u>	<u>29,702</u>	<u>1,273,724</u>

**THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024**

14. MOVEMENT IN FUNDS - continued

Social Housing Grants Fund

The Social Housing Grants Fund is a restricted fund and represents grants received of £82,447 for The Diamond Jubilee Cottages in connection with the housing property improvements at 60, 62 and 64 High Street, Wicken and £52,229 for The Almshouses of Mary Hatch in connection with the housing property improvements at 22, 24 and 26 North Street, Wicken.

Tudor Trust Grant Fund

The Tudor Trust Grant Fund is a restricted fund and represents a grant received of £5,000 for The Almshouses of Mary Hatch in connection with the housing property improvements at 22, 24 and 26 North Street, Wicken.

Cyclical Maintenance Reserve

The Cyclical Maintenance Reserve is unrestricted but designated by the Trustees to cover the cost of cyclical repairs as they arise. A transfer to the reserve is made each year from the Revenue Reserve of a specific amount agreed by the Trustees.

Extraordinary Repair Reserve

The Extraordinary Repair Reserve is unrestricted but designated by the Trustees to cover the cost of extraordinary repairs as they arise. A transfer to the reserve is made each year from the Revenue Reserve of a specific amount agreed by the Trustees.

Housing Properties Revaluation Reserve

The Housing Property Revaluation Reserve is represented by the accumulated surpluses on the revaluation of housing properties.

Revenue Reserve

The Revenue Reserve represents part of the accumulated surpluses of the Charity and is available for the general purposes of the Charity.

15. RELATED PARTY DISCLOSURES

There were no related party transactions for the period ended 30 June 2024.

16. LEGISLATIVE PROVISIONS

The Charity is registered with the Charity Commission as a Charitable Incorporation Organisation, the Regulator of Social Housing (originally the Housing Corporation) as a Registered Provider of Social Housing and with the National Association of Almshouses as a Registered Almshouse Charity.

THE MARY HATCH ALMSHOUSES WITH DIAMOND
JUBILEE COTTAGES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE PERIOD 24 APRIL 2023 TO 30 JUNE 2024

	£
INCOME AND ENDOWMENTS	
Investment income	
Dividend income	1,273
COIF deposit account interest	<u>37</u>
	1,310
Charitable activities	
Contributions receivable	19,388
Losses from vacancies	<u>(1,848)</u>
	17,540
Other income	
Introduction of funds	<u>1,242,063</u>
Total incoming resources	1,260,913
EXPENDITURE	
Charitable activities	
Vacant property costs	232
Insurance	443
Central heating oil	1,606
Repairs and maintenance	794
Cyclical repairs	3,538
Gardening	390
Careline	171
Sundry expenses	174
Bad debts	<u>(1,014)</u>
	6,334
Support costs	
Management	
Clerk fees	4,270
Subscriptions	<u>343</u>
	4,613
Governance costs	
Independent examination fees	200
Accountancy fees	940
Legal and professional fees	<u>4,804</u>
	5,944
Total resources expended	<u>16,891</u>
Net income	<u><u>1,244,022</u></u>

This page does not form part of the statutory financial statements