

**SOUTH MOLTON COTTAGE HOMES
REPORT AND ACCOUNTS FOR THE
YEAR ENDED 31 MARCH 2024**

SOUTH MOLTON COTTAGE HOMES
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024

CONTENTS

	Pages
Trustees Report	1
Legal & Administrative Information	2
Independent Examiners' Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Accounts	6-7

SOUTH MOLTON COTTAGE HOMES

TRUSTEES REPORT

ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024

The trustees of the charity submit their annual report and the financial statements for the year ended 31 March 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity, as well as complying with statutory requirements and the governing document.

Constitution, Organisational Structure and Objectives

The charity registered as a charity on 22 December 1961. It is governed by the scheme of High Court of Justice of 23 June 1930 varied by schemes of 11 August 1970, 28 March 1972 and 12 November 1990. Its objectives are the provision and maintenance of homes for poor single people of at least 60 years of age and poor married couples, one of whom shall be at least 60 years of age and who (except in special cases to be approved by the charity commissioners) are to be inhabitants of the area of benefit.

In planning our activities we have kept in mind the Charity Commission's guidance on public benefit and have followed this guidance to demonstrate the charitable aims are for the public benefit.

Trustees and their Interests

New Trustees are appointed by a democratic process.

The Town Council has, again, not been able to nominate anyone for the two Trustee positions they were entitled to under our constitution. This left us to operate with four Trustees instead of the six we should have. The Trustees wrote to the Town Council expressing their concern and pointing out the difficulties the Charity faced working with only four Trustees.

The Town Council, in acknowledging the situation, wrote asking that, with immediate effect, the Town Council relinquish its entitlement to those two Trustee positions and be removed from the Cottage Homes constitution. This enabled the Charity to seek to fill the vacant Trustee positions by advertising in the local paper, on-line and the Council noticeboard, resulting in one new Trustee appointed in the 2024/2025 reporting year.

Achievements and Performance

South Molton Cottage Homes is an Almshouse Charity and receives its finances from maintenance contributions from the residents of the eight Cottages at Lamaton Park, South Molton North Devon EX36 4BG. The Charity has a Management Agreement with North Devon Homes Ltd to provide cover 24/7 for all emergency and maintenance work.

During the year, after a lengthy process, we were able to enact an uplift clause on the value of a small piece of land the Trustees had sold some twenty years ago, resulting in a £25k payment into the Charity's funds.

All the appropriate annual checks have been carried out and, during the past twelve months, we have continued with our program of updating and replacing, e.g. radiators, extractor fans, new shower unit and major work to the roof of Cottage no.7.

The Trustees also agreed upon the widening and replacement of the paths to the rear of the Cottages allowing for wheelchair and buggy use. This work was weather-dependant and was completed by the end of March 2024.

Further works will be taking place in the next financial year with the replacement of all soffits and gutters and work to the front paths.

At Christmastime 2023, we were able to assist the Rotary Club of South Molton who provided Christmas hampers for our Residents. We are grateful for the support that the Rotary Club gives our Residents and South Molton.

South Molton Cottage Homes do not employ any staff and no remuneration was paid to Trustees. We have two Trustees who have served for over ten years and, along with the other Trustees, are reviewed at the appropriate time.

The charity receives no overseas funding and has not transferred money overseas.

Risks

The Trustees have reviewed all known risks and have satisfied themselves that there are adequate systems and procedures in place to mitigate the risks identified.

Reserves Policy

The Charity is in a good financial state and has a Reserve Policy Fund of £45k to cover any unforeseen circumstances should they arise.

Investment policy

The Trustees have the power to invest in such assets as they feel is appropriate to the Charity.

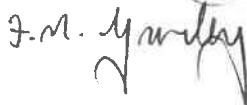
ON BEHALF OF THE BOARD

Mr Stephen White
Trustee



Dated: 8-1-2025

Rev Dr Michael Grandey
Trustee



Dated: 8/1/2025

SOUTH MOLTON COTTAGE HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees: Mr Stephen White (Chairman)
Mr Sidney Claude Squire
Mrs Lyn Winter
Revd Dr Michael Grandey

Charity Number: 200759

Bankers: NatWest
41 High Street
Barnstaple
Devon
EX31 1HJ

Accountants: Azets
Lime Court
Pathfields Business Park
South Molton
Devon
EX36 3LH

Charity Contact: Mr Stephen White
Crosseview
40 Brook Meadow
South Molton
Devon
EX36 4BN

**INDEPENDENT EXAMINERS REPORT
TO THE COMMITTEE OF MANAGEMENT OF
SOUTH MOLTON COTTAGE HOMES**

I report on the accounts of the charity for the year ended 31 March 2024, which are set out on pages 4 to 7.

Respective Responsibilities of Trustees and Examiner

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

It is my responsibility to:

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

Basis of Independent Examiner's Statement

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

Independent Examiner's Statement

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

1. which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or

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

Dated:

Mrs Elizabeth Smith
ACA, FCCA, CTA
Azets
Lime Court
Pathfields Business Park
South Molton
Devon
EX36 3LH

SOUTH MOLTON COTTAGE HOMES
STATEMENT OF FINANCIAL ACTIVITIES AS AT 31 MARCH 2024

	2024		2023	
	£	£	£	£
<u>Unrestricted income</u>				
Contributions from Occupants	41,645		40,719	
Bank interest received - Capital reserve a/c	610		182	
Western Power Wayleave	<u>27</u>	42,282	<u>27</u>	40,928
<u>Direct charitable expenditure</u>				
Water Rates	1,942		2,198	
Insurance	1,286		1,256	
General repairs	8,214		15,985	
Accountancy	1,070		658	
Management fees	4,617		4,194	
Honoraria	250		250	
Almshouse Association	<u>263</u>		<u>196</u>	
		(17,642)		(24,737)
<u>Other gains and losses</u>				
Change in fair value of financial assets		299		51
Land value uplift		25,000		-
<u>Surplus for the year</u>		<u>49,938</u>		<u>16,242</u>

**SOUTH MOLTON COTTAGE HOMES
BALANCE SHEET AS AT 31 MARCH 2024**

	Note	2024 £	2023 £
Fixed Assets			
Tangible assets		-	-
Investments	3	<u>4,928</u>	<u>4,629</u>
		4,928	4,629
Current Assets	4		
Debtors		29,061	18,619
Cash at bank and in hand		<u>222,229</u>	<u>181,508</u>
		251,290	200,127
Creditors:	5		
Amounts falling due within one year		<u>(17,288)</u>	<u>(15,764)</u>
Net Current Assets		<u>234,002</u>	<u>184,363</u>
Net Assets		<u>238,930</u>	<u>188,992</u>
Capital and Reserves			
Unrestricted Income Funds		188,992	172,750
Surplus for the year		49,938	16,242
Total Reserves		<u>238,930</u>	<u>188,992</u>

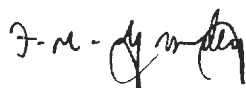
ON BEHALF OF THE BOARD

Mr Stephen White
Trustee



Dated: 8-1-2025

Rev DR Michael Grandey
Trustee



Dated: 8/1/2025

The annexed notes form part of these accounts.

SOUTH MOLTON COTTAGE HOMES
NOTES TO THE ACCOUNTS - YEAR ENDED 31 MARCH 2024

1 ACCOUNTING POLICIES

(a) Basis of preparation of financial statements

The Financial Statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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 charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statement have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

(b) Asset Policy

Fixed Assets purchased for continuing use by the charity for the furtherance of its objectives are capitalised at cost and depreciated over their economic lives.

Investments held as fixed assets are revalued at market value at the balance sheet date and the gain or loss taken to the Statement of Financial Activities (SOFA).

(c) Depreciation

Tangible fixed assets are written off over their useful economic lives as follows:

- Buildings - 2% on a straight line basis.
- Fixtures, fittings & equipment - 20% reducing balance

As the assets were purchased close to the end of the accounting period depreciation has not been provided for this year as it was immaterial.

(d) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds donated for use in a restricted area.

(e) Incoming Recognition

All incoming resources are included in the SOFA when the charity has entitlement to the income, it is probable that they will receive it and the amount can be measured reliably.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.

Grants and donations are only recorded in the SOFA when the charity has unconditional entitlement to the resources.

Investment income is included when receivable.

(f) Expenditure Recognition

Expenditure is recognised on an accrual basis as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably. The charity is not registered for VAT and all expenditure includes this where appropriate.

Costs of generating funds comprise the costs associated with attracting voluntary income.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities, costs of an indirect nature necessary to support them and costs associated with meeting the constitutional and statutory requirements of the charity.

SOUTH MOLTON COTTAGE HOMES
NOTES TO THE ACCOUNTS - YEAR ENDED 31 MARCH 2024

2 OPERATING SURPLUS

This is stated after charging:	2024 £	2023 £
Compilation report fees	<u>800</u>	<u>600</u>

3 INVESTMENTS

The charity's investment of 43 Accumulation Units in the NAACIF was valued at £4,928 at 31 March 2024 (£4,629 at 31 March 2023).

4 CURRENT ASSETS

	2024 £	2023 £
Debtors	28,460	18,127
Prepayments	602	492
Bank Current Account	176,198	136,088
Capital Reserve Account	46,030	45,420
	<u>251,290</u>	<u>200,127</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£	£
Creditors	16,488	15,164
Accruals	800	600
	<u>17,288</u>	<u>15,764</u>

6 CONTROL

The company was controlled throughout this period by its trustees. The present trustees are as listed on page 2.

7 TRUSTEES

The trustees were not remunerated or reimbursed for any expenses during the period.

8 TAXATION

As a charity, South Molton Cottage Homes is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or s256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the Charity.