

MRS G A H GRUNDY'S CHARITY

England & Wales - Charity number 202310

Details

Status Registered

Legal form Other

Registered 1962-01-08

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

Contact

Address West Street
Kettering.

Phone 01536513195

Email edward.lamb@lamb-holmes.co.uk

Activities

Objects: THE ESTABLISHMENT OF ALMSHOUSES FOR POOR PEOPLE OF THE MIDDLE CLASSES.

Activities: The charity is restricted to housing persons in need over 60 years of age who are regarded as poor and deserving persons of the middle class as defined in the will of Mrs Grundy establishing the Almshouses.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** KETTERING.
- Northamptonshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£136,045	£138,197	-	-
2024-04-05	£123,364	£194,450	-	-
2023-04-05	£105,722	£129,572	-	-
2022-04-05	£110,367	£164,339	-	-
2021-04-05	£123,574	£96,534	-	-

Trustees

Name	Role	Appointed
EDWARD LAMB		
Jonathan Thompson		2014-12-01

MRS G A H GRUNDY'S CHARITY

England & Wales - Charity number 202310

Accounts

CHARITY REGISTERED NUMBER : 202310

MRS G A H GRUNDY TRUST
ACCOUNTS FOR THE YEAR ENDED
5 APRIL 2025

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2.	Investment Portfolio Schedule
3.	Income Account
4.	Independent Examiners Report
5.	Trustees' Annual Report

MRS G A H GRUNDY TRUST
BALANCE SHEET AS AT 5 APRIL 2025

		<u>2025</u>		<u>2024</u>
	£	£		£
<u>Fixed Assets</u>				
Freehold property		3,888,410		3,812,160
Investment portfolio per schedule page 2		2,816,840		2,919,369
		6,705,250		6,731,529
<u>Current assets</u>				
HSBC Bank plc	36,186		23,891	
Lamb and Holmes deposit account	22,466		14,461	
Prepayments	737		721	
		59,389		39,073
Less Creditors				
Accountancy	1,670		1,588	
Light and heat	213		885	
		1,883		2,473
Net Current Assets		57,506		36,600
Total Assets		6,762,756		6,768,129
<u>Represented By:-</u>				
<u>Capital Account</u>				
Balance as at 06 April 2024	6,678,633		5,878,544	
Increase/(decrease) in portfolio valuation	(79,470)		218,843	
Increase/(decrease) in property valuation	76,250		581,246	
		6,675,413		6,678,633
<u>Income Account</u>				
Balance as at 06 April 2024	89,496		160,582	
Surplus/(deficit) for the year	(2,152)		(71,086)	
		87,344		89,496
		6,762,756		6,768,129

Approved by the trustees on 5 February 2026 and signed on their behalf by:

J E Lamb
Trustee

MRS G A H GRUNDY TRUST
INVESTMENT PORTFOLIO SCHEDULE

	£	<u>2025</u> £	£	<u>2024</u> £
Balance as at 6 April 2024				
Investments		2,888,074		2,608,187
Cash		31,295		109,887
		<u>2,919,369</u>		<u>2,718,074</u>
Add:				
Profit/(loss) on valuation and disposals	(79,470)		218,843	
Dividends and interest from investments		67,733		61,978
Less:				
Fees paid	(21,159)		(19,710)	
Transfers to current account		<u>(69,632)</u>		<u>(59,816)</u>
		(102,528)		201,295
Balance as at 5 April 2025		<u><u>2,816,841</u></u>		<u><u>2,919,369</u></u>
Represented by:-				
Investments		2,765,377		2,888,074
Cash		51,464		31,295
		<u><u>2,816,841</u></u>		<u><u>2,919,369</u></u>

MRS G A H GRUNDY TRUST

INCOME ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2025

	£	<u>2025</u> £	£	<u>2024</u> £
Dividends and interest from investments		67,733		61,978
Bank interest		814		1,022
Donations received		7,500		5,000
Maintenance contributions		59,998		55,364
		<u>136,045</u>		<u>123,364</u>
<u>Less</u>				
Water and sewerage charges	736		655	
Telephone	1,048		982	
Council tax	5,609		6,247	
Heating and lighting	4,668		3,943	
Insurance	2,929		2,654	
Subscriptions and fees	18,241		22,957	
Management fees	21,159		19,710	
Wages and PAYE	15,980		16,055	
Repairs and renewals	54,515		108,876	
Garden sundries	10,998		10,575	
Maintenance and sundry	642		244	
Accountancy	1,672		1,552	
		138,197		194,450
Surplus/(deficit) for the year		<u>(2,152)</u>		<u>(71,086)</u>

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF MRS G A H GRUNDY TRUST

We report on the accounts of the charity for the year ended 5 April 2025 which are set out on pages 1 to 3.

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 year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is our responsibility to:

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

Basis of independent examiner's report

Our 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

We have completed our examination. We confirm that no matters have come to our attention in connection with the examination giving us 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 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements 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.

We 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 financial statements to be reached.

Moore

Chartered Accountants
Oakley House, Headway Business Park
3 Saxon Way West
Corby
Northamptonshire
NN18 9EZ

5 February 2026

MRS G A H GRUNDY TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 5 APRIL 2025

Official Name: Mrs G A H Grundy Trust

Charity Commission Number: 202310

Official Address: West Street, Kettering, Northants NN16 0AZ

Objects and Governing Documents:

The Trust was set up under the Will of Mrs G A H Grundy proved on the Seventeenth day of June 1955 with the object of providing almshouses for the use of poor people of the middle classes.

During the year to 5th April 2025, the Trustees have continued to oversee the investments of the charity through the use of the Brokers Nominee Service to manage the Portfolio; and the general management of the almshouses including day to day maintenance of the buildings and gardens and improvements or refurbishment to the buildings where necessary, and payment by almshouse residents of a weekly maintenance charge.

The Trustees have also considered applications from suitable persons where vacancies have occurred; accepted any donations to the charity; and have scrutinised and overseen the activities and reports of the manager particularly.

It is the policy of the Trustees that annual expenditure is covered by income including accumulations of income. At the end of the year the income reserves amounted to £87,344. The Trustees maintain this level of reserves to finance the purchase of land or buildings for further almshouses within geographical limits and isolated opportunities including the additional expenditure necessary to convert new buildings and/or land to a standard for occupation and upgrade and refurbish the existing housing stock and off street car parking facilities.

James Edward Lamb
for and on behalf of the Trustees

MRS G A H GRUNDY'S CHARITY

England & Wales - Charity number 202310

Accounts

CHARITY REGISTERED NUMBER : 202310

MRS G A H GRUNDY TRUST
ACCOUNTS FOR THE YEAR ENDED
5 APRIL 2024

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MRS G A H GRUNDY TRUST
BALANCE SHEET AS AT 5 APRIL 2024

		<u>2024</u>		<u>2023</u>
	£	£	£	£
<u>Fixed Assets</u>				
Freehold property		3,812,160		3,230,914
Investment portfolio per schedule page 2		2,919,369		2,718,074
		6,731,529		5,948,988
<u>Current assets</u>				
HSBC Bank plc	23,891		83,273	
Lamb and Holmes deposit account	14,461		8,112	
Prepayments	721		489	
		39,073		91,874
Less Creditors				
Accountancy	1,588		1,548	
Light and heat	885		188	
		2,473		1,736
Net Current Assets		36,600		90,138
Total Assets		6,768,129		6,039,126
<u>Represented By:-</u>				
<u>Capital Account</u>				
Balance as at 06 April 2023	5,878,544		5,410,066	
Increase/(decrease) in portfolio valuation	218,843		65,066	
Increase/(decrease) in property valuation	581,246		403,412	
		6,678,633		5,878,544
<u>Income Account</u>				
Balance as at 06 April 2023	160,582		184,432	
Surplus/(deficit) for the year	(71,086)		(23,850)	
		89,496		160,582
		6,768,129		6,039,126

Approved by the trustees on 19 November 2024 and signed on their behalf by:

J E Lamb
Trustee

MRS G A H GRUNDY TRUST

INVESTMENT PORTFOLIO SCHEDULE

	£	<u>2024</u> £	£	<u>2023</u> £
Balance as at 6 April 2023				
Investments		2,608,187		2,526,860
Cash		109,887		145,174
		<u>2,718,074</u>		<u>2,672,034</u>
Add:				
Profit/(loss) on valuation and disposals	218,843		65,066	
Dividends and interest from investments	61,978		51,985	
Less:				
Fees paid	(19,710)		(18,371)	
Transfers to current account	<u>(59,816)</u>		<u>(52,640)</u>	
		201,295		46,040
Balance as at 5 April 2024		<u><u>2,919,369</u></u>		<u><u>2,718,074</u></u>
Represented by:-				
Investments		2,888,074		2,608,187
Cash		31,295		109,887
		<u><u>2,919,369</u></u>		<u><u>2,718,074</u></u>

MRS G A H GRUNDY TRUST

INCOME ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2024

	£	<u>2024</u> £	£	<u>2023</u> £
Dividends and interest from investments		61,978		51,985
Bank interest		1,022		306
Donations received		5,000		-
Maintenance contributions		55,364		53,431
		<u>123,364</u>		<u>105,722</u>
<u>Less</u>				
Water and sewerage charges	655		627	
Telephone	982		875	
Council tax	6,247		7,217	
Heating and lighting	3,943		4,747	
Insurance	2,654		2,364	
Subscriptions and fees	22,957		22,150	
Management fees	19,710		18,371	
Wages and PAYE	16,055		15,608	
Repairs and renewals	108,876		46,292	
Garden sundries	10,575		7,039	
Maintenance and sundry	244		2,716	
Accountancy	1,552		1,566	
		194,450		129,572
Surplus/(deficit) for the year		<u>(71,086)</u>		<u>(23,850)</u>

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF MRS G A H GRUNDY TRUST**

We report on the accounts of the charity for the year ended 5 April 2024 which are set out on pages 1 to 3.

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 year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is our responsibility to:

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

Basis of independent examiner's report

Our 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 our examination, no matter has come to our attention:

- 1 which gives us 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 comply with the accounting requirements of the 2011 Acthave not been met; or
- 2 to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Moore

Chartered Accountants
Oakley House, Headway Business Park
3 Saxon Way West
Corby
Northamptonshire
NN18 9EZ

21 November 2024

MRS G A H GRUNDY TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 5 APRIL 2024

Official Name: Mrs G A H Grundy Trust

Charity Commission Number: 202310

Official Address: West Street, Kettering, Northants NN16 0AZ

Objects and Governing Documents:

The Trust was set up under the Will of Mrs G A H Grundy proved on the Seventeenth day of June 1955 with the object of providing almshouses for the use of poor people of the middle classes.

During the year to 5th April 2024, the Trustees have continued to oversee the investments of the charity through the use of the Brokers Nominee Service to manage the Portfolio; and the general management of the almshouses including day to day maintenance of the buildings and gardens and improvements or refurbishment to the buildings where necessary, and payment by almshouse residents of a weekly maintenance charge.

The Trustees have also considered applications from suitable persons where vacancies have occurred; accepted any donations to the charity; and have scrutinised and overseen the activities and reports of the manager particularly.

It is the policy of the Trustees that annual expenditure is covered by income including accumulations of income. At the end of the year the income reserves amounted to £89,496. The Trustees maintain this level of reserves to finance the purchase of land or buildings for further almshouses within geographical limits and isolated opportunities including the additional expenditure necessary to convert new buildings and/or land to a standard for occupation and upgrade and refurbish the existing housing stock and off street car parking facilities.

James Edward Lamb
for and on behalf of the Trustees

MRS G A H GRUNDY'S CHARITY

England & Wales - Charity number 202310

Accounts

CHARITY REGISTERED NUMBER : 202310

MRS G A H GRUNDY TRUST
ACCOUNTS FOR THE YEAR ENDED
5 APRIL 2023

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MRS G A H GRUNDY TRUST
BALANCE SHEET AS AT 5 APRIL 2023

		<u>2023</u>		<u>2022</u>	
	£	£		£	£
<u>Fixed Assets</u>					
Freehold property		3,230,914		2,827,502	
Investment portfolio per schedule page 2		2,718,074		2,672,034	
		<u>5,948,988</u>		<u>5,499,536</u>	
<u>Current assets</u>					
HSBC Bank plc	83,273		86,889		
Lamb and Holmes deposit account	8,112		9,234		
Prepayments	489		449		
		<u>91,874</u>		<u>96,572</u>	
Less Creditors					
Accountancy	1,548		1,422		
Light and heat	188		188		
		<u>1,736</u>		<u>1,610</u>	
Net Current Assets		<u>90,138</u>		<u>94,962</u>	
Total Assets		<u>6,039,126</u>		<u>5,594,498</u>	
<u>Represented By:-</u>					
<u>Capital Account</u>					
Balance as at 06 April 2022		5,410,066		5,097,490	
Increase/(decrease) in portfolio valuation		65,066		230,223	
Increase/(decrease) in property valuation		<u>403,412</u>		<u>82,353</u>	
		5,878,544		5,410,066	
<u>Income Account</u>					
Balance as at 06 April 2022		184,432		238,404	
Surplus/(deficit) for the year		<u>- 23,850</u>		<u>- 53,972</u>	
		160,582		184,432	
		<u>6,039,126</u>		<u>5,594,498</u>	

Approved by the trustees on 7 November 2023 and signed on their behalf by:

JE Lamb
Trustee

MRS G A H GRUNDY TRUST

INVESTMENT PORTFOLIO SCHEDULE

	£	<u>2023</u> £	£	<u>2022</u> £
Balance as at 6 April 2022				
Investments		2,526,860		2,357,302
Cash		145,174		100,611
		<u>2,672,034</u>		<u>2,457,913</u>
Add:				
Profit/(loss) on valuation and disposals	65,066		230,223	
Dividends and interest from investments	51,985		48,079	
Less:				
Fees paid	(18,371)		(18,663)	
Transfers to current account	<u>(52,640)</u>		<u>(45,518)</u>	
		46,040		214,121
Balance as at 5 April 2023		<u><u>2,718,074</u></u>		<u><u>2,672,034</u></u>
Represented by:-				
Investments		2,608,187		2,526,860
Cash		109,887		145,174
		<u><u>2,718,074</u></u>		<u><u>2,672,034</u></u>

MRS G A H GRUNDY TRUST

INCOME ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2023

	£	<u>2023</u> £	£	<u>2022</u> £
Dividends and interest from investments		51,985		48,079
Bank interest		306		10
Donations received		-		10,000
Maintenance contributions		53,431		52,278
Contribution for loft conversion		-		-
		<u>105,722</u>		<u>110,367</u>
<u>Less</u>				
Water and sewerage charges	627		612	
Telephone	875		797	
Council tax	7,217		6,614	
Heating and lighting	4,747		4,320	
Insurance	2,364		2,228	
Subscriptions and fees	22,150		15,528	
Management fees	18,371		18,659	
Wages and PAYE	15,608		15,916	
Repairs and renewals	46,292		91,344	
Garden sundries	7,039		6,498	
Maintenance and sundry	2,716		321	
Accountancy	1,566		1,502	
		129,572		164,339
Surplus/(deficit) for the year		<u>(23,850)</u>		<u>(53,972)</u>

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF MRS G A H GRUNDY TRUST**

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Respective responsibilities of trustees and examiner

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

Basis of independent examiner's report

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Independent examiner's statement

In connection with our examination, no matter has come to our attention:

- 1 which gives us 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 comply with the accounting requirements of the 2011 Acthave not been met; or
- 2 to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Moore
Chartered Accountants
Oakley House, Headway Business Park
3 Saxon Way West
Corby
Northamptonshire
NN18 9EZ

8 November 2023

MRS G A H GRUNDY TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 5 APRIL 2023

Official Name: Mrs G A H Grundy Trust

Charity Commission Number: 202310

Official Address: West Street, Kettering, Northants NN16 0AZ

Objects and Governing Documents:

The Trust was set up under the Will of Mrs G A H Grundy proved on the Seventeenth day of June 1955 with the object of providing almshouses for the use of poor people of the middle classes.

During the year to 5th April 2023, the Trustees have continued to oversee the investments of the charity through the use of the Brokers Nominee Service to manage the Portfolio; and the general management of the almshouses including day to day maintenance of the buildings and gardens and improvements or refurbishment to the buildings where necessary, and payment by almshouse residents of a weekly maintenance charge.

The Trustees have also considered applications from suitable persons where vacancies have occurred; accepted any donations to the charity; and have scrutinised and overseen the activities and reports of the manager particularly the continuing arrangements of management impacted by the Covid pandemic.

It is the policy of the Trustees that annual expenditure is covered by income including accumulations of income. At the end of the year the income reserves amounted to £160,582. The Trustees maintain this level of reserves to finance the purchase of land or buildings for further almshouses within geographical limits and isolated opportunities including the additional expenditure necessary to convert new buildings and/or land to a standard for occupation and upgrade and refurbish the existing housing stock.

James Edward Lamb
for and on behalf of the Trustees

7 November 2023

MRS G A H GRUNDY'S CHARITY

England & Wales - Charity number 202310

Accounts

CHARITY REGISTERED NUMBER : 202310

**MRS G A H GRUNDY TRUST
ACCOUNTS FOR THE YEAR ENDED
5 APRIL 2022**

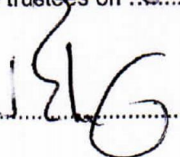
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MRS G A H GRUNDY TRUST
BALANCE SHEET AS AT 5 APRIL 2022

	£	<u>2022</u> £	£	<u>2021</u> £
Fixed Assets				
Freehold property		2,827,502		2,745,149
Investment portfolio per schedule page 2		2,672,034		2,457,913
		<u>5,499,536</u>		<u>5,203,062</u>
Current assets				
HSBC Bank plc	86,889		114,088	
Lamb and Holmes deposit account	9,234		19,326	
Prepayments	449		1,068	
		<u>96,572</u>		<u>134,482</u>
Less Creditors				
Accountancy	1,422		1,300	
Light and heat	188		350	
		<u>1,610</u>		<u>1,650</u>
Net Current Assets		<u>94,962</u>		<u>132,832</u>
Total Assets		<u><u>5,594,498</u></u>		<u><u>5,335,894</u></u>
Represented By:-				
Capital Account				
Balance as at 06 April 2021		5,097,490		4,697,680
Increase/(decrease) in portfolio valuation		230,223		399,810
Increase/(decrease) in property valuation		<u>82,353</u>		<u>-</u>
		5,410,066		5,097,490
Income Account				
Balance as at 06 April 2021		238,404		211,364
Surplus/(deficit) for the year		<u>- 53,972</u>		<u>27,040</u>
		184,432		238,404
		<u><u>5,594,498</u></u>		<u><u>5,335,894</u></u>

Approved by the trustees on 8-8-22 and signed on their behalf by:


.....
JE Lamb
Trustee

MRS G A H GRUNDY TRUST
INVESTMENT PORTFOLIO SCHEDULE

	£	<u>2022</u> £	£	<u>2021</u> £
Balance as at 6 April 2021				
Investments		2,357,302		1,984,060
Cash		100,611		91,130
		<u>2,457,913</u>		<u>2,075,190</u>
Add:				
Profit/(loss) on valuation and disposals	230,223		399,810	
Dividends and interest from investments	48,079		42,325	
Less:				
Fees paid	(18,663)		(16,559)	
Transfers to current account	<u>(45,518)</u>		<u>(42,853)</u>	
		214,121		382,723
Balance as at 5 April 2022		<u>2,672,034</u>		<u>2,457,913</u>
Represented by:-				
Investments		2,526,860		2,357,302
Cash		145,174		100,611
		<u>2,672,034</u>		<u>2,457,913</u>

MRS G A H GRUNDY TRUST

INCOME ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2022

	<u>2022</u>	<u>2021</u>
	£	£
Dividends and interest from investments	48,079	42,325
Bank interest	10	53
Donations received	10,000	-
Maintenance contributions	52,278	49,196
Contribution for loft conversion	-	32,000
	<u>110,367</u>	<u>123,574</u>
<u>Less</u>		
Water and sewerage charges	612	544
Telephone	797	799
Council tax	6,614	2,998
Heating and lighting	4,320	3,128
Insurance	2,228	2,105
Subscriptions and fees	15,528	18,009
Management fees	18,659	16,559
Wages and PAYE	15,916	16,494
Repairs and renewals	91,344	28,876
Garden sundries	6,498	5,438
Maintenance and sundry	321	260
Accountancy	<u>1,502</u>	<u>1,324</u>
	164,339	96,534
Surplus/(deficit) for the year	<u><u>(53,972)</u></u>	<u><u>27,040</u></u>

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF MRS G A H GRUNDY TRUST**

We report on the accounts of the charity for the year ended 5 April 2022 which are set out on pages 1 to 3.

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 year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is our responsibility to:

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

Basis of independent examiner's report

Our 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 our examination, no matter has come to our attention:

- 1 which gives us 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 comply with the accounting requirements of the 2011 Act
 have not been met; or
- 2 to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Moore

Moore
Chartered Accountants
Oakley House, Headway Business Park
3 Saxon Way West
Corby
Northamptonshire
NN18 9EZ

Dated: *15 August 2022*

**MRS G A H GRUNDY TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 5 APRIL 2022**

Official Name: Mrs G A H Grundy Trust
Charity Commission Number: 202310
Official Address: West Street, Kettering, Northants NN16 0AZ

Objects and Governing Documents:

The Trust was set up under the Will of Mrs G A H Grundy proved on the Seventeenth day of June 1955 with the object of providing almshouses for the use of poor people of the middle classes.

During the year to 5th April 2022, the Trustees have continued to oversee the investments of the charity through the use of the Brokers Nominee Service to manage the Portfolio; and the general management of the almshouses including day to day maintenance of the buildings and gardens and improvements or refurbishment to the buildings where necessary, and payment by almshouse residents of a weekly maintenance charge.

The Trustees have also considered applications from suitable persons where vacancies have occurred; accepted any donations to the charity; and have scrutinised and overseen the activities and reports of the manager particularly the continuing arrangements of management impacted by the Covid pandemic.

It is the policy of the Trustees that annual expenditure is covered by income including accumulations of income. At the end of the year the income reserves amounted to £184,432. The Trustees maintain this level of reserves to finance the purchase of land or buildings for further almshouses within geographical limits and isolated opportunities including the additional expenditure necessary to convert new buildings and/or land to a standard for occupation and upgrade and refurbish the existing housing stock.

.....
James Edward Lamb
for and on behalf of the Trustees

Dated: 8 - 8 - 22

MRS G A H GRUNDY'S CHARITY

England & Wales - Charity number 202310

Accounts

CHARITY REGISTERED NUMBER : 202310

**MRS G A H GRUNDY TRUST
ACCOUNTS FOR THE YEAR ENDED
5 APRIL 2021**

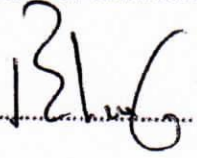
Page

1.	Balance Sheet
2.	Investment Portfolio Schedule
3.	Income Account
4.	Independent Examiners Report
5.	Trustees' Annual Report

MRS G A H GRUNDY TRUST
BALANCE SHEET AS AT 5 APRIL 2021

	<u>2021</u>		<u>2020</u>	
	£	£	£	£
Fixed Assets				
Freehold property		2,745,149		2,745,149
Investment portfolio per schedule page 2		2,457,913		2,075,190
		<u>5,203,062</u>		<u>4,820,339</u>
Current assets				
HSBC Bank plc	114,088		79,988	
Lamb and Holmes deposit account	19,326		11,881	
Prepayments	1,068		872	
	<u>134,482</u>		<u>92,741</u>	
Less Creditors				
Accountancy	1,300		1,236	
Subscriptions and fees	-		2,800	
Light and heat	350		-	
	<u>1,650</u>		<u>4,036</u>	
Net Current Assets		<u>132,832</u>		<u>88,705</u>
Total Assets		<u>5,335,894</u>		<u>4,909,044</u>
Represented By:-				
Capital Account				
Balance as at 06 April 2020	4,697,680		4,805,643	
Increase/(decrease) in portfolio valuation	399,810		(167,056)	
Increase/(decrease) in property valuation	-		59,093	
	<u>5,097,490</u>		<u>4,697,680</u>	
Income Account				
Balance as at 06 April 2020	211,364		212,996	
Surplus/(deficit) for the year	27,040		(1,632)	
	<u>238,404</u>		<u>211,364</u>	
	<u>5,335,894</u>		<u>4,909,044</u>	

Approved by the trustees on 15.07.21 and signed on their behalf by:


.....
JE Lamb
Trustee

MRS G A H GRUNDY TRUST
INVESTMENT PORTFOLIO SCHEDULE

	£	<u>2021</u> £	£	<u>2020</u> £
Balance as at 6 April 2020				
Investments		1,984,060		2,213,058
Cash		91,130		46,641
		<u>2,075,190</u>		<u>2,259,699</u>
Add:				
Profit/(loss) on valuation and disposals	399,810		(167,056)	
Dividends and interest from investments	42,325		61,848	
Less:				
Fees paid	(16,559)		(16,969)	
Transfers to current account	<u>(42,853)</u>		<u>(62,332)</u>	
		382,723		(184,509)
Balance as at 5 April 2021		<u>2,457,913</u>		<u>2,075,190</u>
Represented by:-				
Investments		2,357,302		1,984,060
Cash		100,611		91,130
		<u>2,457,913</u>		<u>2,075,190</u>

MRS G A H GRUNDY TRUST

INCOME ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2021

	2021	2020
	£	£
Dividends and interest from investments	42,325	61,848
Bank interest	53	162
Donations received	-	445
Maintenance contributions	49,196	45,057
Miscellaneous income	-	502
Contribution for loft conversion	32,000	-
	<u>123,574</u>	<u>108,014</u>
<u>Less</u>		
Water and sewerage charges	544	507
Telephone	799	816
Council tax	2,998	3,740
Heating and lighting	3,128	3,923
Insurance	2,105	2,143
Subscriptions and fees	18,009	17,465
Management fees	16,559	16,970
Wages and PAYE	16,494	17,872
Repairs and renewals	28,876	38,760
Garden sundries	5,438	4,987
Maintenance and sundry	260	1,173
Accountancy	<u>1,324</u>	<u>1,290</u>
	96,534	109,646
Surplus/(deficit) for the year	<u><u>27,040</u></u>	<u><u>(1,632)</u></u>

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF MRS G A H GRUNDY TRUST**

We report on the accounts of the charity for the year ended 5 April 2021 which are set out on pages 1 to 3.

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Moore

Moore
Chartered Accountants
Oakley House, Headway Business Park
3 Saxon Way West
Corby
Northamptonshire
NN18 9EZ

Dated: *16 July 2021*

MRS G A H GRUNDY TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 5 APRIL 2021

Official Name: Mrs G A H Grundy Trust
Charity Commission Number: 202310
Official Address: West Street, Kettering, Northants NN16 0AZ

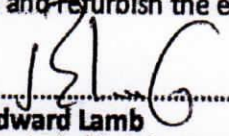
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.....
James Edward Lamb
for and on behalf of the Trustees

Dated: 15-07-2021