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CHARITY REGISTERED NUMBER : 202310

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

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 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
		<u>6,705,250</u>		<u>6,731,529</u>
<u>Current assets</u>				
HSBC Bank plc	36,186		23,891	
Lamb and Holmes deposit account	22,466		14,461	
Prepayments	737		721	
	<u>59,389</u>		<u>39,073</u>	
Less Creditors				
Accountancy	1,670		1,588	
Light and heat	213		885	
	<u>1,883</u>		<u>2,473</u>	
Net Current Assets		<u>57,506</u>		<u>36,600</u>
Total Assets		<u>6,762,756</u>		<u>6,768,129</u>
<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	<u>76,250</u>		<u>581,246</u>	
		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	<u>(2,152)</u>		<u>(71,086)</u>	
		87,344		89,496
		<u>6,762,756</u>		<u>6,768,129</u>

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>2,816,841</u>		<u>2,919,369</u>
Represented by:-				
Investments		2,765,377		2,888,074
Cash		51,464		31,295
		<u>2,816,841</u>		<u>2,919,369</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 5<sup>th</sup> 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