

# The John White Homes - War Memorial - Trust

ADMINISTERING

*Nine Dwellings, completed in 1951 and known as The John White Close, Higham Ferrers,  
Donor --- the late JOHN WHITE, Esq., H.F.*

Town Hall,  
Market Square,  
Higham Ferrers,  
Northamptonshire,  
NN10 8BT  
Telephone 01933 312075

## Annual Report 2023-24

### Introduction

The Trust was created by a Deed dated 29 December 1950, that sets out the circumstances in which the Donor, Mr John White, a prominent Boot and Shoe Manufacturer in Rushden and Higham Ferrers, provided the Trust with a sum of £10,000-00, property situated in Wood Street, Higham Ferrers and an area of land in Midland Road, Higham Ferrers (on which the Trust Homes were subsequently built). This endowment, including the proceeds from the sale of the Wood Street property were used to finance the construction of the nine Trust Homes which are now known as The John White Close, being occupied at a nominal rent by elderly persons selected as beneficiaries of the Trust in accordance with criteria set out in the Trust Deed.

### The Trustees

The Trust Deed provides for a maximum of eleven, and not less than four trustees, with provision for four 'Family Trustees', three 'Corporation Trustees', the Vicar of Higham Ferrers and an 'Additional Trustee' to represent the non-conformists in the locality.

The original 'Family Trustees' comprised the Donor, Mr John White, his wife, and his daughter Mrs Florence E Wilson together with her husband, Mr John L Wilson. The last surviving original trustee, Mrs Wilson died in 1999. At the present time the 'Family Trustees' are Mr Bert Jackson, Mr David Hudson and Mr Geoff Moore. The 'Corporation Trustees' were originally to be nominated by the Higham Ferrers Borough Council, being succeeded by the Higham Ferrers Town Council in 1974. The Trust Deed suggests that the Mayor and Deputy Mayor should be nominated and this has been the case. For the year of May 2023-May 2024 the Mayor and Deputy Mayor were Councillor Nigel Brown and Councillor Vijay Paul. The Reverend of St Mary's Church, Mother Louise Bishop was a 'Non-Corporation Trustee' and joins the existing Non-Corporation Trustee Mr Brian Kirk, who has been a resident of Higham Ferrers for many years.

### **The Objects of the Trust**

The objects of the Trust as set out within the Trust deed are as follows:

“To alleviate the hardships of persons of either sex of limited means residing or who have resided in or near the Borough of Higham Ferrers aforesaid or elsewhere in the United Kingdom by all or any of the following methods (that is to say):-

- (a) The provision of houses or lodgings or apartments for such persons or some of them respectively at rents or free of rents within their his or her means.
- (b) The provision of financial assistance to all or any of such persons for such period or periods (whether continuous or discontinuous) as the Trustees may from time to time at their absolute discretion think fit.
- (c) The fixing of the maximum rents to be paid for the properties respectively for the time being held in trust for the charity.
- (d) The acquisition from time to time for the purposes of the charity of other property (whether freehold or leasehold held for a term of which not less than 60 years is still unexpired at the time of the acquisition) such property as and when acquired (unless and until the said lands and funds have been vested as aforesaid) to be vested in the Trustees or the survivors of them.
- (e) The provision of gifts from the property and funds of the charity (whether of land or money or investments) to other charities or charitable Institutions having objects similar with those of this Charity.
- (f) The payment from time to time or at any time out of the funds of the Charity of subscriptions or donations to other charitable Institutions as the Trustees may at their absolute discretion think proper.”

### **The Trust Homes**

The nine Trust Homes are situated on land in Midland Road originally acquired for the purpose by the Donor being conveniently located close to the town centre.

These single storey dwellings were designed by Professor A Richardson to a very high architectural standard at the time and comprise three blocks of three dwellings on three sides of a central green giving views of the Parish Church to the open south side. The buildings are constructed in hand-made brick under steep pitch tiled roofs with leaded light glazing. Each has two bedrooms. Gas fired boiler with radiators and central heating was installed in 1973 and secondary glazing in 2004. The timber framed windows were replaced with white uPVC double glazed windows with a style in-keeping with the original design during 2019/20. In July 2021 elements of the copper guttering were replaced with black plastic ogee. The original copper downpipes and hoppers remain. The character of the development essentially remains as it was when built in 1951.

### **The Beneficiaries of the Trust**

The Trust Homes provide accommodation at rents substantially below the market rates for occupants who are selected in accordance with the criteria set out in the Trust Deed as follows:-

“Each applicant for a home shall be allocated and shall be considered on his or

her respective merits and those of his or her spouse and primary regard in the following sequence shall be had to:-

- (a) Length of residence in the Borough of Higham Ferrers aforesaid
- (b) Advancing years
- (c) Infirmary
- (d) Hardship (financial or domestic)
- (e) Such other causes and matter and things as may to the Trustees seem fit.”

In general, the Trustees have favoured couples as providing best use of the properties and at 30<sup>th</sup> September 2023 three homes were so occupied, with widows occupying the remainder. The rent payable during the period of this report was £227.04 every 4 weeks to 31<sup>st</sup> March 2024, increasing to £246.36 every 4 weeks from 1<sup>st</sup> April 2024 in line with the state pension increase. There were no occupiers in receipt of Housing Benefit.

### **Accounts for Year to 30<sup>th</sup> September 2024**

A copy of the Certified Accounts is attached as an Appendix to this Report from which it will be apparent that the Trust has income comprising the rent for the Trust Homes and any interest on fund balances. The ongoing expenses continue to relate to the maintenance and improvement of the dwellings, adjacent footpaths, the upkeep of the grounds, appropriate insurance for the Trust and bank account fees.

The day-to-day administration is undertaken by the Secretary. An annual administration fee is paid to the Higham Ferrers Town Council. The fee charged for the period of this report was £2000. A one-off administration fee of £200 currently applies for a change of tenancy.

No payments or expenses were paid to any of the Trustees or the Secretary.

### **Reserves Policy**

It is considered that a General Fund balance of some £10,000 is necessary to provide a working fund to finance the day-to-day costs of the Trust. In addition, a Property Repair and Improvement Reserve of £90,000 is considered prudent for maintaining the nine dwellings and as provision for property improvements in the short/medium term.

### **Enquiries**

All enquiries about the Trust should be addressed to:

The John White Homes (War Memorial) Trust, The Town Clerk, Town Hall, Market Square, Higham Ferrers, Northamptonshire, NN10 8BT. Telephone 01933 312075.

Report prepared by Emily Arrow, Trust Secretary

# THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST

## FINANCIAL YEAR TO 30 SEPTEMBER 2024

|                     |             |
|---------------------|-------------|
| <b>Rent Debtors</b> | 0.00        |
|                     | <u>0.00</u> |

|                  |            |               |
|------------------|------------|---------------|
| <b>Creditors</b> | No. 1 Rent | 100.00        |
|                  | No. 2 Rent | 94.00         |
|                  | No. 3 Rent | 190.00        |
|                  | No. 4 Rent | 6.00          |
|                  | No. 5 Rent | 94.00         |
|                  | No. 7 Rent | 94.00         |
|                  | No. 9 Rent | 188.00        |
|                  |            | <u>766.00</u> |

|                            |                                 |                   |
|----------------------------|---------------------------------|-------------------|
| <b>Rent Reconciliation</b> | Received as Rent                | 27,780.84         |
|                            |                                 | <u>27,780.84</u>  |
|                            | Rent balance at 30/09/23        | 766.00            |
|                            |                                 | 28,546.84         |
|                            |                                 | <u>28,546.84</u>  |
|                            | Add Debtors at 30/09/23         | 0.00              |
|                            |                                 | 28,546.84         |
|                            | Less Creditors at 30/09/23      | 766.00            |
|                            |                                 | <u>£27,780.84</u> |
|                            | Rent Due : £227.04 x 6 payments | 27,780.84         |
|                            | £246.36 x 7 payments            |                   |

£27,780.84

|                            |  |                   |
|----------------------------|--|-------------------|
| <b>Bank Reconciliation</b> | Opening Balance Main Account at 30/09/23 | 67,073.36         |
|                            | Add Income                               | 29,406.84         |
|                            |  | <u>96,480.20</u>  |
|                            | Less Expenditure                         | 16,211.80         |
|                            |  | <u>80,268.40</u>  |
|                            | Closing Balance Main Account at 30/09/24 | <u>£80,268.40</u> |

|                              |                    |
|------------------------------|--------------------|
| Business A/c. as at 30/09/24 | 68,735.36          |
| Current A/c. as at 30/09/24  | 80,268.40          |
| Blackrock Charinco (at cost) | 50,000.00          |
|                              | <u>£199,003.76</u> |

THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST - EXPENDITURE to 30th September 2024

| Invoice Date | Cheque No. or Online Pay Date | Payee                       | Property | Reason  | Insurance | Maint Grounds | Maint Gas | Maint Electricity | Maint General | Charity Admin/Bank Fees |
|--------------|-------------------------------|-----------------------------|----------|---|-----------|---------------|-----------|-------------------|---------------|-------------------------|
|              | 9.10.23                       | Bank charges                |          | Charges to 17 Sep 23  |           |               |           |                   |               | 5.00                    |
|              | 8.11.23                       | Bank charges                |          | Charges to 17 Oct 23  |           |               |           |                   |               | 5.00                    |
| 5.12.23      | 8.12.23                       | Trelawn Garden Services     |          | Grounds Maintenance to end October 2023                                       |           | 900.00        |           |                   |               |                         |
| 24.11.23     | 8.12.23                       | Steve Pell                  |          | Clean out all guttering to all properties                                     |           |               |           |                   | 160.00        |                         |
|              | 9.12.23                       | Bank charges                |          | Charges to 17 Nov 23  |           |               |           |                   |               | 5.00                    |
| 23.10.23     | 12.12.23                      | Colson and Loaring          | 1        | Boiler went on to service display, needed reset                               |           |               | 55.20     |                   |               |                         |
|              | 8.1.24                        | Bank charges                |          | Charges to 17 Dec 23  |           |               |           |                   |               | 5.00                    |
| 30.1.24      | 2.2.24                        | Colson and Loaring          | 4        | Replacement shower valve  |           |               |           |                   | 653.41        |                         |
|              | 8.2.24                        | Bank charges                |          | Charges to 17 Jan 24  |           |               |           |                   |               | 5.00                    |
|              | 10.3.24                       | Bank charges                |          | Charges to 17 Feb 24  |           |               |           |                   |               | 5.00                    |
| 19.1.24      | 11.3.24                       | Wayne Cave                  | 6, 4, 9  | Electrical work - lights and sockets various issues                           |           |               |           | 149.36            |               |                         |
| 4.3.24       | 11.3.24                       | Wayne Cave                  | 9, 5     | Repair light and test shower  |           |               |           | 102.38            |               |                         |
| 19.2.24      | 14.3.24                       | Colson and Loaring          | 7        | No heating - faulty programmer replaced                                       |           |               | 227.10    |                   |               |                         |
| 28.2.24      | 18.3.24                       | Higham Ferrers TC           |          | Administration for October 22-September 23                                    |           |               |           |                   |               | 2,000.00                |
|              | 8.4.24                        | Bank charges                |          | Charges to 17 Mar 24  |           |               |           |                   |               | 5.00                    |
| 17.4.24      | 2.5.24                        | Colson and Loaring          | 1        | Annual boiler service and associated works                                    |           |               | 150.00    |                   |               |                         |
| 17.4.24      | 2.5.24                        | Colson and Loaring          | 6        | Annual boiler service and associated works                                    |           |               | 150.00    |                   |               |                         |
| 17.4.24      | 2.5.24                        | Colson and Loaring          | 8        | Annual boiler service and associated works                                    |           |               | 221.40    |                   |               |                         |
| 17.4.24      | 2.5.24                        | Colson and Loaring          | 9        | Annual boiler service and associated works                                    |           |               | 152.40    |                   |               |                         |
|              | 9.5.24                        | Bank charges                |          | Charges to 17 Apr 24  |           |               |           |                   |               | 5.00                    |
| 30.4.24      | 21.5.24                       | Colson and Loaring          | 5        | Leaking toilet  |           |               |           |                   | 282.90        |                         |
|              | 22.5.24                       | Northants Exterior Cleaning |          | Roof scrape and moss treatment  |           |               |           |                   | 740.00        |                         |
|              | 8.6.24                        | Bank charges                |          | Charges to 17 May 24  |           |               |           |                   |               | 5.00                    |
| 27.5.24      | 18.6.24                       | Zurich                      |          | Insurance for 24-25   | 2,366.40  |               |           |                   |               |                         |
| 12.6.24      | 18.6.24                       | Dunn Kirk Consultancy       |          | Tree Survey for LC/JWC area   |           | 420.00        |           |                   |               |                         |
| 6.6.24       | 18.6.24                       | Colson and Loaring          | 3        | Annual boiler service and associated works                                    |           |               | 156.00    |                   |               |                         |
| 14.6.24      | 18.6.24                       | Wayne Cave                  | 6        | Repair light  |           |               |           | 51.30             |               |                         |
| 5.7.24       | 18.6.24                       | Steve Pell                  | 1        | Replace Yale lock and barrel  |           |               |           |                   | 75.00         |                         |
|              | 9.7.24                        | Bank charges                |          | Charges to 17 Jun 24  |           |               |           |                   |               | 5.00                    |
| 30.6.24      | 11.7.24                       | Trelawn Garden Services     |          | Grounds Maintenance March-June  |           | 900.00        |           |                   |               |                         |
| 21.6.24      | 11.7.24                       | Colson and Loaring          | 7        | Annual boiler service and associated works                                    |           |               | 180.00    |                   |               |                         |
| 21.6.24      | 11.7.24                       | Colson and Loaring          | 5        | Annual boiler service and associated works                                    |           |               | 161.40    |                   |               |                         |
| 12.6.24      | 11.7.24                       | Colson and Loaring          | 2        | Annual boiler service and associated works                                    |           |               | 156.00    |                   |               |                         |
| 13.6.24      | 11.7.24                       | Colson and Loaring          | 4        | Annual boiler service and associated works                                    |           |               | 156.00    |                   |               |                         |
| 12.7.24      | 24.7.24                       | Colson and Loaring          | 5        | WC problems   |           |               |           |                   | 216.00        |                         |
| 12.7.24      | 24.7.24                       | Colson and Loaring          | 1        | Replacement bath taps   |           |               |           |                   | 415.75        |                         |
|              | 8.8.24                        | Bank charges                |          | Charges to 17 Jul 24  |           |               |           |                   |               | 5.00                    |
| 13.7.24      | 21.8.24                       | Steve Pell                  | All      | Replacement slabs, decorate railings, paint porthole windows, remove branches |           |               |           |                   | 1,230.00      |                         |
|              | 8.9.24                        | Bank charges                |          | Charges to 17 Aug 24  |           |               |           |                   |               | 5.00                    |
| 9.9.24       | 19.9.24                       | Steve Pell                  | 5        | Replace Yale lock and barrel  |           |               |           |                   | 75.00         |                         |
| 17.9.24      | 19.9.24                       | All Aspects Tree Services   |          | Tree Work as per survey   | 3,230.00  |               |           |                   |               |                         |
| 16.9.24      | 30.9.24                       | Colson and Loaring          | 6        | EICR 5 yearly inspection  |           |               |           | 336.00            |               |                         |

[illegible]

**THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST - RECEIPTS to 30th September 2024**

| Date     | Type   | From Whom              | Number | Amount Rent | Amount Interest |
|----------|--------|------------------------|--------|-------------|-----------------|
| 20.10.23 | Credit | Blackrock Char UK Bond |        |             | 406.50          |
| 9.10.23  | Credit | T Hart                 | 8      | 227.04      |                 |
| 9.10.23  | Credit | M Beesley              | 1      | 227.04      |                 |
| 9.10.23  | Credit | J Ricker               | 6      | 227.04      |                 |
| 16.10.23 | Credit | K Jones                | 4      | 227.04      |                 |
| 16.10.23 | Credit | C Jarvis               | 3      | 227.04      |                 |
| 16.10.23 | Credit | B Perry                | 7      | 227.04      |                 |
| 16.10.23 | Credit | M Neville              | 2      | 227.04      |                 |
| 16.10.23 | Credit | P Sawford              | 9      | 227.04      |                 |
| 17.10.23 | Credit | J Hart                 | 5      | 227.04      |                 |
| 6.11.23  | Credit | T Hart                 | 8      | 227.04      |                 |
| 6.11.23  | Credit | M Beesley              | 1      | 227.04      |                 |
| 6.11.23  | Credit | J Ricker               | 6      | 227.04      |                 |
| 13.11.23 | Credit | K Jones                | 4      | 227.04      |                 |
| 13.11.23 | Credit | C Jarvis               | 3      | 227.04      |                 |
| 13.11.23 | Credit | B Perry                | 7      | 227.04      |                 |
| 13.11.23 | Credit | M Neville              | 2      | 227.04      |                 |
| 13.11.23 | Credit | P Sawford              | 9      | 227.04      |                 |
| 14.11.23 | Credit | J Hart                 | 5      | 227.04      |                 |
| 4.12.23  | Credit | T Hart                 | 8      | 227.04      |                 |
| 4.12.23  | Credit | M Beesley              | 1      | 227.04      |                 |
| 4.12.23  | Credit | J Ricker               | 6      | 227.04      |                 |
| 11.12.23 | Credit | C Jarvis               | 3      | 227.04      |                 |
| 11.12.23 | Credit | B Perry                | 7      | 227.04      |                 |
| 11.12.23 | Credit | K Jones                | 4      | 227.04      |                 |
| 11.12.23 | Credit | P Sawford              | 9      | 227.04      |                 |
| 11.12.23 | Credit | M Neville              | 2      | 227.04      |                 |
| 12.12.23 | Credit | J Hart                 | 5      | 227.04      |                 |
| 2.1.24   | Credit | T Hart                 | 8      | 227.04      |                 |
| 2.1.24   | Credit | M Beesley              | 1      | 227.04      |                 |

|         |        |                        |   |        |        |
|---------|--------|------------------------|---|--------|--------|
| 2.1.24  | Credit | J Ricker               | 6 | 227.04 |        |
| 8.1.24  | Credit | K Jones                | 4 | 227.04 |        |
| 8.1.24  | Credit | M Neville              | 2 | 227.04 |        |
| 8.1.24  | Credit | C Jarvis               | 3 | 227.04 |        |
| 8.1.24  | Credit | B Perry                | 7 | 227.04 |        |
| 8.1.24  | Credit | P Sawford              | 9 | 227.04 |        |
| 9.1.24  | Credit | J Hart                 | 5 | 227.04 |        |
| 22.1.24 | Credit | Blackrock Char UK Bond |   |        | 406.50 |
| 29.1.24 | Credit | T Hart                 | 8 | 227.04 |        |
| 29.1.24 | Credit | M Beesley              | 1 | 227.04 |        |
| 29.1.24 | Credit | J Ricker               | 6 | 227.04 |        |
| 5.2.24  | Credit | K Jones                | 4 | 227.04 |        |
| 5.2.24  | Credit | C Jarvis               | 3 | 227.04 |        |
| 5.2.24  | Credit | B Perry                | 7 | 227.04 |        |
| 5.2.24  | Credit | M Neville              | 2 | 227.04 |        |
| 5.2.24  | Credit | P Sawford              | 9 | 227.04 |        |
| 6.2.24  | Credit | J Hart                 | 5 | 227.04 |        |
| 26.2.24 | Credit | T Hart                 | 8 | 227.04 |        |
| 26.2.24 | Credit | M Beesley              | 1 | 227.04 |        |
| 26.2.24 | Credit | J Ricker               | 6 | 227.04 |        |
| 4.3.24  | Credit | K Jones                | 4 | 227.04 |        |
| 4.3.24  | Credit | C Jarvis               | 3 | 227.04 |        |
| 4.3.24  | Credit | B Perry                | 7 | 227.04 |        |
| 4.3.24  | Credit | M Neville              | 2 | 227.04 |        |
| 4.3.24  | Credit | P Sawford              | 9 | 227.04 |        |
| 5.3.24  | Credit | J Hart                 | 5 | 227.04 |        |
| 25.3.24 | Credit | T Hart                 | 8 | 246.36 |        |
| 25.3.24 | Credit | M Beesley              | 1 | 246.36 |        |
| 25.3.24 | Credit | J Ricker               | 6 | 227.04 |        |
| 2.4.24  | Credit | K Jones                | 4 | 246.36 |        |
| 2.4.24  | Credit | C Jarvis               | 3 | 246.36 |        |
| 2.4.24  | Credit | B Perry                | 7 | 246.36 |        |
| 2.4.24  | Credit | M Neville              | 2 | 246.36 |        |

|         |        |                        |   |        |        |
|---------|--------|------------------------|---|--------|--------|
| 2.4.24  | Credit | P Sawford              | 9 | 246.36 |        |
| 2.4.24  | Credit | J Hart                 | 5 | 246.36 |        |
| 17.4.24 | Credit | J Ricker               | 6 | 19.32  |        |
| 22.4.24 | Credit | Blackrock Char UK Bond |   |        | 406.50 |
| 22.4.24 | Credit | T Hart                 | 8 | 246.36 |        |
| 22.4.24 | Credit | M Beesley              | 1 | 246.36 |        |
| 22.4.24 | Credit | J Ricker               | 6 | 246.36 |        |
| 29.4.24 | Credit | K Jones                | 4 | 246.36 |        |
| 29.4.24 | Credit | C Jarvis               | 3 | 246.36 |        |
| 29.4.24 | Credit | B Perry                | 7 | 246.36 |        |
| 29.4.24 | Credit | M Neville              | 2 | 246.36 |        |
| 29.4.24 | Credit | P Sawford              | 9 | 246.36 |        |
| 29.4.24 | Credit | J Hart                 | 5 | 246.36 |        |
| 20.5.24 | Credit | T Hart                 | 8 | 246.36 |        |
| 20.5.24 | Credit | M Beesley              | 1 | 246.36 |        |
| 20.5.24 | Credit | J Ricker               | 6 | 246.36 |        |
| 28.5.24 | Credit | K Jones                | 4 | 246.36 |        |
| 28.5.24 | Credit | C Jarvis               | 3 | 246.36 |        |
| 28.5.24 | Credit | B Perry                | 7 | 246.36 |        |
| 28.5.24 | Credit | M Neville              | 2 | 246.36 |        |
| 28.5.24 | Credit | P Sawford              | 9 | 246.36 |        |
| 28.5.24 | Credit | J Hart                 | 5 | 246.36 |        |
| 17.6.24 | Credit | T Hart                 | 8 | 246.36 |        |
| 17.6.24 | Credit | M Beesley              | 1 | 246.36 |        |
| 17.6.24 | Credit | J Ricker               | 6 | 246.36 |        |
| 24.6.24 | Credit | K Jones                | 4 | 246.36 |        |
| 24.6.24 | Credit | C Jarvis               | 3 | 246.36 |        |
| 24.6.24 | Credit | B Perry                | 7 | 246.36 |        |
| 24.6.24 | Credit | M Neville              | 2 | 246.36 |        |
| 24.6.24 | Credit | P Sawford              | 9 | 246.36 |        |
| 24.6.24 | Credit | J Hart                 | 5 | 246.36 |        |
| 15.7.24 | Credit | T Hart                 | 8 | 246.36 |        |
| 15.7.24 | Credit | M Beesley              | 1 | 246.36 |        |

|         |        |                        |   |                 |                |
|---------|--------|------------------------|---|-----------------|----------------|
| 15.7.24 | Credit | J Ricker               | 6 | 246.36          |                |
| 22.7.24 | Credit | K Jones                | 4 | 246.36          |                |
| 22.7.24 | Credit | C Jarvis               | 3 | 246.36          |                |
| 22.7.24 | Credit | B Perry                | 7 | 246.36          |                |
| 22.7.24 | Credit | M Neville              | 2 | 246.36          |                |
| 22.7.24 | Credit | P Sawford              | 9 | 246.36          |                |
| 22.7.24 | Credit | J Hart                 | 5 | 246.36          |                |
| 22.7.24 | Credit | Blackrock Char UK Bond |   |                 | 406.50         |
| 12.8.24 | Credit | T Hart                 | 8 | 246.36          |                |
| 12.8.24 | Credit | M Beesley              | 1 | 246.36          |                |
| 12.8.24 | Credit | J Ricker               | 6 | 246.36          |                |
| 19.8.24 | Credit | K Jones                | 4 | 246.36          |                |
| 19.8.24 | Credit | C Jarvis               | 3 | 246.36          |                |
| 19.8.24 | Credit | B Perry                | 7 | 246.36          |                |
| 19.8.24 | Credit | M Neville              | 2 | 246.36          |                |
| 19.8.24 | Credit | P Sawford              | 9 | 246.36          |                |
| 19.8.24 | Credit | J Hart                 | 5 | 246.36          |                |
| 9.9.24  | Credit | T Hart                 | 8 | 246.36          |                |
| 9.9.24  | Credit | M Beesley              | 1 | 246.36          |                |
| 9.9.24  | Credit | J Ricker               | 6 | 246.36          |                |
| 16.9.24 | Credit | K Jones                | 4 | 246.36          |                |
| 16.9.24 | Credit | C Jarvis               | 3 | 246.36          |                |
| 16.9.24 | Credit | B Perry                | 7 | 246.36          |                |
| 16.9.24 | Credit | M Neville              | 2 | 246.36          |                |
| 16.9.24 | Credit | P Sawford              | 9 | 246.36          |                |
| 16.9.24 | Credit | J Hart                 | 5 | 246.36          |                |
|         |        |                        |   | <b>27780.84</b> | <b>1626.00</b> |

**TOTAL**

**29406.84**



**JOHN WHITE HOMES (WAR MEMORIAL) TRUST**  
**UNAUDITED FINANCIAL STATEMENTS**  
**29 SEPTEMBER 2024**

# **JOHN WHITE HOMES (WAR MEMORIAL) TRUST**

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF JOHN WHITE HOMES (WAR MEMORIAL) TRUST**

**YEAR ENDED 29 SEPTEMBER 2024**

I report to the trustees on my examination of the financial statements of John White Homes (War Memorial) Trust ('the charity') for the year ended 29 September 2024.

### **RESPONSIBILITIES AND BASIS OF REPORT**

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### **INDEPENDENT EXAMINER'S STATEMENT**

I have completed my examination. I confirm that no material matters have come to my attention 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 charity as required by section 130 of the 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.

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.



B Cook ACA FCCA  
Independent Examiner

Headlands House  
1 Kings Court  
Kettering Parkway  
Kettering  
NN15 6WJ

8 July 2025

# **JOHN WHITE HOMES (WAR MEMORIAL) TRUST**

## **STATEMENT OF FINANCIAL ACTIVITIES**

**YEAR ENDED 29 SEPTEMBER 2024**

|   |      | 2024                       |                  | 2023             |
|---|------|----------------------------|------------------|------------------|
|   | Note | Unrestricted<br>funds<br>£ | Total funds<br>£ | Total funds<br>£ |
| <b>Income resources</b>                     |      |                            |                  |                  |
| Rent receivable                             | 4    | 27,781                     | 27,781           | 25,438           |
| Investment income                           | 5    | 2,949                      | 2,949            | 2,400            |
| <b>Total incoming resources</b>             |      | <u>30,730</u>              | <u>30,730</u>    | <u>27,838</u>    |
| <b>Expenditure</b>                          |      |                            |                  |                  |
| Resources used                              |      |                            |                  |                  |
| General expenditure                         | 6    | 16,211                     | 16,211           | 19,415           |
| <b>Total expenditure</b>                    |      | <u>16,211</u>              | <u>16,211</u>    | <u>19,415</u>    |
| Net increase/decrease on investments        | 7    | (1,583)                    | (1,583)          | 564              |
| <b>Net income and net movement in funds</b> |      | <u>16,102</u>              | <u>16,102</u>    | <u>7,859</u>     |
| <b>Reconciliation of funds</b>              |      |                            |                  |                  |
| Total funds brought forward                 |      | 194,371                    | 194,371          | 186,512          |
| <b>Total funds carried forward</b>          |      | <u>210,473</u>             | <u>210,473</u>   | <u>194,371</u>   |

The statement of financial activities includes all gains and losses recognised in the year.  
All income and expenditure derive from continuing activities.

The notes on pages 4 to 7 form part of these financial statements.

# **JOHN WHITE HOMES (WAR MEMORIAL) TRUST**

## **STATEMENT OF FINANCIAL POSITION**

**29 SEPTEMBER 2024**

|   |      | 2024           |                | 2023           |                |
|---|------|----------------|----------------|----------------|----------------|
|   | Note | £              | £              | £              | £              |
| <b>FIXED ASSETS</b>                                   |      |                |                |                |                |
| Tangible fixed assets                                 | 10   |                | 23,020         |                | 23,020         |
| <b>CURRENT ASSETS</b>                                 |      |                |                |                |                |
| Investments   | 11   | 39,523         |                | 37,939         |                |
| Cash at bank and in hand                              |      | 148,696        |                | 134,178        |                |
|   |      | <u>188,219</u> |                | <u>172,117</u> |                |
| <b>CREDITORS: amounts falling due within one year</b> | 12   | <u>766</u>     |                | <u>766</u>     |                |
| <b>NET CURRENT ASSETS</b>                             |      |                | <u>187,453</u> |                | <u>171,351</u> |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>          |      |                | <u>210,473</u> |                | <u>194,371</u> |
| <b>FUNDS OF THE CHARITY</b>                           |      |                |                |                |                |
| Unrestricted funds                                    |      |                | <u>210,473</u> |                | <u>194,371</u> |
| <b>Total charity funds</b>                            | 13   |                | <u>210,473</u> |                | <u>194,371</u> |

These financial statements were approved by the board of trustees and authorised for issue on 8 July 2025, and are signed on behalf of the board by:

Emily Arrow  
Clerk to the Trustees

**The notes on pages 4 to 7 form part of these financial statements.**

# **JOHN WHITE HOMES (WAR MEMORIAL) TRUST**

## **NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 29 SEPTEMBER 2024**

### **1. GENERAL INFORMATION**

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Town Hall, Market Square, Higham Ferrers, Rushden, NN10 8BT.

### **2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

### **3. ACCOUNTING POLICIES**

#### **Basis of preparation**

The financial statements have been prepared on the historical cost basis and are prepared in sterling, which is the functional currency of the entity.

#### **Going concern**

There are no material uncertainties about the charity's ability to continue.

#### **Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

#### **Fund accounting**

General funds represent the funds of the trust that are not subject to any restrictions regarding their use and are available for application on the general purposes of the trust. Funds designated for a particular purpose by the trust are restricted.

The accounts include all transactions, assets and liabilities for which the trust is responsible in law.

#### **Incoming resources**

Ordinary income - rental income from the letting of the trust premises is recognised when the rental is due.

Income from investments - interest is accounted for when receivable.

Investments - fixed assets investments are stated at fair value.

#### **Resources expended**

Expenditure is recognised on an accrual basis and relates to the maintenance and improvements of the dwellings, adjacent footpaths and the upkeep of the grounds.

# **JOHN WHITE HOMES (WAR MEMORIAL) TRUST**

## **NOTES TO THE FINANCIAL STATEMENTS (continued)**

### **YEAR ENDED 29 SEPTEMBER 2024**

#### **3. ACCOUNTING POLICIES (continued)**

##### **Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

##### **Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

#### **4. RENT RECEIVABLE**

|                 | Unrestricted<br>Funds<br>£ | Total Funds<br>2024<br>£ | Unrestricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|-----------------|----------------------------|--------------------------|----------------------------|--------------------------|
| Rent receivable | <u>27,781</u>              | <u>27,781</u>            | <u>25,438</u>              | <u>25,438</u>            |

#### **5. INVESTMENT INCOME**

|                             | Unrestricted<br>Funds<br>£ | Total Funds<br>2024<br>£ | Unrestricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|-----------------------------|----------------------------|--------------------------|----------------------------|--------------------------|
| Portfolio interest received | 1,626                      | 1,626                    | 1,626                      | 1,626                    |
| Bank interest received      | 1,323                      | 1,323                    | 774                        | 774                      |
|                             | <u>2,949</u>               | <u>2,949</u>             | <u>2,400</u>               | <u>2,400</u>             |

#### **6. GENERAL EXPENDITURE**

|                         | Unrestricted<br>Funds<br>£ | Total Funds<br>2024<br>£ | Unrestricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|-------------------------|----------------------------|--------------------------|----------------------------|--------------------------|
| Repairs and maintenance | 6,335                      | 6,335                    | 14,109                     | 14,109                   |
| Admin costs             | 4,426                      | 4,426                    | 2,187                      | 2,187                    |
| Garden services         | 5,450                      | 5,450                    | 3,119                      | 3,119                    |
|                         | <u>16,211</u>              | <u>16,211</u>            | <u>19,415</u>              | <u>19,415</u>            |

#### **7. NET INCREASE/DECREASE ON INVESTMENTS**

|  | Unrestricted<br>Funds<br>£ | Total Funds<br>2024<br>£ | Unrestricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|--|----------------------------|--------------------------|----------------------------|--------------------------|
| Gains/(losses) in value of investments | <u>1,583</u>               | <u>1,583</u>             | <u>(564)</u>               | <u>(564)</u>             |

#### **8. INDEPENDENT EXAMINATION FEES**

No fees were payable in respect of the independent examination.

# **JOHN WHITE HOMES (WAR MEMORIAL) TRUST**

## **NOTES TO THE FINANCIAL STATEMENTS (continued)**

### **YEAR ENDED 29 SEPTEMBER 2024**

#### **9. TRUSTEE REMUNERATION AND EXPENSES**

No trustees received remuneration or reimbursement of expenses.

#### **10. TANGIBLE FIXED ASSETS**

|  | <b>Freehold<br/>property<br/>£</b> |
|--|------------------------------------|
| <b>Cost</b>                                |                                    |
| At 30 September 2023 and 29 September 2024 | 23,020                             |
| <b>Depreciation</b>                        |                                    |
| At 30 September 2023 and 29 September 2024 | —                                  |
| <b>Carrying amount</b>                     |                                    |
| At 29 September 2024                       | 23,020                             |
| At 29 September 2023                       | 23,020                             |

The freehold property is measured at its historical cost. The most recent survey carried out for insurance purposes stated the value of the property at £1,777,000.

#### **11. INVESTMENTS**

|             | <b>2024<br/>£</b> | <b>2023<br/>£</b> |
|-------------|-------------------|-------------------|
| Investments | 39,523            | 37,939            |

#### **12. CREDITORS: amounts falling due within one year**

|                 | <b>2024<br/>£</b> | <b>2023<br/>£</b> |
|-----------------|-------------------|-------------------|
| Trade creditors | 766               | 766               |

#### **13. ANALYSIS OF CHARITABLE FUNDS**

##### **Unrestricted funds**

|              | At<br>30 September<br>2023<br>£ | Income<br>£ | Expenditure<br>£ | Gains and<br>losses<br>£ | At<br>29 September<br>2024<br>£ |
|--------------|---------------------------------|-------------|------------------|--------------------------|---------------------------------|
| General fund | 194,371                         | 30,730      | (16,211)         | 1,583                    | 210,473                         |

  

|              | At<br>30 September<br>2022<br>£ | Income<br>£ | Expenditure<br>£ | Gains and<br>losses<br>£ | At<br>29 September<br>2023<br>£ |
|--------------|---------------------------------|-------------|------------------|--------------------------|---------------------------------|
| General fund | 186,512                         | 27,838      | (19,415)         | (564)                    | 194,371                         |

# **JOHN WHITE HOMES (WAR MEMORIAL) TRUST**

## **NOTES TO THE FINANCIAL STATEMENTS** *(continued)*

### **YEAR ENDED 29 SEPTEMBER 2024**

#### **14. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

|                            | Unrestricted<br>Funds<br>£ | Total Funds<br>2024<br>£ |
|----------------------------|----------------------------|--------------------------|
| Tangible fixed assets      | 23,020                     | 23,020                   |
| Current assets             | 188,219                    | 188,219                  |
| Creditors less than 1 year | (766)                      | (766)                    |
| <b>Net assets</b>          | <u>210,473</u>             | <u>210,473</u>           |

  

|                            | Unrestricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|----------------------------|----------------------------|--------------------------|
| Tangible fixed assets      | 23,020                     | 23,020                   |
| Current assets             | 172,117                    | 172,117                  |
| Creditors less than 1 year | (766)                      | (766)                    |
| <b>Net assets</b>          | <u>194,371</u>             | <u>194,371</u>           |