

# CHURCH AND TOWN ESTATE (NORTON)

England & Wales · Charity number 204118

## Details

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**Other names** NORTON CHARITY TRUST

**Status** Registered

**Legal form** Other

**Registered** 1962-03-16

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

## Contact

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**Address** Pant-Yr-Onen  
Norton Park  
Norton  
Daventry  
Northamptonshire  
NN11 2NB

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## Activities

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**Objects:** FOR THE CHURCH AND FOR THE BENEFIT OF THE POOR.

**Activities:** Grants available for the relief of poverty within the parish of Norton, Northamptonshire. Grants available for specific personal needs within the parish, e.g., unexpected funeral, item needed for an educational/vocational course, costs of long-term hospital visiting, help with care home fees, etc.

## Classification

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- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** Education/training, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, Other Defined Groups

## Geography

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- **Area of benefit:** PARISH OF NORTON
- Northamptonshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£24,687	£11,314	-	-
2023-12-31	£20,856	£24,768	-	-
2022-12-31	£20,111	£29,902	-	-
2021-12-31	£29,240	£17,465	-	-
2020-12-31	£20,272	£13,237	-	-

## Trustees

Name	Role	Appointed
<b>STEPHANIE MARGARET GOULDEN</b>	Chair	
Clive Goulden		2024-11-24
<b>KIM LORRAINE RUSSELL</b>		
Katherine Brown		2018-06-12
Rev Andrea Watkins		2019-06-02

**CHURCH AND TOWN ESTATE (NORTON)**

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# Accounts

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**Trustees' Annual Report**  
**From 1<sup>st</sup> Jan 2024 To 31 Dec 2024**  
**Charity name: Church and Town Estate (Norton)**  
**Charity registration number: 204118**

The Charity owns six listed cottages (4 one-bed and 2 two-bed) built in 1853 in the centre of Norton Village near Daventry, Northants, and 28 acres of agricultural land a few miles outside the Village.

Known locally as the Charity Cottages, our Northamptonshire limestone properties are an attractive part of the Village environment and an important community asset.

Our primary objective is to rent these cottages to people with strong ties to the Village. These typically include older individuals who have either worked or lived in the Village, or the grown-up children of Village families. Some of our current tenants have health or age related challenges, two being over 80 years old, and our longest tenancy is over 55 years.

A secondary aim of the Charity is to use any surpluses for '*the benefit of the poor*' and '*amending and repairing the church bells, clock and ways.*' Words in italics are from our 1912 Constitution.

The past few years have seen a substantial increase in the levels of complexity within the rental sector, with multiple new central government regulations covering the fabric of properties provided for rent.

In addition to these regulations, the rental sector has been subject to a growing body of legislation placing ever greater demands on landlords for record keeping and legislative compliance. As a result of these regulations, we now make use of professional lettings agency personnel. Further regulations will be introduced in the Renters' Rights Bill, expected in late 2025 or early 2026.

Since 2020, the combination of COVID and Britain's exit from the European Union has driven up our costs for both property maintenance and upkeep.

Our cottages are Grade II listed, significantly increasing the cost of both materials and labour required for the maintenance, upkeep and improvement of the cottages.

In light of the above, the Trustees have taken a strategic long-term position to build up financial reserves to implement a seven-year improvement programme. This involves setting aside a reserve from each year's income to undertake the improvements required to meet the regulatory requirements outlined above.

With the level of forecast expenditure in our seven-year plan, we do not expect that any funds will be available for the secondary aim of the Charity for the foreseeable future.

The Chairman would like to express her appreciation of the Trustees who have so freely given their time, energy and expertise.