

REGISTERED CHARITY NUMBER: 206067

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 October 2024
for
Corton Poors Land Trust

Corton Poors Land Trust

Contents of the Financial Statements
for the Year Ended 31 October 2024

	Page
Report of the Trustees	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6 to 10
Detailed Statement of Financial Activities	11

Corton Poors Land Trust

Report of the Trustees
for the Year Ended 31 October 2024

The trustees present their report with the financial statements of the charity for the year ended 31 October 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
206067

Principal address
3 Old Priory Gardens
Wangford
Suffolk
NR34 8RH

Trustees
Mr P Armstrong Chairman
Mrs S Groome
Mr G Brown
Mrs W S Rodgers
Mrs G Armstrong
Mr P Ashdown
Rev N Lacey Resigned 3rd May 2025

Independent examiner
James Rudd FMAAT
24 Suffolk Road
Lowestoft
Suffolk
NR32 1DZ

Secretary
Mrs D West
3 Old Priory Gardens
Wangford
Suffolk
NR34 8RH

STRUCTURE, GOVERNANCE AND MANAGEMENT

The trust deed provides for one ex officio, four nominative and two co-opted trustees. Co-opted trustees are appointed by resolution of the existing trustees and the chairman is responsible for the induction of all new trustees. The trustees review the risks faced by the Trust and take steps to mitigate those risks.

Corton Poores Land Trust

Report of the Trustees for the Year Ended 31 October 2024

OBJECTIVES AND ACTIVITIES

The trust was formerly known as Poor's Allotment and its primary purpose is to provide general and individual relief for poor persons resident in the area described in the deed dated 25 April 1980 and to provide land and buildings for use as accommodation for poor persons in the said area.

The Corton Poor's Land Trust land with the Almshouse buildings thereon have been vested in the Official Custodian for Charities for the Corton Almshouse Charity in a deed dated 31 October 1994.

The land and buildings costs, were on completion, transferred into the accounts of the Corton Almshouse Charity from Corton Poor's Land Trust with a relating long-term debtor being shown to represent the capital recoupment to be made in the future.

The trustees consider the market value of the land and buildings exceeds the value shown in the balance sheet but, the exact value cannot be determined without a professional valuation.

The land is held for the possible future erection of Almshouses that may be adopted by the Corton Almshouse Charity.

The cost of improvements to the Cottage Homes, met out of income, were transferred into the accounts of Corton Almshouse Charity.

ACHIEVEMENT AND PERFORMANCE

A new Secretary joined The Poor's Land Trust in July 2024. The Trustees distributed Christmas Benefits of £120.00 to 16 residents on low incomes. Seventeen beneficiaries in Corton have a home alarm pendant that is funded by the trust and operated by East Suffolk Service. At year-end, there were three vacant allotment plots a poster was put on the allotment noticeboard and advertisements will appear in the local edition of Coastline March & April 2025. The Allotment tenancy agreements were updated in October 2024 to comply with the latest rules and regulations governing the use of allotments. The Agricultural land of 2 acres has been re-let for a further year and the perimeter hedges of the allotments were cut. The agreed current Investment Policy remains unchanged and offers a moderate risk with long-term protection from inflation, and this is appropriate for the charity's long-term strategy for the capital value of its investments, as it is not reliant on the interest from the investments about the day-to-day operation of the Charity. The Charity continues to invest in Charifund Accumulation Units and Charifund Income Units.

FINANCIAL REVIEW

The results for the year are shown on page 4. Net movements in funds amounted to an increase of £51,907. This was due to a £34,800 gain on investments and a surplus of £17,107 of incoming over outgoing resources. The trustees confirm that the funds held at the yearend cover the obligations of the trust and that the financial position at the yearend is satisfactory.

The trustees of the Corton Poor's Land Trust are also trustees of the Corton Almshouse Charity and have built sixteen Almshouse bungalows and a warden's house in the area of benefit.

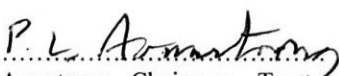
FUTURE DEVELOPMENTS

The schedule of refurbishing the present properties which are now over twenty years old is continuing.

CONNECTED CHARITIES

The Charity is connected with the Corton Almshouse Charity and all trustees of Corton Poor's Land Trust are trustees of the Corton Almshouse Charity.

Approved by order of the board of trustees and signed on its behalf by:

..... 
Mr P Armstrong Chairman – Trustee

Dated: 15/07/25

Independent Examiner's Report to the Trustees of
Corton Pools Land Trust

I report on the accounts for the year ended 31 October 2024 set out on pages four to ten.

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 required.

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 the independent examiner's report

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 statements below.

Independent examiner's statement

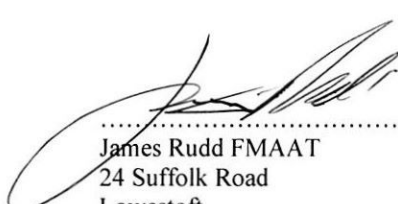
In connection with my examination, no matter has come to my attention:

- (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.



.....
James Rudd FMAAT
24 Suffolk Road
Lowestoft
Suffolk
NR32 1DZ

Dated: 15/02/25

Corton Pools Land Trust

Statement of Financial Activities
for the Year Ended 31 October 2024

	Not es	Unrestricted fund £	Restricted fund £	Endowment fund £	31.10.24 Total funds £	31.10.23 Total funds £
INCOMING RESOURCES						
Incoming resources from generated funds						
Investment income	2	27,678	-	-	27,678	29,547
Other incoming resources		736	-	-	736	1,737
RESOURCES EXPENDED						
Charitable activities						
Charitable	3	6,995	-	-	6,995	6,989
Governance costs	4	<u>4,312</u>	<u>-</u>	<u>-</u>	<u>4,312</u>	<u>4,802</u>
Total resources expended		<u>11,307</u>	<u>-</u>	<u>-</u>	<u>11,307</u>	<u>11,791</u>
NET INCOMING RESOURCES BEFORE TRANSFERS						
		17,107	-	-	17,107	19,493
Gross transfers between funds	12	<u>1,250</u>	<u>-</u>	<u>(1,250)</u>	<u>-</u>	<u>-</u>
Net incoming/(outgoing) for the year before other recognised gains and losses		18,357	-	(1,250)	17,107	19,493
Realised gains/(losses) on fixed asset investments		<u>5,462</u>	<u>-</u>	<u>29,338</u>	<u>34,800</u>	<u>(5,820)</u>
Net income/(expenditure)		23,819	-	28,088	51,907	13,673
RECONCILIATION OF FUNDS						
Total funds brought forward		<u>237,298</u>	<u>5,640</u>	<u>543,566</u>	<u>786,504</u>	<u>772,831</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>261,117</u></u>	<u><u>5,640</u></u>	<u><u>571,654</u></u>	<u><u>838,411</u></u>	<u><u>786,504</u></u>

The notes form part of these financial statements

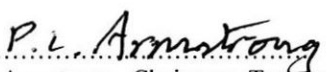
Corton Poors Land Trust

Balance Sheet

At 31 October 2024

	Not es	31.10.24 £	31.10.23 £
FIXED ASSETS			
Tangible assets	7	5,640	5,640
CURRENT ASSETS			
Debtors	8	287,417	288,889
Investments	9	519,411	484,611
Cash at bank and in hand		<u>28,440</u>	<u>9,224</u>
		835,268	782,724
CREDITORS			
Amounts falling due within one year	10	(2,497)	(1,860)
NET CURRENT ASSETS		<u>832,771</u>	<u>780,864</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		838,411	786,504
NET ASSETS		<u>838,411</u>	<u>786,504</u>
FUNDS	12		
Unrestricted funds:			
General fund		261,117	237,298
Restricted funds:			
Restricted Fund		5,640	5,640
Endowment funds:			
Endowment Fund		<u>571,654</u>	<u>543,566</u>
TOTAL FUNDS		<u>838,411</u>	<u>786,504</u>

The financial statements were approved by the Board of Trustees and were signed on its behalf by:


.....
Mr P Armstrong Chairman -Trustee

Dated: 15/07/25
.....

The notes form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 October 2024

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

The following specific policies are applied to particular categories of income:

Voluntary income is received by way of donations, gifts and legacies and is included in full in the Statement of Financial Activities when receivable.

Investment income is included when receivable.

Rental income is included when receivable.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category.

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

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include accountancy fees and costs linked to the strategic management of the charity.

Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Fixed assets (excluding investments) comprise of freehold land, which is included in the accounts at valuation made in November 1980 and is not depreciated.

Taxation

The charity is exempt from tax on its charitable activities.

1. ACCOUNTING POLICIES – continued

Fund accounting

Unrestricted general funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment funds are permanent and represent investments and long-term debtors.

Capital recoupment Fund

The Corton Poor's Land Trust expended a sum of £103,298 out of the capital of that Charity under a Supplemental order dated 26 April 1982 for the purpose of providing Almshouses. It was directed that the sum so expended should be recouped to capital by the payment for 40 years from the date of the order a yearly sum of £929.68 out of the income of the Corton Almshouse Charity. The amount paid is held to the credit of a separate account in trust for the Corton Poor's Land trust and is included in the investments of the Corton Almshouse Charity.

The income arising on the above account should be invested by way of accumulation until 12 months after the last payment.

The Corton Poor's Land trust expended a sum of £50,000 out of the capital of that charity under a supplemental order dated 17 May 1995 for the purpose of providing new Almshouses. It was directed that the sum so expended should be recouped to capital by the payment for 40 years from the date of the order a yearly sum of £1,250 out of income of the Corton Almshouse Charity. £1,000 is credited to the Charifund Income units (M.G) and the balance £250 is credited to the Charities deposit capital fund, both are held in the name of Corton Poor's Land Trust and are included in the investments of the Corton Almshouse Charity.

The Corton Poor's Land Trust expended a sum of £138,560 during 2017 and 2018 to the building of two new Almshouses on spare land adjacent to 39 Fowlers Crescent. It was directed that the sum so expended should be recouped to capital by two repayment schedules to the COIF Charities Deposit Fund as follows:

- i. By the payment for 14 years from the 11th of November 2022 a yearly sum of £929.68 out of the income of the Corton Almshouse Charity. The amount paid is held to the credit of a separate account in trust for the Corton Poor's Land trust and is included in the investments of the Corton Almshouse Charity.
- ii. By the payment for 57 years from the 11th of March 2036 a yearly sum of £2,179.68 out of the income of the Corton Almshouse Charity with a final payment of £1,302.72 on 11th March 2093. The amount paid is held to the credit of a separate account in trust for the Corton Poor's Land trust and is included in the investments of the Corton Almshouse Charity.

Investments

Stocks and shares quoted on a recognised stock exchange are included in the balance sheet at market value at the year end. Comparison between market value and the original cost of the investments are shown in the notes to the accounts.

2. INVESTMENT INCOME

	31.10.24	31.10.23
	£	£
Investment income	27,455	29,769
Bank Interest receivable	223	61
	<u>27,678</u>	<u>29,608</u>

3. CHARITABLE ACTIVITIES COSTS

The number of grants paid to individuals was as follows:

	2024 No:	2023 No:
In respect of Christmas benefit	16	18
Other grants paid	3	1

Notes to the Financial Statements - continued
for the Year Ended 31 October 2024

4. GOVERNANCE COSTS

	31.10.24	31.10.23
	£	£
Staff costs	1,999	2,501
Insurance	381	754
Accountancy	1,315	1,031
General & travel	<u>617</u>	<u>516</u>
	<u>4,312</u>	<u>4,802</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 October 2024 nor for the year ended 31 October 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 October 2024 nor for the year ended 31 October 2023.

6. STAFF COSTS

	31.10.24	31.10.23
	£	£
Wages and salaries	<u>-</u>	<u>-</u>

The average monthly number of employees during the year was as follows:

31.10.24	31.10.23
<u>-</u>	<u>-</u>

No employees received emoluments in excess of £60,000.

7. TANGIBLE FIXED ASSETS

	31.10.24	31.10.23
	£	£
Acres		
4.455 Church Lane Corton	9,400	9,400
<u>(1.770) Attributable to New Almshouses</u>	<u>(3,760)</u>	<u>(3,760)</u>
<u>2.685</u>	<u>5,640</u>	<u>5,640</u>

Corton Poors Land Trust

Notes to the Financial Statements - continued
for the Year Ended 31 October 2024

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

The Following are short term debtors:

	31.10.24 £	31.10.23 £
Prepayments	-	222
	<u>-</u>	<u>222</u>

The Following are Long term debtors:

	31.10.24 £	31.10.23 £
Capital Recoupment Fund	102,298	103,298
Capital Recoupment Fund - New Almshouses	49,750	50,000
Capital Recoupment Fund - New Almshouses (2)	135,369	135,369
	<u>287,417</u>	<u>288,667</u>

9. CURRENT ASSET INVESTMENTS

	31.10.24
Valuation at 1 November 2023	484,611
Income re-invested	-
Additions	-
Disposals	-
Revaluations	<u>34,800</u>
Valuation 31 October 2024	<u>519,411</u>

	Cost	Market Value	Income Received
M&G Charifund	42,283	419,606	26,680
Charity Deposit Funds			
Income	74,985	91,805	-
Capital	<u>8,000</u>	<u>8,000</u>	<u>775</u>
	<u>125,268</u>	<u>519,411</u>	<u>27,455</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.24 £	31.10.23 £
Other creditors	<u>2,498</u>	<u>1,860</u>

Notes to the Financial Statements - continued
for the Year Ended 31 October 2024

11. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted fund	Restricted fund	Endowment fund	31.10.24 Total funds	31.10.23 Total funds
	£	£	£	£	£
Fixed assets	-	5,640	-	5,640	5,640
Current assets	263,614	-	571,654	835,268	782,724
Current liabilities	(2,497)	-	-	(2,497)	(1,860)
	<u>261,117</u>	<u>5,640</u>	<u>571,654</u>	<u>838,411</u>	<u>786,504</u>

12. MOVEMENT IN FUNDS

	At 1.11.23 £	Net movement in funds £	Transfers between funds £	At 31.10.24 £
Unrestricted funds				
General fund	237,298	22,569	1,250	261,117
Restricted funds				
Restricted fund	5,640	-	-	5,640
Student grants	-	-	-	-
Endowment funds				
Endowment fund	543,566	29,338	(1,250)	571,654
TOTAL FUNDS	<u>786,504</u>	<u>51,907</u>	<u>-</u>	<u>838,411</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	28,414	11,307	5,462	22,569
Restricted funds				
Student grants	-	-	-	-
Endowment funds				
Endowment fund	-	-	29,338	29,338
TOTAL FUNDS	<u>28,414</u>	<u>11,307</u>	<u>34,800</u>	<u>51,907</u>

13. RELATED PARTY DISCLOSURES

The Charity is connected with the Corton Almshouse Charity and all the trustees are also trustees of the Corton Almshouse Charity.

Corton Pools Land Trust

Detailed Statement of Financial Activities
for the Year Ended 31 October 2024

	31.10.24 £	31.10.23 £
INCOMING RESOURCES		
Investment income		
Investment income	27,455	29,547
Bank Interest receivable	<u>223</u>	<u>61</u>
	27,678	29,608
Donations received	-	1,170
Other incoming resources		
Allotment & land rent	<u>736</u>	<u>506</u>
Total incoming resources	28,414	31,284
RESOURCES EXPENDED		
Charitable activities		
Piper alarm rent	2,889	2,904
Water Rates - allotments	237	453
Repairs	74	96
Chiropody	738	396
Donations for improvements	-	-
Grants and distributions to parishioners	<u>3,057</u>	<u>3,140</u>
	6,995	6,989
Governance costs		
Secretary's remuneration	1,999	2,501
Insurance	381	754
Accountancy	1,315	1,031
General & travel	<u>617</u>	<u>516</u>
	4,312	4,802
Total resources expended	11,307	11,791
Net income before gains and losses	17,107	19,493
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	34,800	(5,820)
Net income	<u>51,907</u>	<u>13,673</u>

This page does not form part of the statutory financial statements