

# **UFFORD CHARITIES NON-ECCLESIASTICAL**

Report and Accounts for  
Year Ending 31<sup>st</sup> December 2023

UK Registered Charity Number 207617

# **Ufford Charities Non-Ecclesiastical Report and Financial Statements Year ended 31 December 2023**

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# **Ufford Charities Non-Ecclesiastical Trustees' Annual Report For the year ended 31 December 2023**

Registered charity number: 207617

Charity's principal address: Manor Farm  
Hollesley  
Woodbridge  
Suffolk IP12 3NB

## **Trustees**

The Trustees who served during the year are:

- Mr A Dennis
- Mr D Levett (Retired 15<sup>th</sup> June 2023)
- Mr S Mayhew
- Mr H Osborne
- Mr A Thomas
- Mrs S Wright (appointed 23<sup>rd</sup> June 2023)

## **Clerk to the Trustees**

Mrs J Hallett

## **Bankers**

Lloyds Bank Plc  
8 Thoroughfare, Woodbridge, Suffolk IP12 1AF

## **Investment Managers**

CCLA  
Senator House, 85 Queen Victoria Street, London EC4V 4ET

M & G Investments  
PO Box 9038, Chelmsford, Essex CM99 2XF

# **Ufford Charities Non-Ecclesiastical Trustees' Annual Report (continued)**

## **For the year ended 31 December 2023**

### **HISTORY, STRUCTURE AND MANAGEMENT**

During the years 1638 to 1703 certain charities were founded for the benefit of the Parish of Ufford, Nr. Woodbridge, Suffolk. There were five in number:

- John Sayer
- Woods Hospital
- Thomas Mills
- Ballett (Ballett's Gift)
- The Town Estate

In June 1900 the trustees for these charities made an application to the Board of Charity Commissioners for an established scheme for future regulation of the charities. The scheme was made and sealed on 26th April 1901. The purpose of this amendment was to amalgamate various small charities so that they were governed by one body of Trustees.

There have been three amendments to the Trust Deed: 12th April 1935, 15th July 1941, and 30th October 1959; however, the scheme is substantially the same today as it was when originally sealed.

The five charities became three: Town Estate, The Ecclesiastical Charity, and The Non-Ecclesiastical Charities. The Town Estate Charity is considered the 'parent body' of the three Charity's and the Ecclesiastical and Non-Ecclesiastical the 'child' charities. The Non-Ecclesiastical Charities are managed by a body of five Trustees and administered by a Clerk.

The Trustees of the Non-Ecclesiastical Charities consist of the Representative Estate Trustees (being appointed by the Parish Council of Ufford) and the Co-optative Trustees (being persons residing or carrying on business in Ufford appointed by the other Town Estate Trustees) from the Town Estate Charity.

The Non-Ecclesiastical Charities is divided into two 'Branches': The Almshouse Branch and the Public Purposes Branch.

## AIMS AND OBJECTIVES

The main functions of the Non-Ecclesiastical Trustees are:

1. To appoint, monitor and liaise with Almspeople.
2. To manage and keep in repair the Almshouses funded by 50% of the distribution received from the Town Estate Charity together with other investment income and maintenance contributions and monies from the Public Purposes Fund where appropriate.
3. To manage the Public Purposes Fund, funded by any remainder of the 50% distribution received from the Town Estate Charity

## ACHIEVEMENTS AND NOTABLE EVENTS IN 2023

During 2023 the following objectives were achieved:

- a) Start of the project to refurbish the Almshouses; work as of 31<sup>st</sup> December included:
  - i. Erection of an extension to the rear of both properties
  - ii. Renewal of the entire roof, including insulation
  - iii. 80% refurbishment of one of the Almshouses, to be completed by 29<sup>th</sup> February 2024
- b) Appointment of new Almsperson, Mr Ray Whitehand, who will move into the Almshouses in May/June 2024

## OBJECTIVES FOR 2024

The objectives for 2024 are:

- a) Completion of the work to the Almshouses, including an Open House event
- b) To consider any early repayments of the Almshouses Association Loan and finalise the repayment terms into the Trust Endowment Funds, which were used for the Almshouse Refurbishment project.
- c) To consider the Charity's status (currently unincorporated)

## FINANCIAL REPORT

After charging all costs there was a surplus of £11,881 (2022 surplus of £637). The surplus is mainly funds held to complete the Refurbishment Project.

The value of the investment portfolio decreased by £150,219 solely due to sales of investments to fund the Almshouse Refurbishment project; partially offset by gains in investment value.

## PUBLIC BENEFIT

The Trustees have given due consideration to The Charity Commission published guidance on the operation of Public Benefit requirement when considering the charity's objectives and activities.

## RESERVES

At the balance sheet date free reserves stood at £34,866 and restricted reserves at £11,400

## STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law. The Trustees have elected to prepare accounts on a receipts and payments basis.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions, disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the Charity's constitution. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Approved by the Trustees and signed on their behalf:**

.....  
**Chair**

.....  
**Date**

# Ufford Charities Non-Ecclesiastical

## Receipts and payments

### For the year ended 31 December 2023

#### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Monthly Maintenance Contributions		1,463	-	1,463	1,463
Investments	1,350	5,998	-	7,348	7,363
Distribution of Funds from Town Estate		1,787	-	1,787	2,876
Deposit Interest	145		-	145	43
Refurbishment Project Grant			-	-	-
Sundry	-	-	-	-	-
Almshouse Association Loan	-	75,000	-	75,000	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>1,495</b>	<b>84,248</b>	<b>-</b>	<b>85,743</b>	<b>11,745</b>
<b>A2 Asset and investment sales, (see table).</b>					
ERF Fund	-	75,000	-	75,000	
CCLA (128130006)		-	65,000	65,000	
M&G Account	30,357	-	-	30,357	-
<b>Sub total</b>	<b>30,357</b>	<b>75,000</b>	<b>65,000</b>	<b>170,357</b>	<b>-</b>
<b>Total receipts</b>	<b>31,852</b>	<b>159,248</b>	<b>65,000</b>	<b>256,100</b>	<b>11,745</b>
<b>A3 Payments</b>					
Almshouse Maintenance		4,904	-	4,904	2,742
Insurance and Subs		1,785	-	1,785	146
Training and Admin		956	-	956	1,838
Almshouse Refurbishment Project	31,371	140,073	65,000	236,444	6,252
Transfer to ERF		130	-	130	130
			-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>31,371</b>	<b>147,848</b>	<b>65,000</b>	<b>244,219</b>	<b>11,108</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	
	-	-	-	-	
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>31,371</b>	<b>147,848</b>	<b>65,000</b>	<b>244,219</b>	<b>11,108</b>
<b>Net of receipts/(payments)</b>	<b>481</b>	<b>11,400</b>	<b>-</b>	<b>11,881</b>	<b>637</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>34,385</b>	<b>-</b>	<b>-</b>	<b>34,385</b>	<b>33,748</b>
<b>Cash funds this year end</b>	<b>34,866</b>	<b>11,400</b>	<b>-</b>	<b>46,266</b>	<b>34,385</b>

# Ufford Charities Non-Ecclesiastical Assets and Liabilities As of 31 December 2023

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Lloyds Bank Account	34,866	11,400	
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>34,866</b>	<b>11,400</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	CCLA Cash Account	-	-	-
		-	-	-
		-	-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	CCLA (128130002/3/4/6)	Endowment	-	153,277
	CCLA (128130001R)	Restricted	-	32,260
	M&G	Unrestricted	-	-
			-	-
			-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Amshouses	Endowment	-	657,500
			-	-
			-	-
			-	-
			-	-
	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	

Approved and authorised for issue by the Trustees on 28<sup>th</sup> June 2024 and signed on their behalf by:

.....  
Signature

.....  
Print



# **Ufford Charities Non-Ecclesiastical**

## **Notes to the accounts**

### **For the year ended 31 December 2023**

1. Charity information - The Charity is unincorporated and registered with the Charity Commission (registered number 207617) and is domiciled in the UK and is a public benefit entity.
2. The principal accounting policies adopted, and critical areas of judgements are as follows:
  - The accounts have been prepared on a receipts and payments basis in accordance with the Charities Act 2011
3. Income is included in the accounts on a received basis.
4. Listed Investments are valued at market value at the year end.
5. The Charity owns two Almshouses in the village of Ufford. These properties will be revalued when the refurbishment work is completed, around May 2024.



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Ufford Charities Non-Ecclesiastical Charity

207617

## Receipts and payments accounts

CC16a

For the period from	1/1/2023	To	12/31/2023
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### Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
Monthly Maintenance Contributions		1,463	-	1,463	1,463
Investments	1,350	5,998	-	7,348	7,383
Distribution of Funds from Town Estate		1,787	-	1,787	2,876
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Refurbishment Project Grant	-	-	-	-	-
Sundry	-	-	-	-	-
Almshouse Association Loan	-	75,000	-	75,000	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	1,495	84,248	-	85,743	11,745

<b>A2 Asset and investment sales, (see table).</b>					
ERF Fund	-	75,000	-	75,000	
CCLA (128130006)	-	-	65,000	65,000	
M&G Account	30,357	-	-	30,357	-
<b>Sub total</b>	30,357	75,000	65,000	170,357	-
<b>Total receipts</b>	31,852	159,248	65,000	256,100	11,745

<b>A3 Payments</b>					
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	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	31,371	147,848	65,000	244,219	11,108

<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	
	-	-	-	-	
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	31,371	147,848	65,000	244,219	11,108

<b>Net of receipts/(payments)</b>	481	11,400	-	11,881	637
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	34,385	-	-	34,385	33,748
<b>Cash funds this year end</b>	34,866	11,400	-	46,266	34,385

Note: The £34,866 is the M&G £30,000 (allocated to the project of the £30,357 encashed) + the £4,866 in the General Fund at the end of 2023

### Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
<b>B1 Cash funds</b>	Lloyds Bank Account	34,866	11,400	
		-	-	-
		-	-	-
	<b>Total cash funds</b>	34,866	11,400	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
<b>B2 Other monetary assets</b>	CCLA Cash Account	-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	CCLA (128130002/3/4/6)	Fund to which asset belongs	Cost (optional)	Current value (optional)
		Endowment	-	153,277
	CCLA (128130001R)	Restricted	-	32,260
	M&G	Unrestricted	-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	Almshouses	Fund to which asset belongs	Cost (optional)	Current value (optional)
		Endowment	-	657,500
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>		Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature

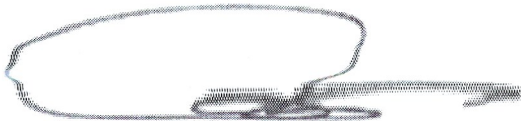
Print Name

Date of approval


20 The Fairways  
Rushmere St Andrew  
Ipswich  
IP4 5TN

## UFFORD CHARITIES NON-ECCLESIASTICAL

I have examined the books and records of Ufford Charities Non-Ecclesiastical and confirm that the Receipts and Payments for the year ended 31 December 2023 and the Statement of Assets and Liabilities as at 31 December 2023 are in accordance therewith.

A handwritten signature in dark ink, appearing to read 'Michael Pratt', with a long horizontal stroke extending to the right.

Michael Pratt FCA  
Chartered Accountant

14 May 2024