

SIR WILLIAM BRAMPTON GURDON COTTAGE TRUST

England & Wales · Charity number 210361

Details

Status Registered

Legal form Other

Registered 1962-10-30

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

Contact

Address 8 Post Mill Close
Grundisburgh
Woodbridge
IP13 6UU

Phone 01473735541

Email johnager1936@gmail.com

Activities

Objects: FOR THE GENERAL BENEFIT OF THE INHABITANTS OF THE PARISH OF GRUNDISBURGH IN SUCH CHARITABLE WAYS AS THE TRUSTEES THINK FIT.

Activities: The charities activities are confined to the village of Grundisburgh. It owns four cottages and investments which provides income for its charitable work in the village.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** General Charitable Purposes
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** PARISH OF GRUNDISBURGH
- Suffolk

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£29,040	£29,360	-	-
2024-12-31	£29,202	£19,069	-	-
2023-12-31	£35,153	£29,144	-	-
2022-12-31	£27,400	£25,200	-	-
2021-12-31	£42,547	£37,115	-	-

Trustees

Name	Role	Appointed
IAIN LANGDON	Chair	
BRENDA GARRETT		
COLIN GRIMWOOD		2013-11-15
JENNIFER TAYLOR		2025-11-14
LYNDA BRIDGES		2016-11-24

SIR WILLIAM BRAMPTON GURDON COTTAGE TRUST

England & Wales - Charity number 210361

Accounts

Sir William Brampton Gurdon Cottage Trust

Registered Charity No: 210361

Trustees

Mr.Iain Langdon, The Holme, The Green, Grundisburgh, Suffolk IP13 6TA - Chairman

Mr.Colin Grimwood, 12 Alice Driver Road, Grundisburgh, Suffolk IP13 6XH

Mrs.Brenda Garrett, 19 Post Mill Gardens, Grundisburgh, Suffolk, IP13 6UP

Mrs.Lynda Bridges, 2 Vine Cottage, Grundisburgh, Suffolk IP13 6UF

Mrs. Jenniffer Taylor, 7 Post Mill Close, Grundisburgh, Suffolk IP13 6UU

Clerk

Mr.John Ager, 8 Post Mill Close, Grundisburgh, Woodbridge, Suffolk, IP13 6UU

2025 ANNUAL REPORT

In Memoriam

Mr. John Cubitt BEM died on the 29th March 2025 Mr Cubitt resigned on the 12th February 2007 after serving as Trustee for nearly 15 years. This was his second term of office as a Trustee.

Sadly Mrs. Kathleen Youngs died on the 2nd October 2025. Mrs. Youngs was appointed Trustee in March 2019.

Trustees

Mrs. Jennifer Taylor was appointed Trustee at a Meeting of the Trustees held on the 14th November.

Emergency Alarms 77 Grundisburgh residents now enjoy the security of emergency alarms supplied by HEARS. An increase of 11 since the 2024 Annual Report. This service, provided by the Trust, brings enormous peace of mind to the resident and their carers and is very much appreciated.

The Trust also pays for an Alarm for one resident from another supplier.

On the 1st May HEARS increased their monthly rental charges by 70% from singles £14.70 to £25 and doubles £20.15 to £34.25

This will substantially increase the amount the Trust spends annually on the provision of alarms.

2024	£10,630
2025	£17,232
2026	£22,000 estimated

The Trustees agreed at their Meeting on the 14th November to transfer 50% of the Blackrock Equity Accumulation Fund, (£131,322) to an Equity Income Fund to generate more income to cover this additional expenditure.

If it were not for the exceptionally reliable and caring service HEARS provides it is likely that the Trust would have found another supplier.

Properties

During the year the following repairs and maintenance work was carried out on the Trusts properties.

Highfields

Self-Priming Interior Paint provided for application to the workshop by the tenant and a new shower was installed.

Chapel Row Cottages

No: 1 Guttering cleaned

No: 2 Guttering cleaned and mould removed.

No: 3 Guttering cleaned. Pathway widened to accommodate power chair. Toilet and front door repaired.

In addition to this work the Annual Gas Service and Safety Inspection for Highfields and 1 & 3 Chapel Row was carried out. .

Christmas Grants 31 Grundisburgh residents received a grant of £40 which was accompanied by a card produced by pupils of Grundisburgh Primary School. From the letters of thanks received from the recipients the gift was very much appreciated also the delightful cards produced by the children.

Other Grants Grants of half fees for four children, £688, to attend Grundisburgh Primary School's Summer 2026 residential trip were approved, also a £1,000 donation to the Bags of Food Project and a £1,000 grant towards the cost of installing a stair lift for a severely disabled villager.

Finance The year ended with an operating deficit of £319.65. The Trust's investments increased in value by £58,306 and the Trust's properties decreased in value by £9,643



Iain Langdon
Chairman

25th March, 2026

Balance Sheet year ending 31st December 2025

2021		2022		2023		2024		
£13,137.70		£15,336.23		£21,340.77		£31,463.87		CURRENT ASSETS
£262.23	£13,399.93	£263.50	£15,599.73	£267.85	£21,608.62	£276.98	£31,740.85	Cash & Bank Accounts
								Current
								£11,134.97
								Building Society
								£20,286.23
								£31,421.20
								CURRENT LIABILITIES
								Accumulation Fund
								£31,421.20
								£31,421.20
								INVESTMENTS (as at 31/12/2025)
								BLK Charities UF
								£11,552.13
								BLK Charities UF
								£139,166.22
								BLK Charities UF
								£306,489.40
								£457,207.75
								Cottages
								£1,161,355.00
								Total Capital Assets
								£1,649,983.95

Property Valuation

Chapel Row	2017	2018	2019	2020	2021	2022	2023	2024	2025
No.1	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	£268,396.00	£254,428.00	£255,601.00	£253,496.00
No.2	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	£268,396.00	£254,428.00	£255,601.00	£253,496.00
No.3	£216,791.00	£222,600.00	£225,259.00	£238,643.00	£263,551.00	£280,879.00	£266,261.00	£267,489.00	£265,286.00
Highfields			£330,000.00	£350,000.00	£386,531.00	£411,945.00	£390,506.00	£392,307.00	£389,077.00
	£630,565.00	£647,462.00	£985,699.00	£1,044,717.00	£1,153,758.00	£1,229,616.00	£1,165,623.00	£1,170,998.00	£1,161,355.00

The properties were revalued on the 22nd January, 2025 using the Nationwide House Price Calculator <https://www.nationwide.co.uk/house-price-index/> using the 2024Q4 values as a base valuation.

Extract from the minutes of a meeting of the Trustees held on the 14th November, 2025

7. Christmas Grants

A list of Grundisburgh residents who received the Christmas 2024 grant was scrutinised to produce a list to receive the 2025 grant – attached

Independent Examiners Certificate

I confirm that the foregoing accounts represent a true and accurate position of the Trust's finances.

Signed *[Signature]* Date 21/2/26

SIR WILLIAM BRAMPTON GURDON COTTAGE TRUST

England & Wales - Charity number 210361

Accounts

Sir William Brampton Gurdon Cottage Trust

Registered Charity No: 210361

Trustees

Mr.Iain Langdon, The Holme, The Green, Grundisburgh, Woodbridge, Suffolk IP13 6TA - Chairman

Mr.Colin Grimwood, 12 Alice Driver Road, Grundisburgh IP13 6XH

Mrs.Brenda Garrett, 19 Post Mill Gardens, Grundisburgh, Woodbridge, Suffolk, IP13 6UP

Mrs.Lynda Bridges, 2 Vine Cottage, Grundisburgh, Woodbridge, Suffolk IP13 6UF

Mrs.Kathleen Youngs, 3 Salters Gardens, Grundisburgh, Woodbridge, Suffolk IP13 6XE

Clerk

Mr.John Ager, 8 Post Mill Close, Grundisburgh, Woodbridge, Suffolk, IP13 6UU

2024 ANNUAL REPORT

Emergency Alarms 66 Grundisburgh residents now enjoy the security of emergency alarms supplied by HEARS. The Trust also pays for an Alarm for one resident from another supplier. This service, provided by the Trust, brings enormous peace of mind to the resident and their carers and is very much appreciated.

Properties

During the year the following repairs and maintenance work was carried out on the Trusts properties.

Highfields Sleepsafe Heating & Boiler Services Ltd replaced boiler electrodes and replaced a carbon monoxide alarm.

1 Chapel Row Windeman supplied and fitted a new outside kitchen door and Sleepsafe installed a new clinker waste basin.

2 Chapel Row Sleepsafe carried out a toilet repair and Doyle Electrical repaired a bedroom storage heater.

3 Chapel Row Sleepsafe replaced boiler electrodes

In addition to this work Sleepsafe carried out the Annual Gas Service and Safety Inspection for Highfields and 1 & 3 Chapel Row.

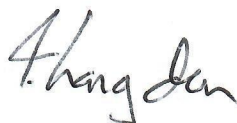
Christmas Grants 36 Grundisburgh residents received a grant of £40 which was accompanied by a card produced by pupils of Grundisburgh Primary School. From the letters of thanks received from the recipients the gift was very much appreciated also the delightful cards produced by the children.

Other Grants Grants of half fees for two children to attend Grundisburgh Primary School's Summer 2025 residential trip were approved. £500 was donated to the Bags of Food Project.

Finance The year ended with an operating surplus of £10,133. The Trust's investments increased in value by £17,829 and the Trust's properties by £5,375.

Trustees Mrs .Kathleen Young who suffered a severe stroke in October 2022, which left her severely disabled, is still being cared for in Alice Grange Care Home, Kesgrave.

Iain Langdon
Chairman



26th March, 2025

Sir William Brampton Gurdon Cottage Trust

Receipts & Payments Account year ending 31st December, 2024

2018	2019	2020	2021	2022	2023			INCOME			
£641.96	£529.63	£508.36	£481.48	£481.48	£481.48			Dividends			
£3,649.91	£3,861.43	£2,825.81	£4,088.30	£4,569.78	£4,623.89	£5,105.37	£4,800.43	£5,281.91	BLK Charities UK Bond Fund	£481.48	
			£5,280.00		£6,372.00		£6,383.00		BLK Charities UK Equity Fund	£5,028.55	£5,510.03
£4,290.00	£4,420.00	£4,550.00	£4,680.00		£4,810.00		£4,810.00		Highfields Rent	£6,617.00	
£4,342.00	£4,472.00	£4,602.00	£4,745.00		£4,862.00		£4,862.00		1 Chapel Row Rent	£5,414.00	
£4,914.00	£5,057.00	£5,200.00	£5,343.00	£20,048.00	£5,486.00	£21,530.00	£5,486.00	£21,541.00	2 Chapel Row Rent	£5,470.00	
		£320.00						£8,325.96	3 Chapel Row Rent	£6,142.00	£23,643.00
£27.32	£69.13	£67.42		£0.36		£1.27		£4.35	Insurance Claim		
£80.00									Building Society Interest		£9.13
				£13.50					Christmas Grant returned		
		£40.00		£40.00		£40.00			Emergency Alarm refund		
	£40.00								Christmas Grant not banked		
	£616.64								Christmas Grant returned		
		£13,700.00							Bank refund		
		£30,000.00		£15,000.00					Yorkshire Building Society		
£65.00				£50.00					BLK Charities UK Equity Fund		
				£2,826.11					Donation		
						£723.35			Highfields Council Tax refund		
£18,010.19	£19,065.83	£61,813.59		£42,547.75		£27,399.99		£35,153.22	Unpresented chequw		£40.00
									Total Income		£29,202.16
									EXPENDITURE		
						£12.50			Bank charges		
	£49.99								Chapel Row Sign		
£537.23	£5,536.65	£698.88	£99.10		£1,392.52		£1,562.40		1 Chapel Row	£1,262.76	
£387.68	£116.96		£646.45		£1,115.92		£9,125.96		2 Chapel Row	£229.97	
£564.11	£702.92	£698.88	£99.10	£844.65	£1,703.30	£4,211.74	£1,536.88	£12,225.24	3 Chapel Row	£513.10	£2,005.83
	£4,403.56	£43,518.43		£22,983.16		£5,906.12		£482.78	Highfields		£365.09
£312.23	£425.73	£438.80		£443.79		£529.83		£619.81	Insurance		£879.67
£2,600.00	£2,600.00	£2,600.00		£2,600.00		£2,600.00		£2,600.00	Clerks Salary		£2,600.00
£7,155.00	£7,634.91	£8,339.27		£8,463.70		£8,130.00		£10,496.50	Emergency Alarms		£10,630.59
£1,640.00	£1,440.00	£1,400.00		£1,480.00		£1,400.00		£1,440.00	Christmas Grants		£1,400.00
£65.00									Donation returned		
£418.95	£1,594.74	£1,010.00		£300.00		£2,410.00		£1,280.00	Other Grants		£1,188.75
		£13,700.00							Yorkshire Building Society		
£12,755.29	£24,505.46	£71,705.38		£37,115.30		£25,200.19		£29,144.33	Total Expenditure		£19,069.93
									GENERAL FUND		
£18,968.91	£23,298.90	£17,859.27		£7,967.48		£13,399.93		£15,599.73	Balance at 1st January 2024		£21,608.62
£18,010.19	£19,065.83	£61,813.59		£42,547.75		£27,399.99		£35,153.22	Add Total Income		£29,202.16
£36,979.10	£42,364.73	£79,672.86		£50,515.23		£40,799.92		£50,752.95			£50,810.78
£13,680.20	£24,505.46	£71,705.38		£37,115.30		£25,200.19		£29,144.33	Deduct Total Expenditure		£19,069.93
£23,298.90	£17,859.27	£7,967.48		£13,399.93		£15,599.73		£21,608.62	Balance at 31st December 2024		£31,740.85

Balance Sheet year ending 31st December, 2024

2018	2019	2020	2021	2022	2023				
£9,473.58	£3,964.82	£7,705.61	£13,137.70	£15,336.23	£21,340.77			CURRENT ASSETS	
£13,825.32	£13,894.45	£261.87	£262.23	£13,399.93	£263.50	£15,599.73	£267.85	£21,608.62	Cash & Bank Accounts
£23,298.90									Current
									£31,463.87
									Building Society
									£276.98
									£31,740.85
									CURRENT LIABILITIES
									Accumulation Fund
									£31,740.85
									£31,740.85
									INVESTMENTS (as at 31/12/2024)
									BLK Charities UK Bond Inc
									£11,377.33
									BLK Charities UK Equity Acc
									£238,987.01
									BLK Charities UK Equity Inc
									£148,536.70
									£398,901.04
									Cottages
									£1,170,998.00
									Total Capital Assets
									£1,601,639.89

Property Valuation

Chapel Row	2017	2018	2019	2020	2021	2022	2023	2024
No:1	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	£268,396.00	£254,428.00	£255,601.00 ✓
No:2	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	£268,396.00	£254,428.00	£255,601.00 ✓
No:3	£216,791.00	£222,600.00	£225,259.00	£238,643.00	£263,551.00	£280,879.00	£266,261.00	£267,489.00 ✓
Highfields			£330,000.00	£350,000.00	£386,531.00	£411,945.00	£390,506.00	£392,307.00 ✓
	£630,565.00	£647,462.00	£985,699.00	£1,044,717.00	£1,153,758.00	£1,229,616.00	£1,165,623.00	£1,170,998.00

The properties were revalued on the 22nd January, 2025 using the Nationwide House Price Calculator www.nationwide.co.uk using the 2023 values as a base valuation.

Extract from the minutes of a meeting of the Trustees held on the 6th November, 2024

7. Christmas Grants

A list of Grundisburgh residents who received the Christmas 2023 grant was scrutinised to produce a list to receive the 2024 grant – attached.

Independent Examiners Certificate

I confirm that the foregoing accounts represent a true and accurate position of the Trust's finances.

Signed..... *Chloe J. Elliott* Date..... 22/2/25

SIR WILLIAM BRAMPTON GURDON COTTAGE TRUST

England & Wales - Charity number 210361

Accounts

Sir William Brampton Gurdon Cottage Trust

Registered Charity No: 210361

Trustees

Mr.Iain Langdon, The Holme, The Green, Grundisburgh, Woodbridge, Suffolk IP13 6TA - Chairman

Mr.Colin Grimwood, 12 Alice Driver Road, Grundisburgh IP13 6XH

Mrs.Brenda Garrett, 19 Post Mill Gardens, Grundisburgh, Woodbridge, Suffolk, IP13 6UP

Mrs.Lynda Bridges, 2 Vine Cottage, Grundisburgh, Woodbridge, Suffolk IP13 6UF

Mrs.Kathleen Youngs, 3 Salters Gardens, Grundisburgh, Woodbridge, Suffolk IP13 6XE

Clerk

Mr.John Ager, 8 Post Mill Close, Grundisburgh, Woodbridge, Suffolk, IP13 6UU

2023 ANNUAL REPORT

Emergency Alarms HEARS continues to provide an excellent and much appreciated service for 56 Grundisburgh residents. We are very grateful to their very efficient and caring staff. The Trust also pays for an Alarm for one resident from another supplier.

Three villagers received SPAM telephone calls, claiming to be from HEARS, demanding payment of £39 to avoid the alarm being removed.

Three villagers received letters from our old supplier Careium asking them to complete and return Direct Debit instructions. The Clerk wrote to the Company and phoned on the 20nd January explaining the age and vulnerability of these villagers. He was assured that all accounts previously paid for by the Trust will be cancelled.

Highfields During the year a shower screen seal was fitted and a leaking WC repaired. by Sleepsafe who also carried out the Annual Service and Gas Safety Inspection..

Chapel Row Cottages All Chapel Row Cottage's electric supplies have been changed from overhead to underground.

While the electrical contractor was dealing with Number 2 fire damage repairs the opportunity was taken to replace the consumer units in 1 & 3, thus bringing all 3 cottages up to the latest electrical regulations standard.

1. Chapel Row Sleepsafe carried out the Annual Service and Gas Safety Inspection and replaced the thermostat on the Gas Boiler.

2 Chapel Row In the early hours of the 22nd March 2 Chapel Row suffered a serious electrical fire. The fire-brigade (four appliances) and UK Power Networks attended and made the property safe. The pre-inspection by the electrician indicated that a complete rewire would be required from the incoming overhead feed, new meter, new consumer unit and some cabling was also required. Fortunately, the upstairs doors were shut so the fire and smoke damage was restricted to the landing, ceiling and stairwell but there was need for some non-structural re-building repair and smoke damage repairs and re-decorating.

This work took 21 weeks to complete cost £8,925.96 and was managed by the Chairman. During this time Peggy Last lived with her sister Mrs. B. Johnson, 31 Post Mill Gardens. She continued paying rent and was re-paid 21 weeks rent on her return.

A claim was made on our Insurers and a settlement of £8,325.96 agreed.

HEARS have installed 2 linked smoke detectors in co-ordination with Suffolk Fire Service which provide 24-hour connection to HEARS control team if smoke is detected.

The garden fencing. was repaired.

3. Chapel Row The Gas Free Standing Fire in 3 Chapel Row was very old and needed replacing. At the tenants request, Sleepsafe removed the Gas Fire and an Electric Fire was installed. Sleepsafe also carried out the Annual Service and Gas Safety Inspection. .

Christmas Grants 36 Grundisburgh residents received a grant of £40 which was accompanied by a card produced by pupils of Grundisburgh Primary School. From the letters of thanks received from the recipients the gift was very much appreciated also the delightful cards produced by the children.

Other Grants An application for grants of half fees for four children to attend Grundisburgh Primary School's Summer 2024 residential trip was approved

Finance Despite the unexpected expenditure of restoring the fire damaged 2 Chapel Row the year ended with an operating surplus of £6,009. The Trust's investments increased in value by £23,932.

Trustees Mrs .Kathleen Young suffered a severe stroke in October 2023 which left her unresponsive . She is being cared for in Alice Grange Care Home, Kesgrave.



Iain Langdon
Chairman

8th March, 2024

Sir William Brampton Gurdon Cottage Trust

Receipts & Payments Account year ending 31st December, 2023

2018	2019	2020	2021	2022	INCOME	
£641.96	£529.63	£508.36	£481.48	£481.48	Dividends	
£3,649.91	£3,861.43	£4,391.06	£4,088.30	£4,623.89	BLK Charities UK Bond Fund	£481.48
			£5,280.00	£6,372.00	BLK Charities UK Equity Fund	£4,800.43
£4,290.00	£4,420.00	£4,550.00	£4,680.00	£4,810.00	Highfields Rent	£6,383.00
£4,342.00	£4,472.00	£4,602.00	£4,745.00	£4,862.00	1 Chapel Row Rent	£4,810.00
£4,914.00	£5,057.00	£13,949.00	£14,352.00	£20,048.00	2 Chapel Row Rent	£4,862.00
			£5,343.00	£5,486.00	3 Chapel Row Rent	£5,486.00
			£320.00		Insurance Claim	£8,325.96
£27.32	£69.13		£67.42	£0.36	Building Society Interest	£4.35
£80.00					Christmas Grant returned	
				£13.50	Emergency Alarm refund	
			£40.00	£40.00	Christmas Grant not banked	
	£40.00				Christmas Grant returned	
	£616.64				Bank refund	
			£13,700.00		Yorkshire Building Society	
			£30,000.00	£15,000.00	BLK Charities UK Equity Fund	
£65.00				£50.00	Donation	
				£2,826.11	Highfields Council Tax refund	
					Unpresented chequw	
£18,010.19	£19,065.83	£61,813.59	£42,547.75	£27,399.99	Total Income	£35,153.22
					EXPENDITURE	
					Bank charges	
	£49.99				Chapel Row Sign	
£537.23	£5,536.65	£698.88	£99.10	£1,392.52	1 Chapel Row	£1,562.40
£387.68	£116.96		£646.45	£1,115.92	2 Chapel Row	£9,125.96
£564.11	£702.92	£6,356.53	£698.88	£844.65	3 Chapel Row	£1,536.88
		£4,403.56	£43,518.43	£22,983.16	Highfields	£482.78
£312.23	£425.73	£438.80	£443.79	£529.83	Insurance	£619.81
£2,600.00	£2,600.00	£2,600.00	£2,600.00	£2,600.00	Clerks Salary	£2,600.00
£7,155.00	£7,634.91	£8,339.27	£8,463.70	£8,130.00	Emergency Alarms	£10,496.50
£1,640.00	£1,440.00	£1,400.00	£1,480.00	£1,400.00	Christmas Grants	£1,440.00
£65.00					Donation returned	
£418.95	£1,594.74	£1,010.00	£300.00	£2,410.00	Other Grants	£1,280.00
		£13,700.00			Yorkshire Building Society	
£12,755.29	£24,505.46	£71,705.38	£37,115.30	£25,200.19	Total Expenditure	£29,144.33
					GENERAL FUND	
£18,968.91	£23,298.90	£17,859.27	£7,967.48	£13,399.93	Balance at 1st January 2023	£15,599.73
£18,010.19	£19,065.83	£61,813.59	£42,547.75	£27,399.99	Add Total Income	£35,153.22
£36,979.10	£42,364.73	£79,672.86	£50,515.23	£40,799.92		£50,752.95
£13,680.20	£24,505.46	£71,705.38	£37,115.30	£25,200.19	Deduct Total Expenditure	£29,144.33
£23,298.90	£17,859.27	£7,967.48	£13,399.93	£15,599.73	Balance at 31st December 2022	£21,608.62

Balance Sheet year ending 31st December, 2023

2018	2019	2020		2021	2022			2023	
£9,473.58	£3,964.82	£7,705.61		£13,137.70	£15,336.23				
£13,825.32	£13,894.45	£17,859.27	£261.87	£7,967.48	£262.23	£13,399.93	£263.50	£15,599.73	
£23,298.90									
£23,298.90		£17,859.27		£7,967.48		£13,399.93		£15,599.73	
£23,298.90		£17,859.27		£7,967.48		£13,399.93		£15,599.73	
£14,926.04	£15,295.18	£15,808.76		£14,741.47	£11,706.56				
£188,612.58	£232,966.42	£194,118.05		£205,967.20	£207,379.19				
£114,377.16	£137,228.79	£385,490.39	£128,044.51	£337,971.32	£141,910.20	£362,618.87	£138,054.04	£357,139.79	
£317,915.78									
£985,699.00		£985,699.00		£1,044,717.00		£1,153,758.00		£1,229,616.00	
£1,326,913.68		£1,389,048.66		£1,390,655.80		£1,529,776.80		£1,602,355.52	

CURRENT ASSETS		
Cash & Bank Accounts		
Current	£21,340.77	
Building Society	£267.85	£21,608.62
CURRENT LIABILITIES		
Accumulation Fund		£21,608.62
		£21,608.62
INVESTMENTS (as at 31/12/2023)		
BLK Charities UK Bond Inc	£11,904.07	
BLK Charities UK Equity Acc	£224,666.18	
BLK Charities UK Equity Inc	£144,502.42	£381,072.67
Cottages		£1,165,623.00
Total Capital Assets		£1,568,304.29

Property Valuation

Chapel Row	2016	2017	2018	2019	2020	2021	2022	2023
No:1	£200,472.00	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	£268,396.00	£254,428.00
No:2	£200,472.00	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	£268,396.00	£254,428.00
No:3	£210,069.00	£216,791.00	£222,600.00	£225,259.00	£238,643.00	£263,551.00	£280,879.00	£266,261.00
Highfields				£330,000.00	£350,000.00	£386,531.00	£411,945.00	£390,506.00
	£611,013.00	£630,565.00	£647,462.00	£985,699.00	£1,044,717.00	£1,153,758.00	£1,229,616.00	£1,165,623.00

The properties were revalued on the 3rd January 2024 using the Nationwide House Price Calculator www.nationwide.co.uk using the 2022 values as a base valuation.

Extract from the minutes of a meeting of the Trustees held on the 21st November, 2023

7. Christmas Grants A list of Grundisburgh residents who received the Christmas 2022 grant was scrutinised to produce a list to receive the 2023 grant – attached.

Independent Examiners Certificate

I confirm that the foregoing accounts represent a true and accurate position of the Trust's finances.

Signed..... *Oliver Willett* Date..... *26/2/24*

SIR WILLIAM BRAMPTON GURDON COTTAGE TRUST

England & Wales - Charity number 210361

Accounts

Sir William Brampton Gurdon Cottage Trust

Registered Charity No: 210361

Trustees

Mr. Iain Langdon, The Holme, The Green, Grundisburgh, Woodbridge, Suffolk IP13 6TA - Chairman

Mr. Colin Grimwood, 12 Alice Driver Road, Grundisburgh IP13 6XH

Mrs. Brenda Garrett, 19 Post Mill Gardens, Grundisburgh, Woodbridge, Suffolk, IP13 6UP

Mrs. Lynda Bridges, 2 Vine Cottage, Grundisburgh, Woodbridge, Suffolk IP13 6UF

Mrs. Kathleen Youngs, 3 Salters Gardens, Grundisburgh, Woodbridge, Suffolk IP13 6XE

Clerk

Mr. John Ager, 8 Post Mill Close, Grundisburgh, Woodbridge, Suffolk, IP13 6UU

2022 ANNUAL REPORT

Emergency Alarms The Trustees unanimously agreed to appoint HEARS as its supplier of Emergency Alarms on the 20th June 2022. The change over had been accomplished very efficiently by HEARS technicians who installed new equipment and had made a very good impression on the users. The Trust currently funds alarms for 55 Grundisburgh residents.

Rents Because of the severe economic situation resulting in a cost of living crisis the Trustees decided to defer increases in rents for Chapel Row Cottages and Highfields, due on the 1st January 2023, until 1 January 2024.

Highfields Homestyle UK Windows Ltd replaced all the windows. The existing windows restricted ventilation causing mould to form.

Chapel Row Cottages An inadequate soak away system which affected all cottages was replaced by a more robust installation by Mr. Ruse. Various other minor repairs were carried out during the year.

Christmas Grants 35 Grundisburgh residents received a grant of £40 which was accompanied by a card designed by pupils of Grundisburgh Primary School.

Other Grants

Swimming Lessons A grant of £80.00 for swimming lessons for a young child from a disadvantaged family was approved in February.

Bags of food A grant of £500 was awarded to the providers of "Bags of Food project in Grundisburgh.in November.

Grundisburgh Primary School A grant of £510 was awarded to the School which, with the same amount unspent from last year's cancelled trip to Surrey Hills, paid half fees for six pupils for its 2022 Summer residential trip who were unable to fully finance the trip themselves. An additional £1,320 was granted to pay half fees for six pupils to participate in the 2023 trip.

Finance Despite a volatile stock market and unexpected increased expenditure on the Trust's properties the Trust's finances ended the year in good shape.

I. Langdon 2/3/23

Iain Langdon
Chairman

Sir William Brampton Gurdon Cottage Trust

Receipts & Payments Account year ending 31st December, 2022

2017	2018	2019	2020	2021	2022	INCOME
£641.96	£641.96	£529.63	£508.36	£481.48		Dividends
£3,388.06	£3,649.91	£4,291.87	£3,861.43	£4,391.06	£2,825.81	Charinco £481.48
						Charishare £4,623.89 £5,105.37
						Highfields Rent £6,372.00
£4,108.00	£4,290.00	£4,420.00	£4,550.00	£4,680.00	£4,680.00	1 Chapel Row Rent £4,810.00
£4,160.00	£4,342.00	£4,472.00	£4,602.00	£4,745.00	£4,745.00	2 Chapel Row Rent £4,862.00
£4,732.00	£4,914.00	£13,546.00	£5,057.00	£13,949.00	£5,200.00	3 Chapel Row Rent £5,486.00 £21,530.00
						Insurance Claim
£27.62		£27.32		£69.13	£320.00	Building Society Interest £1.27
		£80.00			£67.42	£0.36
£13.11						£13.50
						£40.00
						£40.00
						£40.00
						£616.64
						£13,700.00
						£30,000.00
						£15,000.00
						£50.00
						£2,826.11
						£17,070.75
						£18,010.19
						£19,065.83
						£61,813.59
						£42,547.75
						£27,399.99
						£17,070.75
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						£42,547.75
						£27,399.99
						£17,070.75
						£18,010.19
						£19,065.83
						£61,813.59
						£42,547.75

Balance Sheet year ending 31st December, 2022

2017	2018	2019		2020		2021				CURRENT ASSETS		
£11,170.91	£9,473.58		£3,964.82		£7,705.61		£13,137.70			Cash & Bank Accounts		
£7,798.00	£13,825.32	£23,298.90	£13,894.45	£17,859.27	£261.87	£7,967.48	£262.23	£13,399.93		Current	£15,336.23	
£18,968.91										Building Society	£263.50	£15,599.73
										CURRENT LIABILITIES		
£18,968.91		£23,298.90		£17,859.27		£7,967.48		£13,399.93		Accumulation Fund		£15,599.73
£18,968.91		£23,298.90		£17,859.27		£7,967.48		£13,399.93				£15,599.73
										INVESTMENTS (as at 31/12/2022)		
£15,656.29	£14,926.04		£15,295.18		£15,808.76		£14,741.47			BLK Charities UK Bond Fund Inc	£11,706.56	
£208,397.88	£188,612.58		£232,966.42		£194,118.05		£205,967.20			BLK Charities UK Equity Fund Acc	£207,379.19	
£130,087.66	£114,377.16	£317,915.78	£137,228.79	£385,490.39	£128,044.51	£337,971.32	£141,910.20	£362,618.87		BLK Charities UK Equity Fund Inc	£138,054.04	£357,139.79
£354,141.83												
£630,565.00		£985,699.00		£985,699.00		£1,044,717.00		£1,153,758.00		Cottages		£1,229,616.00
£1,003,675.74		£1,326,913.68		£1,389,048.66		£1,390,655.80		£1,529,776.80		Total Capital Assets		£1,602,355.52

Property Valuation

Chapel Row	2015	2016	2017	2018	2019	2020	2021	2022
No:1	£188,000.00	£200,472.00	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	£268,396.00
No:2	£188,000.00	£200,472.00	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	£268,396.00
No:3	£197,000.00	£210,069.00	£216,791.00	£222,600.00	£225,259.00	£238,643.00	£263,551.00	£280,879.00
Highfields					£330,000.00	£350,000.00	£386,531.00	£411,945.00
	£573,000.00	£611,013.00	£630,565.00	£647,462.00	£985,699.00	£1,044,717.00	£1,153,758.00	£1,229,616.00

The properties were revalued on the 9th January, 2022 using the Nationwide House Price Calculator www.nationwide.co.uk using the 2021 values as a base valuation.

Extract from the minutes of a meeting of the Trustees held on the 23rd November, 2022

7. **Christmas Grants** A list of Grundisburgh residents who received the Christmas 2021 grant was scrutinised to produce a list to receive the 2022 grant – attached

Independent Examiners Certificate

I confirm that the foregoing accounts represent a true and accurate position of the Trust's finances.

Signed Clive J. Hallett Date 25/1/23

Balance Sheet year ending 31st December, 2022

2017	2018	2019	2020	2021	2022			CURRENT ASSETS			
£11,170.91	£9,473.58	£3,964.82	£7,705.61	£13,137.70				Cash & Bank Accounts			
£7,798.00	£13,825.32	£23,298.90	£13,894.45	£17,859.27	£261.87	£7,967.48	£262.23	£13,399.93	Current	£15,336.23	
£18,968.91									Building Society	£263.50	£15,599.73
									CURRENT LIABILITIES		
£18,968.91		£23,298.90		£17,859.27		£7,967.48		£13,399.93	Accumulation Fund		£15,599.73
£18,968.91		£23,298.90		£17,859.27		£7,967.48		£13,399.93			£15,599.73
									INVESTMENTS (as at 31/12/2022)		
£15,656.29	£14,926.04	£15,295.18	£15,808.76	£14,741.47					BLK Charities UK Bond Fund Inc	£11,706.56	
£208,397.88	£188,612.58	£232,966.42	£194,118.05	£205,967.20					BLK Charities UK Equity Fund Acc	£207,379.19	
£130,087.66	£114,377.16	£317,915.78	£137,228.79	£385,490.39	£128,044.51	£337,971.32	£141,910.20	£362,618.87	BLK Charities UK Equity Fund Inc	£138,054.04	£357,139.79
£354,141.83											
£630,565.00		£985,699.00		£985,699.00		£1,044,717.00		£1,153,758.00	Cottages		£1,229,616.00
£1,003,675.74		£1,326,913.68		£1,389,048.66		£1,390,655.80		£1,529,776.80	Total Capital Assets		£1,602,355.52

Property Valuation

Chapel Row	2015	2016	2017	2018	2019	2020	2021	2022
No:1	£188,000.00	£200,472.00	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	£268,396.00
No:2	£188,000.00	£200,472.00	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	£268,396.00
No:3	£197,000.00	£210,069.00	£216,791.00	£222,600.00	£225,259.00	£238,643.00	£263,551.00	£280,879.00
Highfields					£330,000.00	£350,000.00	£386,531.00	£411,945.00
	£573,000.00	£611,013.00	£630,565.00	£647,462.00	£985,699.00	£1,044,717.00	£1,153,758.00	£1,229,616.00

The properties were revalued on the 9th January, 2022 using the Nationwide House Price Calculator www.nationwide.co.uk using the 2021 values as a base valuation.

Extract from the minutes of a meeting of the Trustees held on the 23rd November, 2022

7. Christmas Grants A list of Grundisburgh residents who received the Christmas 2021 grant was scrutinised to produce a list to receive the 2022 grant – attached

Independent Examiners Certificate

I confirm that the foregoing accounts represent a true and accurate position of the Trust's finances.

Signed Clive Jellett Date 25/1/23

SIR WILLIAM BRAMPTON GURDON COTTAGE TRUST

England & Wales - Charity number 210361

Accounts

Sir William Brampton Gurdon Cottage Trust

Registered Charity No: 210361

Trustees

Mr.Iain Langdon, The Holme, The Green, Grundisburgh, Woodbridge, Suffolk IP13 6TA - Chairman

Mr.Colin Grimwood, 12 Alice Driver Road, Grundisburgh IP13 6XH

Mrs.Brenda Garrett, 19 Post Mill Gardens, Grundisburgh, Woodbridge, Suffolk, IP13 6UP

Mrs.Lynda Bridges, 2 Vine Cottage, Grundisburgh, Woodbridge, Suffolk IP13 6UF

Mrs.Kathleen Youngs, 3 Salters Gardens, Grundisburgh, Woodbridge, Suffolk IP13 6XE

Clerk

Mr.John Ager, 8 Post Mill Close, Grundisburgh, Woodbridge, Suffolk, IP13 6UU

2021 ANNUAL REPORT

Highfields The property, bequeathed to The Trust by the late John Batchelor, was advertised for rent on the 12th February 2021 applications to be received by the 15th March. 43 enquires were received and 28 application forms completed. The Trustees met on the 16th March to produce a short list. A joint application was chosen and, after satisfactory references received, were offered the tenancy which they accepted. They took possession of the property on the 26th March.

The Trust's dispute with East Suffolk Council over the payment of Council Tax was resolved with a total refund of £2,826.38 received on the 22nd March.

Chapel Row Cottages

No: 1 In March the community occupational therapist asked for permission, which was immediate given, for grab rails to be fitted either side of the main and conservatory doors and an additional rail fitted in the kitchen on the left side wall.. Unfortunately, the tenant's mobility had decreased and he was struggling to access both the main and conservatory doors. Sadly the tenant died in September and the tenancy passed by succession to his son on the 12th September.

No: 2 Windeman installed a new sealed window unit and a leaking kitchen tap was repaired in June. The Chairman and Mr.David Ruse investigated a damp patch on the wall underneath the front window and found that this was caused by an inadequate soakaway system which needed to be replaced by a more robust installation. Mr.Ruse submitted a quotation of £3,079.57 which Trustees accepted. The cost will be set against the maintenance budgets for all three cottages.

Emergency Alarms 54 Grundisburgh residents now enjoy the security of emergency alarms. This service, provided by the Trust, brings enormous peace of mind to the resident and their carers and is very much appreciated.

Finance Despite spending a further £22,983 on renovating Highfields during the year, total assets increased by £30,079 by the end of the year due to an increase in the value of the Trust's investments.

Christmas Grants 37 Grundisburgh residents received a grant of £40 which was accompanied by a card designed by pupils of Grundisburgh Primary School.

Other Grants

Lunch Club £50 donated to The Trust in memory of the late Edna Warren was forwarded to the Lunch Club

Playing Field A grant of £250 was awarded to Grundisburgh Playingfield Management Committee towards the cost of installing new children's play equipment on the playing field.

Grundisburgh Primary School – Trip to Surrey Hills May 2022 An application to pay half fees (£170) for six pupils who are unable to fully finance the visit was received. Bearing in mind that the Trust paid £510 to support three pupils for the cancelled 2020 trip Trustees agreed to award a further grant of £510.

Sir William Brampton Gurdon Cottage Trust								
Receipts & Payments Account year ending 31st December, 2021								
2016	2017		2018		2019		2020	
								INCOME
								Dividends
£641.96	£641.96		£641.96		£529.63		£508.36	Charinco
£3,058.79	£3,388.06	£4,030.02	£3,649.91	£4,291.87	£3,861.43	£4,391.06	£2,825.81	£3,334.17 Charishare
								Highfields Rent
£3,926.00	£4,108.00		£4,290.00		£4,420.00		£4,550.00	1 Chapel Row Rent
£3,978.00	£4,160.00		£4,342.00		£4,472.00		£4,602.00	2 Chapel Row Rent
£4,550.00	£4,732.00	£13,000.00	£4,914.00	£13,546.00	£5,057.00	£13,949.00	£5,200.00	£14,352.00 3 Chapel Row Rent
								£320.00 Insurance Claim
£38.66		£27.62		£27.32		£69.13		£67.42 Building Society Interest
				£80.00				Christmas Grant returned
£7.54		£13.11						Emergency Alarm refund
								£40.00 Christmas Grant not banked
						£40.00		Christmas Grant returned
						£616.64		Bank refund
								£13,700.00 Yorkshire Building Society
								£30,000.00 BLK Charities UK Equity Fund Acc
				£65.00				Donation
								Highfields Council Tax refund
£16,200.95		£17,070.75		£18,010.19		£19,065.83		£61,813.59 Total Income
								EXPENDITURE
						£49.99		Chapel Row Sign
£791.04	£112.50		£537.23		£5,536.65		£698.88	1 Chapel Row
£1,052.20	£654.00		£387.68		£116.96			2 Chapel Row
£928.54	£122.50	£889.00	£564.11	£1,489.02	£702.92	£6,356.53	£698.88	£698.88 3 Chapel Row
						£4,403.56		£43,518.43 Highfields
£313.13		£303.71		£312.23		£425.73		£438.80 Insurance
£2,490.00		£2,600.00		£2,600.00		£2,600.00		£2,600.00 Clerks Salary
£7,814.96		£8,279.32		£7,155.00		£7,634.91		£8,339.27 Emergency Alarms
£1,435.00		£1,260.00		£1,640.00		£1,440.00		£1,400.00 Christmas Grants
				£65.00				Donation returned
£825.00		£545.00		£418.95		£1,594.74		£1,010.00 Other Grants
								£13,700.00 Yorkshire Building Society
£15,649.87		£13,877.03		£13,680.20		£24,505.46		£71,705.38 Total Expenditure
								GENERAL FUND
£15,224.11		£15,775.19		£18,968.91		£23,298.90		£17,859.27 Balance at 1st January 2021
£16,200.95		£17,070.75		£18,010.19		£19,065.83		£61,813.59 Add Total Income
£31,425.06		£32,845.94		£36,979.10		£42,364.73		£79,672.86

£15,649.87		£13,877.03		£13,680.20		£24,505.46		£71,705.38	Deduct Total Expenditure
£15,775.19		£18,968.91		£23,298.90		£17,859.27		£7,967.48	Balance at 31st December 2021
Balance Sheet year ending 31st December, 2021									
									CURRENT ASSETS
2016	2017		2018		2019		2020		Cash & Bank Accounts
£8,004.81	£11,170.91		£9,473.58		£3,964.82		£7,705.61		Current
£7,770.38	£7,798.00	£18,968.91	£13,825.32	£23,298.90	£13,894.45	£17,859.27	£261.87	£7,967.48	Building Society
£15,775.19									
									CURRENT LIABILITIES
£15,775.19		£18,968.91		£23,298.90		£17,859.27		£7,967.48	Accumulation Fund
£15,775.19		£18,968.91		£23,298.90		£17,859.27		£7,967.48	
									INVESTMENTS (as at 31/12/2021)
£15,872.96	£15,656.29		£14,926.04		£15,295.18		£15,808.76		BLK Charities UK Bond Fund Inc
£182,198.65	£208,397.88		£188,612.58		£232,966.42		£194,118.05		BK Charities UK Equity Fund Acc
£116,817.05	£130,087.66	£354,141.83	£114,377.16	£317,915.78	£137,228.79	£385,490.39	£128,044.51	£337,971.32	BK Charities UK Equity Fund Inc
£314,888.66									
£611,013.00		£630,565.00		£985,699.00		£985,699.00		£1,044,717.00	Cottages
£941,676.85		£1,003,675.74		£1,326,913.68		£1,389,048.66		£1,390,655.80	Total Capital Assets
Property Valuation									
Chapel Row	2014	2015	2016	2017	2018	2019	2020	2021	
No:1	£184,000.00	£188,000.00	£200,472.00	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	
No:2	£184,000.00	£188,000.00	£200,472.00	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00	
No:3	£193,000.00	£197,000.00	£210,069.00	£216,791.00	£222,600.00	£225,259.00	£238,643.00	£263,551.00	
Highfields						£330,000.00	£350,000.00	£386,531.00	
	£561,000.00	£573,000.00	£611,013.00	£630,565.00	£647,462.00	£985,699.00	£1,044,717.00	£1,153,758.00	
The properties were revalued on the 9th January, 2022 using the Nationwide House Price Calculator www.nationwide.co.uk using the 2020 values as a base valuation.									
Extract from the minutes of a meeting of the Trustees held on the 15th November, 2021									
7. Christmas Grants A list of Grundisburgh residents who received the Christmas 2020 grant was scrutinised to produce a list to receive the 2021 grant - attached									
Independent Examiners Certificate									
I confirm that the foregoing accounts represent a true and accurate position of the Trust's finances.									
Signed..... Date.....									

Balance Sheet year ending 31st December, 2021

2016	2017	2018	2019	2020									
£8,004.81	£11,170.91	£9,473.58	£3,964.82	£7,705.61							CURRENT ASSETS		
£7,770.38	£7,798.00	£18,968.91	£13,825.32	£23,298.90	£13,894.45	£17,859.27	£261.87	£7,967.48			Cash & Bank Accounts		
£15,775.19											Current	£13,137.70	
£15,775.19		£18,968.91		£23,298.90		£17,859.27		£7,967.48			Building Society	£262.23	£13,399.93
£15,775.19		£18,968.91		£23,298.90		£17,859.27		£7,967.48			CURRENT LIABILITIES		
											Accumulation Fund		£13,399.93
													£13,399.93
											INVESTMENTS (as at 31/12/2021)		
£15,872.96	£15,656.29	£14,926.04	£15,295.18	£15,808.76							BLK Charities UK Bond Fund Inc	£14,741.47	
£182,198.65	£208,397.88	£188,612.58	£232,966.42	£194,118.05							BK Charities UK Equity Fund Acc	£205,967.20	
£116,817.05	£130,087.66	£354,141.83	£114,377.16	£317,915.78	£137,228.79	£385,490.39	£128,044.51	£337,971.32			BK Charities UK Equity Fund Inc	£141,910.20	£362,618.87
£314,888.66													
£611,013.00		£630,565.00	£985,699.00	£985,699.00				£1,044,717.00			Cottages		£1,153,758.00
£941,676.85		£1,003,675.74	£1,326,913.68	£1,389,048.66				£1,390,655.80			Total Capital Assets		£1,529,776.80

Property Valuation

Chapel Row	2014	2015	2016	2017	2018	2019	2020	2021
No:1	£184,000.00	£188,000.00	£200,472.00	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00
No:2	£184,000.00	£188,000.00	£200,472.00	£206,887.00	£212,431.00	£215,220.00	£228,037.00	£251,838.00
No:3	£193,000.00	£197,000.00	£210,069.00	£216,791.00	£222,600.00	£225,259.00	£238,643.00	£263,551.00
Highfields						£330,000.00	£350,000.00	£386,531.00
	£561,000.00	£573,000.00	£611,013.00	£630,565.00	£647,462.00	£985,699.00	£1,044,717.00	£1,153,758.00

The properties were revalued on the 9th January, 2022 using the Nationwide House Price Calculator www.nationwide.co.uk using the 2020 values as a base valuation.

Extract from the minutes of a meeting of the Trustees held on the 15th November, 2021

7. Christmas Grants A list of Grundisburgh residents who received the Christmas 2020 grant was scrutinised to produce a list to receive the 2021 grant – attached

Independent Examiners Certificate

I confirm that the foregoing accounts represent a true and accurate position of the Trust's finances.

Signed: Clive Hallett Date: 27/3/22