

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									
									INCOME
2016	2017		2018		2019		2020		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	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	
£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.....			

£481.48				
£4,088.30	£4,569.78			
£5,280.00				
£4,680.00				
£4,745.00				
£5,343.00	£20,048.00			
	£0.36			
	£13.50			
	£40.00			
	£15,000.00			
	£50.00			
	£2,826.11			
	£42,547.75			
£99.10				
£646.45				
£99.10	£844.65			
	£22,983.16			
	£443.79			
	£2,600.00			
	£8,463.70			
	£1,480.00			
	£300.00			
	£37,115.30			
	£7,967.48			
	£42,547.75			
	£50,515.23			

[illegible]

Balance Sheet year ending 31st December, 2021

2016	2017	2018	2019	2020		CURRENT ASSETS		
£8,004.81	£11,170.91	£9,473.58	£3,964.82	£7,705.61		Cash & Bank Accounts		
£7,770.38	£7,798.00	£18,968.91	£13,825.32	£23,298.90	£13,894.45	Current	£13,137.70	
£15,775.19						Building Society	£262.23	£13,399.93
£15,775.19		£18,968.91		£23,298.90	£17,859.27			
£15,775.19		£18,968.91		£23,298.90	£17,859.27			
£15,872.96	£15,656.29	£14,926.04	£15,295.18	£15,808.76				
£182,198.65	£208,397.88	£188,612.58	£232,966.42	£194,118.05		BLK Charities UK Bond Fund Inc	£14,741.47	
£116,817.05	£130,087.66	£354,141.83	£114,377.16	£317,915.78	£137,228.79	BK Charities UK Equity Fund Acc	£205,967.20	
£314,888.66						BK Charities UK Equity Fund Inc	£141,910.20	£362,618.87
£611,013.00		£630,565.00	£985,699.00	£985,699.00		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

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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

Celine Hallett 27/3/22

Date