

# COURTAULD HOMES OF REST

England & Wales · Charity number 218726

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1963-06-07

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

## Contact

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**Address** The Reading Room  
Courtaulds Homes Of Rest  
Hedingham Road  
Halstead  
Essex  
CO9 2DN

**Phone** 01787472945

**Email** [acb@corderbirch.co.uk](mailto:acb@corderbirch.co.uk)

## Activities

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**Objects:** TWENTY HOMES OF REST AND THE MAINTENANCE THEREOF FOR PERSONS OF EITHER SEX WHO SHALL HAVE RESIDED OR WORKED IN HALSTEAD FOR NOT LESS THAN TWENTY FIVE YEARS, AND WHO SHALL BEAR A GOOD CHARACTER FOR HONEST SOBRIETY AND STEADY WORK. (PREFERENCE GIVEN TO THOSE WHO HAVE WORKED AT THE HALSTEAD FACTORY).

**Activities:** To administer 20 (twenty) almshouses for occupation by senior citizens who have lived or worked in Halstead for not less than 25 (twenty five) years with priority given to former employees of Samuel Courtauld & Co.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

- **Area of benefit:** HALSTEAD
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£88,220	£84,369	-	-
2024-03-31	£124,814	£119,297	-	-
2023-03-31	£168,585	£165,374	-	-
2022-03-31	£68,301	£168,647	-	-
2021-03-31	£66,399	£57,376	-	-

## Trustees

Name	Role	Appointed
MR TONY SHELTON	Chair	
CHRISTOPHER PATRICK BUTLER DL		
CLAIRE JACQUELINE CANNON		2016-10-11
George Courtauld		2018-01-09
JOHN WILSON MINERS		2021-01-18
MRS G COURTAULD,		2015-01-12
Malcolm Trevor Root FGRA		2024-01-09
PETER ALAN ROBERTSON		2011-11-29
Sarah Jane Wade		2023-01-10

**COURTAULD HOMES OF REST**

England & Wales - Charity number 218726

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# Accounts

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**COURTAULD HOMES OF REST, HALSTEAD**

**Charity No: 218726**

**Receipts and Payments Accounts for year ended 31<sup>st</sup> March 2025**

**Receipts**

Balance brought forward	£10,895.36
Maintenance contributions from residents	£88,190.00
Fees for Concessionary T. V. License	£30.00
	<u>£99,115.36</u>

**Payments**

Electricity		£2,114.36
Water Rates		£6,086.58
Cost of maintenance collections		£8,819.00
Insurance premium		£2,593.37
Gardens and grounds		£1,230.23
Construction of new paths		£11,222.00
Tree surgery and hedge cutting		£924.00
Braintree District Council – green bins		£205.00
Repairs and renewals		£10,186.90
Work on boundary walls		£3,420.00
Cowls for chimneys		£2,500.00
Provide Community Care Call Alarm system		£6,772.40
Fees for Concessionary T. V. License		£30.00
The clerk's salary		£1,000.00
ICT (Foxhall Solutions)		£1,389.66
Gigaclear		£984.00
The Almshouse Association – annual subscription & almshouse gazettes		£485.00
Gas Safety checks and associated gas work		£2,372.00
Audit fees		£100.00
New pump for fire sprinkler system		£1,284.00
Picture framing and polish for Reading Room		£67.12
Transfer to reserves		£20,000.00
Postages, printing & stationery		£118.85
Bank charges		£50.89
General expenses		£414.00
	<u>£99,115.36</u>	<u>£84,369.36</u>
Less credits outstanding on 31 <sup>st</sup> March 2025	£470.00	
	<u>£98,645.36</u>	
Less cheque outstanding on 31 <sup>st</sup> March 2025		£205.00
		<u>£84,164.36</u>
Balance in hand carried forward		£14,481.00
	<u>£98,645.36</u>	<u>£98,645.36</u>

*R. P. P. P.*  
11/12/25

I hereby certify that, having examined the bank statements and documents, this summary represents an accurate record of the transactions for the period stated.

**Statement of Accounts for the year ended 31<sup>st</sup> March 2025**

**National Westminster Bank PLC – Business Reserve Account**

Balance brought forward	£1,147.14
Transfer from Current Account	£20,000.00
Interest Gross	<u>£57.25</u>
	£21,204.39

**M & G Securities – Extraordinary Repair Fund**

Value as of 31 <sup>st</sup> March 2025	£294,030.08
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**M & G Securities – General Fund**

Value as of 31 <sup>st</sup> March 2025	<u>£156,413.21</u>
	<u>£450,443.29</u>

*I hereby certify that I have examined the books, accounts and documents of the charity and that the accounts are correct and that the balance sheet is true and correct.*

*[Signature]*  
11/10/25



Section A

Independent Examiner's Report

Report to the trustees/ members of

COURTAULD HOMES OF REST, HALSTEAD

On accounts for the year ended

31 MARCH 2025

Charity no (if any)

218726

Set out on pages

1

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

*Philip Amos*

Date:

11/12/2025

Name:

PHILIP JOHN AMOS

Relevant professional qualification(s) or body (if any):

N/A

Address:

49 BOIS HALL GARDENS

HALSTEAD

ESSEX CO9 2HY



## Courtauld Homes of Rest

Registered Charity No. 218726

The Reading Room  
Courtauld Homes of Rest  
Hedingham Road  
Halstead  
Essex CO9 2DN

Anthony F. Shelton - Chairman  
Adrian Corder-Birch D.L. F.S.A. - Clerk to the Trustees

Telephone: 01787 472945  
E-mail: [acb@corderbirch.co.uk](mailto:acb@corderbirch.co.uk)

### COURTAULD HOMES OF REST ANNUAL REPORT 2024-2025

The charity, which was founded in 1923, administers 20 (twenty) almshouses for senior citizens in Halstead. Priority is given to applicants who have previously been employed by the Halstead Factory of Samuel Courtauld & Co. Limited and to people in need, providing they have lived or worked in Halstead for a minimum of 25 years. Affiliation with The Almshouses Association continues and trustees have attended excellent training courses run by the association.

Progress has continued and essential repairs carried out internally and externally, including work identified by the architects in their quinquennial report in order of priority, which includes maintenance of the massive boundary wall. Cowls have also been fixed to chimneys. The grounds continue to be well maintained, and improvements made to the safety of the pathways. Some of the old York stone pathways have been removed and replaced with a safe new surface.

The installation of a new digital care alarm system in place of the old analogue system was completed. The new back doors installed during 2023 connected to the new ICT system, caused problems following power cuts. As a result, five mains surge protection blocks have been installed to place another layer of protection to minimize the effect of mains power spikes. This work appears to have rectified the problem.

An annual internal inspection of all homes is now being carried out under the provisions of the Social Housing Regulations Act 2024 together with arrangements for Legionella Risk Assessments and Energy Performance Certificates. Policies including Safeguarding, Conflicts of Interests, Clerks Job Description, etc., have been reviewed and updated.

The trust has achieved a full complement of nine trustees, with good attendance at meetings. The trustees and residents continue to support Neighbourhood Watch in the interests of crime prevention and to reduce concern for residents.

**COURTAULD HOMES OF REST**

England & Wales - Charity number 218726

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# Accounts

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**Statement of Accounts for year ended 31<sup>st</sup> March 2024**

**National Westminster Bank PLC – Business Reserve Account**

Balance brought forward	£1,131.81
Interest Gross	<u>£15.33</u>
	£1,147.14

**M & G Securities – Extraordinary Repair Fund**

(Note:

£25,000 was withdrawn in June 2023 and £20,000 was withdrawn in September 2023)

Value as at 31<sup>st</sup> March 2024 £274,945.06

**M & G Securities – General Fund**

Value as at 31<sup>st</sup> March 2024 £146,260.68

£421,205.74



# Courtauld Homes of Rest

Registered Charity No. 218726

The Reading Room  
Courtauld Homes of Rest  
Hedingham Road  
Halstead  
Essex CO9 2DN

Anthony F. Shelton - Chairman

Adrian Corder - Birch D.L., F.S.A., - Clerk to the Trustees

Telephone: 01787 472945

E-mail: [adrian@corder-birch.co.uk](mailto:adrian@corder-birch.co.uk)

## COURTAULD HOMES OF REST ANNUAL REPORT 2023-2024

The charity, which was founded in 1923, administers 20 (twenty) almshouses for senior citizens in Halstead. Priority is given to applicants who have previously been employed by the Halstead Factory of Samuel Courtauld & Co. Limited and to persons in need. Affiliation to The Almshouses Association continues and trustees have attended excellent training courses run by the association.

The highlight of the year was the centenary celebration, which was attended by HRH The Duke of Gloucester, as Royal Vice Patron of The Almshouse Association, together with the Lord Lieutenant of Essex, the Mayor of Halstead and the Chief Executive of The Almshouse Association. The celebration included a special tea with centenary cake for residents and guests. Two blue plaques together with a third plaque commemorating his visit were unveiled by the Duke, who also visited a couple of residents in their almshouse. A book recording the history of the homes and other almshouses in the area was published as part of the centenary. The trustees desire to record grateful thanks to The Almshouse Association and to the Essex Lieutenancy for help and support with the Royal visit.

Progress has continued and essential repairs carried out internally and externally, including work identified by the architects in their quinquennial report in order of priority, including the massive boundary wall. The grounds continue to be well maintained and improvements made to safety on the Yorkshire stone pathways. A new ride on mower was purchased during the year.

Following an inordinate delay by door manufacturers, the installation of new back doors has been completed. The doors are connected to the new ICT cabling, which has significantly improved security. In addition an improved care-line system, telephones and broadband was also completed. A replacement pump has been installed for the fire sprinkler system which is inspected and serviced regularly. New residents were welcomed to Nos. 13 and 19.

Mr. Malcolm Root, F.G.R.A., was welcomed as a new trustee and the trust has a full complement of nine trustees, with good attendance at meetings. The trustees and residents, continue to support Neighbourhood Watch in the interests of crime prevention and to reduce concern for residents.



Section A

Independent Examiner's Report

Report to the trustees/ members of

COURTAULDS HOMES OF REST, HALSTEAD

On accounts for the year ended

31 MARCH 2024

Charity no (if any)

218726

Set out on pages

1

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~ \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

*Philip Amos*

Date:

09/12/2024

Name:

PHILIP JOHN AMOS

Relevant professional qualification(s) or body (if any):

N/A

Address:

49 BOIS HALL GARDENS  
HALSTEAD  
ESSEX CO9 2HY

**COURTAULD HOMES OF REST**

England & Wales - Charity number 218726

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# Accounts

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Section A Independent Examiner's Report

Report to the trustees/ members of **COURTAULDS HOMES OF REST, HALSTEAD**

On accounts for the year ended **31 MARCH 2023** Charity no (if any) **218726**

Set out on pages **1**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/03/2023**.

**Responsibilities and basis of report** As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement** I have completed my examination. I confirm that no material matters have come to my attention ~~(other than that disclosed below)~~ in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.  
 \* Please delete the words in the brackets if they do not apply.

Signed: **Philip Amos** Date: **05/12/2023**

Name: **PHILIP JOHN AMOS**

Relevant professional qualification(s) or body (if any): **N/A**


Address: **49 BOIS HAUL GARDENS**  
**HALSTEAD**  
**ESSEX CO9 2HY**

Receipts and Payments Accounts for year ended 31<sup>st</sup> March 2023Receipts

Balance brought forward	£2,167.57
Maintenance contributions from residents	£73,062.93
Transfers from reserves	£95,000.00
Rent for Meadow	£500.00
Fees for Concessionary T. V. License	£22.50
	<u>£170,753.00</u>

Payments

Electricity	£2,215.70
Water Rates	£5,022.51
Cost of maintenance collections	£7,306.29
Insurance premium	£2,232.42
Gardens and grounds	£2,279.51
Blue plaques	£499.90
Repairs and renewals	£10,427.56
Community Care Call Alarm system	£5,788.80
Fees for Concessionary T. V. License	£22.50
Clerk's salary	£1,000.00
Renovations to No. 6	£31,618.55
Gas and electricity for No. 6	£93.23
Council Tax for No. 6	£77.69
ICT Work (Foxhall Solutions)	£897.60
Gigaclear	£588.00
Almshouses Association – annual subscription and course fees	£558.00
Gas Safety checks and associated gas work	£2,397.60
Electric Safety Inspections	£156.00
Fire proofing work	£18,696.00
Back doors	£69,114.60
Work on boundary walls	£3,600.00
Audit fees	£100.00
Servicing of fire sprinkler system	£150.00
General expenses	£532.16
	<u>£170,753.00</u>
Less cheque outstanding at 31 <sup>st</sup> March 2023	£165,374.62
	<u>£77.69</u>
	£165,296.93
Balance in hand carried forward	£5,456.07
	<u>£170,753.00</u>
	<u>£170,753.00</u>


  
 5/12/23
   
 I hereby certify that, having examined the bank statements and documents, that this summary represents an accurate record of the transactions for the period stated.

Statement of Accounts for year ended 31<sup>st</sup> March 2023

National Westminster Bank PLC – Business Reserve Account

Balance brought forward	£1,126.98
Interest Gross	£4.95
	<u>£1,131.93</u>

M & G Securities – Extraordinary Repair Fund

(Note:

£15,000 was withdrawn in April 2022 and £80,000 was withdrawn in December 2022)

Value as at 31 <sup>st</sup> March 2023	£299,722.94
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M & G Securities – General Fund

Value as at 31 <sup>st</sup> March 2023	<u>£135,616.96</u>
	<u>£435,339.90</u>



*Anthony F. Shelton - Chairman*  
*Adrian Corder-Birch D.L., F.S.A. - Clerk to the Trustees*

## Courtauld Homes of Rest

Registered Charity No. 218726

The Reading Room  
Courtauld Homes of Rest  
Heddingham Road  
Halstead  
Essex CO9 2DN

Telephone: 01787 472945  
E-mail: [adrian@corder-birch.co.uk](mailto:adrian@corder-birch.co.uk)

### COURTAULD HOMES OF REST ANNUAL REPORT 2022-2023

The charity administers 20 (twenty) almshouses for senior citizens in Halstead, with priority given to applicants who have previously been employed by Samuel Courtauld & Co. Limited. Affiliation to The Almshouses Association continues and two Trustees and the Clerk have attended excellent courses run by the association.

During the year, normality returned following disruption caused by the Coronavirus pandemic. Progress has continued and essential repairs carried out internally and externally, including work identified by the architects in their quinquennial report in the order of priority. Major renovation to No. 6 has been completed to bring it up to standard. This work included re-wiring, re-plumbing, central heating, new kitchen and wet-room. The work fully complied with DDA requirements. The policy adopted by the Trustees to update homes as they become empty, has therefore continued.

The main ICT cabling is in place for Wifi, door security, telephone, broadband, care-line and associated improvements. These facilities are operating where possible with exception of door security, because of inordinate delays by door manufacturers. The Trustees have chosen replacement back doors, which are awaited. The front doors have been re-glazed and painted black to match the windows.

The grounds continue to be well maintained, with tree surgery and pollarding work completed. Some former paths have been reinstated and planting carried out to significantly improve the appearance of the homes.

Sadly, David Hume, who had been a trustee for fourteen years died in February 2023. The Trustees and residents continue to support Neighbourhood Watch in the interests of crime prevention and to reduce concern for residents. The charity is continuing to make arrangements, to celebrate its centenary in 2023, which will include a party for residents and other guests. In addition two blue plaques will be unveiled and a book published about the history of the homes.

**COURTAULD HOMES OF REST**

England & Wales - Charity number 218726

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# Accounts

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# Courtauld Homes of Rest

Registered Charity No. 218726

The Reading Room  
Courtauld Homes of Rest  
Heddingham Road  
Halstead  
Essex CO9 2DN

Anthony F. Shelton - Chairman

Adrian Corder-Birch D.L., F.S.A. - Clerk to the Trustees

Telephone: 01787 472945

E-mail: ~~adrian@corder-birch.co.uk~~

*acb@corderbirch.co.uk*

## COURTAULD HOMES OF REST ANNUAL REPORT 2021-2022

The charity administers 20 (twenty) almshouses for senior citizens in Halstead, with priority given to applicants who have previously been employed by Samuel Courtauld & Co. Limited. All twenty homes are occupied and affiliation to The Almshouses Association continues.

The early part of the year 2021-2022 continued to be dominated by the Coronavirus pandemic, which disrupted some of the work of the Courtauld Homes of Rest. This included the cancellation of one meeting, although decisions were made by other means. Despite the effects of the pandemic, progress continued and essential repairs carried out internally and externally. This included stabilizing a large gable under the supervision of a structural engineer. The architects completed their quinquennial inspection and report. The recommended improvements and repairs are now being carried out in the order of the priority specified in the report. Maintenance walkways for safety purposes were constructed in all roof spaces, which facilitated the installation of Information Communication Technology (ICT – see below). Fire proofing work has since been completed in all roof spaces.

During the year nos. 11 and 12 became empty and renovation work completed to bring them up to standard. The work at No. 11 necessitated re-wiring, re-plumbing, central heating, new kitchen and wet-room. The work fully complied with DDA requirements. The work at No. 12 was less extensive, because major work had been carried out about ten years ago, but nevertheless some updating and repairs were required. The policy adopted by the Trustees to update homes as they become empty, is therefore continuing. Renovation work to 19 (nineteen) homes has been completed and only 1 (one) awaits renovation, when it becomes empty.

The main ICT cabling is now in place for Wifi, door security, telephone, broadband, care-line and associated improvements. These facilities are operating where possible with exception of door security, because of inordinate delays by door manufacturers. The Trustees have chosen replacement doors, which are awaited.

The registration with the Land Registry has been upgraded in a number of respects. The grounds continue to be well maintained, with tree surgery and pollarding work completed. Bulbs were planted in the grounds following a free bulb scheme run by Braintree District Council.

Sadly, Julien Courtauld, who had been a trustee for just over fifty years between 1966 and 2016 died in November 2021. The Charity has a full complement of Trustees. The Trustees and residents continue to support Neighbourhood Watch in the interests of crime prevention and to reduce concern for residents. The charity is continuing to make arrangements to celebrate its centenary in 2023.

**COURTAULD HOMES OF REST, HALSTEAD**

**Charity No: 218726**

**Receipts and Payments Accounts for year ended 31<sup>st</sup> March 2022**

**Receipts**

Balance brought forward	£27,513.33
Maintenance contributions from residents	£68,211.20
Transfers from reserves	£75,000.00
Miscellaneous income	£60.00
Fees for Concessionary T. V. License	£30.00
	<u>£170,814.53</u>

**Payments**

Electricity	£1,510.49
Water Rates	£4,056.99
Cost of maintenance collections	£6,821.12
Insurance premium	£2,082.24
Gardens and grounds	£1,947.39
Tree surgery work	£2,500.00
Hire of skip	£230.00
Repairs and renewals	£14,500.17
Community Care Call Alarm system	£5,512.80
Fees for Concessionary T. V. License	£30.00
Clerk's salary	£1,000.00
Renovations to No. 12	£14,586.30
Gas and electricity for No. 17	£106.05
Renovations to No. 11	£28,457.52
Gas and electricity for No. 11	£311.12
ICT Work	£43,568.96
Gigaclear	£147.00
Solicitor's fees for upgrading title with Land Registry	£985.00
Almshouses Association – annual subscription	£312.00
Certificates for Gas Safety checks and associated gas work	£2,717.28
Electric Safety Inspections	£2,160.00
External Repairs to buildings	£9,164.40
Repairs to Gable	£3,844.36
Structural Engineer's fees for gable repairs	£600.00
Architect's fees for Quinquennial Report	£1,652.40
Architect's fees for renovation to No. 17	£685.00
Construction of Safety walkways in roof spaces	£18,460.64
Audit fees	£100.00
Servicing of fire sprinkler system	£150.00
General expenses	£447.73
	<u>£170,814.53</u>
	£168,646.96

Balance in hand carried forward

£2,167.57  
£170,814.53      £170,814.53

*Paul Stang*  
6/12/22 - I hereby certify that, having examined the bank statements and documents, that this summary represents an accurate record of the transactions for the period stated

**Statement of Accounts for year ended 31<sup>st</sup> March 2022**

**National Westminster Bank PLC – Business Reserve Account**

Balance brought forward	£1,126.86
Interest Gross	<u>£0.12</u>
	£1,126.98

**M & G Securities – Extraordinary Repair Fund**

(Note:

£45,000 was withdrawn on 14<sup>th</sup> Jan 2022 and £30,000 was withdrawn on 14<sup>th</sup> Feb 2022)

Value as at 31<sup>st</sup> March 2022 £395,342.46

**M & G Securities – General Fund**

Value as at 31<sup>st</sup> March 2022 £135,882.52

£531,224.98



Section A Independent Examiner's Report

Report to the trustees/ members of	COURTAULDS HOMES OF REST, HALSTEAD		
On accounts for the year ended	31 MARCH 2022	Charity no (if any)	218726
Set out on pages	1		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2022

**Responsibilities and basis of report** As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act")

**Independent examiner's statement** I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.  
\* Please delete the words in the brackets if they do not apply.

Signed:  Date: 20/02/2023

Name: PHILIP JOHN AMOS

Relevant professional qualification(s) or body (if any): N/A

Address: 49 BOIS HALL GARDENS  
HALSTEAD  
ESSEX CO9 2HY

**COURTAULD HOMES OF REST**

England & Wales - Charity number 218726

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# Accounts

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# Courtauld Homes of Rest

Registered Charity No. 218726

The Reading Room  
Courtauld Homes of Rest  
Hedingham Road  
Halstead  
Essex CO9 2DN

Anthony F. Shelton - Chairman

Adrian Corder-Birch D.L., F.S.A. - Clerk to the Trustees

Telephone: 01787 472945

E-mail: [adrian@corder-birch.co.uk](mailto:adrian@corder-birch.co.uk)

## **COURTAULD HOMES OF REST ANNUAL REPORT 2020-2021**

The charity administers 20 (twenty) almshouses for senior citizens in Halstead, with priority given to applicants who have previously been employed by Samuel Courtauld & Co. Limited. All twenty homes are occupied and affiliation to The Almshouses Association continues.

The year 2020-2021 was dominated by the Coronavirus pandemic, which not only disrupted all aspects of national life, but the work of the Courtauld Homes of Rest. This included the cancellation of meetings, although decisions were made by other means. Despite the effects of the pandemic, some progress was made where possible and essential repairs carried out internally and externally.

During the year no. 17 became empty and renovation work completed to bring it up to standard. This work necessitated re-wiring, re-plumbing, central heating, new kitchen and wet-room. The work fully complied with DDA requirements. The policy adopted by the Trustees to update homes as they become empty, is therefore continuing. Renovation work to 18 (eighteen) homes has been completed and only 2 (two) await renovation.

Gigaclear had agreed to install cabling in February 2020, but they initially delayed this until October 2020 and following further delays the work was eventually carried out during January and February 2021 – one year late. Unfortunately, their poor workmanship not only at the Homes of Rest, but throughout the town of Halstead, left much to be desired, necessitating many complaints. Nevertheless the main cabling is now in place for Wifi, CCTV, door security, telephone, broadband, care-line and associated improvements. These continue to be considered and advice taken.

As mentioned in last year's report there was one Trustee vacancy, which has been filled by Mr. John Miners. The Trustees and residents continue to support Neighbourhood Watch in the interests of crime prevention and to reduce concern for residents. The charity is considering celebrations for its centenary in 2023

**COURTAULD HOMES OF REST, HALSTEAD Charity No: 218726**

**Receipts and Payments Accounts for year ended 31<sup>st</sup> March 2021**

**Receipts**

Balance brought forward	£18,489.72
Maintenance contributions from residents	£66,356.69
Refund of overpayment in 2019-2020	£12.60
UK Power Networks – Wayleave payment	£0.25
Fees for Concessionary T. V. License	£30.00
	<u>£84,889.26</u>

**Payments**

Gas and Electricity	£1,357.30
Water Rates	£4,339.23
Cost of maintenance collections	£6,635.66
Insurance premium	£2,034.94
Gardens and grounds	£1,910.00
Repairs and renewals	£2,822.64
Community Care Call Alarm system	£5,512.80
Fees for Concessionary T. V. License	£30.00
Clerk's salary	£1,000.00
Renovations to No. 17	£23,491.50
Gas and electricity for No. 17	£49.68
Work on chimneys	£5,112.16
Almshouses Association – annual subscription	£306.00
Certificates for Gas Safety checks and associated gas work	£2,459.52
Audit fees	£100.00
General expenses	£214.50
	<u>£84,889.26</u>
	£57,375.93

Balance in hand carried forward	£27,513.33
	<u>£84,889.26</u>
	<u>£84,889.26</u>

- I hereby certify that, having examined the bank statements and documents, that this summary represents an accurate record of the transactions for the period stated.

*Richard*  
14/12/21

**COURTAULD HOMES OF REST, HALSTEAD TRUST LTD Charity No: 218726**

**Statement of Accounts for year ended 31<sup>st</sup> March 2021**

**National Westminster Bank PLC – Business Reserve Account**

Balance brought forward	£1,126:40
Interest Gross	£0:46
	£1,126:86

**M & G Securities – Extraordinary Repair Fund**

Value as at 31 <sup>st</sup> March 2021	£424,769:71
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**M & G Securities – General Fund**

Value as at 31 <sup>st</sup> March 2021	£122,454:80
	£547,224:51