



# 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

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## 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

*Phil King*  
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
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**M & G Securities – General Fund**

Value as at 31 <sup>st</sup> March 2022	<u>£135,882.52</u>
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	<u>£531,224.98</u>
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CHARITY COMMISSION  
FOR ENGLAND AND WALES

Independent examiner's  
report on the accounts

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").

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:  Date: 20/02/2023

Name: PHILIP JOHN AMOS

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

N/A

Address:

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ESSEX CO9 2HY