

WIGGIN COTTAGE HOMES

England & Wales - Charity number 219916

Details

Status Registered

Legal form Other

Registered 1963-07-17

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

Contact

Address Waterside House
Unit 3 Waterside Business Park
1649 Pershore Road
Stirchley
Birmingham
B30 3DR

Phone 01214597670

Email helen.gore@bcop.org.uk

Website www.bcop.org.uk

Activities

Objects: (1) ALMSHOUSES FOR AGED OR INFIRM PERSONS RESIDENT PREFERABLY IN HARBORNE OR THE NEIGHBOURHOOD. (2) PENSIONS FOR THE BENEFIT OF THE ALMSPEOPLE.

Activities: The trust owns 6 cottages in Birmingham and lets these through a managing agent to residents. Lettings are means tested.

Classification

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

Geography

- **Area of benefit:** PARISH OF HARBORNE
- Birmingham City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£49,588	£28,486	-	-
2024-03-31	£51,497	£20,052	-	-
2023-03-31	£51,286	£22,233	-	-
2022-03-31	£46,833	£21,637	-	-
2021-03-31	£29,502	£48,006	-	-

Trustees

Name	Role	Appointed
BENJAMIN HENRY EDWARD WIGGIN BA MSI DIP	Chair	
Brian Toner		2017-02-06
John Bennett		2018-11-07

WIGGIN COTTAGE HOMES

England & Wales - Charity number 219916

Accounts

Charity number: 219916

Wiggin Cottage Homes

Trustees' report and financial statements

For the year ended 31 March 2025



Wiggin Cottage Homes

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Wiggin Cottage Homes

Reference and administrative details of the Charity, its Trustees and advisers For the year ended 31 March 2025

Trustees B H E Wiggin, Chairman
 B Toner
 J Bennett

Charity registered number 219916

Principal office Waterside House
 Unit 3, Waterside Business Park
 1649 Pershore Road
 Stirchley
 Birmingham
 B30 3DR

Accountants Dains Audit Limited
 2 Chamberlain Square
 Birmingham
 B3 3AX

Wiggin Cottage Homes

Trustees' report For the year ended 31 March 2025

The Trustees present their annual report together with the financial statements of the Charity for the year 1 April 2024 to 31 March 2025.

Structure, governance and management

a. Constitution

The Charity was created by Sir Henry Wiggin Bt, by a deed dated 21 December 1899 under which freehold property at Harborne was gifted to the Trustees for the use of such aged or infirm persons as the Trustees considered deserving in accordance with the objects of charity.

Under a separate deed dated 8 January 1900 certain fixed interest securities were transferred to the Charity. This deed directed that investment income and rental income should be used firstly to pay for necessary repairs to the Charity property and for insuring the property.

The latest Trust Deed was registered with the Charity Commission on 2 November 1994.

Wiggin Cottage Homes is a registered charity, number 219916.

b. Organisational structure and decision-making policies

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

The Board consists of at least three volunteer Trustees, who meet two times per year, and rely on their managing agents, Broadening Choices for Older People, to ensure they comply with all required legislation and best practice, receiving quarterly updates between Board meetings.

Objectives and activities

a. Principal activity and objectives

The Charity's principal activity is the running of six almshouses in Birmingham. Its charitable objectives are to provide a friendly, homely environment for its almshouse tenants with respect for their privacy.

The freehold property at Harborne was gifted to the Trustees for the use of such aged or infirm persons as the Trustees considered deserving in accordance with the objects of the Charity.

The deed directed that investment income and rental income should be used firstly to pay for necessary repairs to the Charity property and insuring the property.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Wiggin Cottage Homes

Trustees' report (continued) For the year ended 31 March 2025

Achievements and performance

a. Review of activities

The Charity continues to operate six units that are owned (2024 - six).

Financial review

a. Review of financial activities

The surplus for the year ended 31 March 2025 amounted to £21,102 (2024 - £31,445).

Total funds as at 31 March 2025 amounted to £462,530 (2024 - £441,428).

The Trustees believe the financial position at the year end is adequate to meet the Charity's objectives for the forthcoming year.

b. Reserves policy

At 31 March 2025, the Charity had endowment funds of £58,852 (2024 - £58,852), unrestricted funds of £311,028 (2024 - £258,481) and restricted funds of £92,650 (2024 - £92,650).

Reserves are being maintained to fund the charitable activity of running the almshouses.

c. Financial risk management objectives and policies

The Trustees have considered the major risks to which the Charity is exposed and have established systems and internal controls to mitigate them.

d. Investment policy and returns

The Trustees continue to review investment policy on a regular basis.

e. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

Wiggin Cottage Homes

Trustees' report (continued) For the year ended 31 March 2025

f. Future developments

The managing agent, Broadening Choices for Older People, will continue to maintain the Charity's property and invest in any improvements that are required so as to be able to continue to provide a friendly, homely environment for its almshouse beneficiaries, using the Wiggin Cottage Homes funds available.

In 2025/26 the Board will begin the formal process required to merge Wiggin Cottage Homes into Broadening Choices for Older People (registered charity number: 1074954).

Statement of Trustees' responsibilities

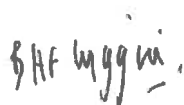
The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

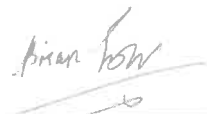
The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. 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 order of the members of the board of Trustees and signed on their behalf by:



B H E Wiggin
Trustee

Date: 24.11.25



B Toner
Trustee

24.11.25

Wiggin Cottage Homes

Independent examiner's report For the year ended 31 March 2025

Independent examiner's report to the Trustees of Wiggin Cottage Homes ('the Charity')

I report to the Charity Trustees on my examination of the financial statements of the Charity for the year ended 31 March 2025, which are set out on pages 6 to 15.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's financial statements 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 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:



Dated: 27/11/2025

Andrew Morris FCA

Dains Audit Limited
Birmingham

Wiggin Cottage Homes

Statement of financial activities For the year ended 31 March 2025

	Note	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from:						
Donations and legacies	3	120	-	-	120	501
Charitable activities	4	44,598	-	-	44,598	49,344
Investments	5	4,870	-	-	4,870	1,652
Total income		49,588	-	-	49,588	51,497
Expenditure on:						
Charitable activities	6	28,486	-	-	28,486	20,052
Total expenditure		28,486	-	-	28,486	20,052
Net movement in funds		21,102	-	-	21,102	31,445
Reconciliation of funds:						
Total funds brought forward	12	289,926	92,650	58,852	441,428	409,983
Net movement in funds		21,102	-	-	21,102	31,445
Total funds carried forward	12	311,028	92,650	58,852	462,530	441,428

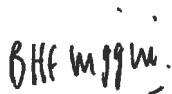
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Wiggin Cottage Homes
Registered number:

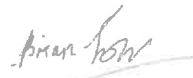
Balance sheet
As at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	9	267,754	231,278
Current assets			
Debtors	10	200,616	212,171
Current liabilities			
Creditors: amounts falling due within one year	11	(5,840)	(2,021)
Net current assets		194,776	210,150
Total net assets		462,530	441,428
Charity funds			
Endowment funds	12	58,852	58,852
Restricted funds	12	92,650	92,650
Unrestricted funds	12	311,028	289,926
Total funds		462,530	441,428

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



B H E Wiggin
Trustee



B Toner
Trustee

Date:

The notes on pages 8 to 15 form part of these financial statements.

1. General information

Wiggin Cottages Homes is an unincorporated charity registered with the Charity Commission for England and Wales. The address of the Charity's registered office is Waterside House, Unit 3 Waterside Business Park, 1649 Pershore Road, Stirchley, Birmingham, West Midlands, England, B30 3DR.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2022.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019.

Wiggin Cottage Homes meets the definition of a public benefit entity under FRS 102.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

The Trustees have considered the going concern concept and any associated material uncertainties, the basis of any significant judgements and the matters to consider when confirming the preparation of the financial statements on a going concern basis and the Trustees are comfortable that there are no adjustments required. The Trustees expect the Charity to continue in operation for at least 12 months from the date of signing the financial statements.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Incoming resources from charitable activities relate to housing benefit and rents received directly from tenancies in respect of the almshouse tenancies.

Investment income is accounted for on an accruals basis.

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs. Governance costs comprise all costs involving the public accountability of the Charity and its compliance with regulation and good practice. These costs include costs related to independent examination, management and legal fees.

All expenditure is inclusive of irrecoverable VAT.

2.5 Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.6 Tangible fixed assets and depreciation

Cost of the initial construction and equipping of the Charity's properties, or extensions thereof, are capitalised and included in freehold property in the balance sheet.

Freehold land is not depreciated. Depreciation on housing properties is charged so as to allocate the cost less their residual value over their estimated useful lives in equal annual instalments from the date of completion of the last major refurbishment work after purchase.

The estimated useful lives are as follows:

Freehold property	- 100 years
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Impairment reviews are carried out annually and provision made against the carrying value where appropriate.

2.7 Debtors

Debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

2.8 Liabilities

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Notes to the financial statements
For the year ended 31 March 2025

2. Accounting policies (continued)

2.9 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2.10 Fund accounting

Unrestricted funds are funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. Restricted funds relate to housing grants received and are being unwound across the period the associated assets are being depreciated.

Endowment funds are funds given to be held as capital.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Donations	120	120	501

4. Income from charitable activities

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Rents received	44,598	44,598	49,344

Wiggin Cottage Homes

Notes to the financial statements For the year ended 31 March 2025

5. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Investment income - connected charities	4,870	4,870	1,652

6. Expenditure on charitable activities

	Total funds 2025 £	Total funds 2024 £
Operating costs	21,435	12,614
Governance costs	7,051	7,438
	28,486	20,052

Governance costs consist of the Broadening Choices for Older People management charge together with legal fees.

7. Employees

The Charity has no employees.

8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2024 - £NIL).

During the year ended 31 March 2025, no Trustee expenses have been incurred (2024 - £NIL).

Wiggin Cottage Homes

Notes to the financial statements For the year ended 31 March 2025

9. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 April 2024	290,691	9,404	300,095
Additions	-	40,392	40,392
At 31 March 2025	<u>290,691</u>	<u>49,796</u>	<u>340,487</u>
Depreciation			
At 1 April 2024	59,413	9,404	68,817
Charge for the year	2,907	1,009	3,916
At 31 March 2025	<u>62,320</u>	<u>10,413</u>	<u>72,733</u>
Net book value			
At 31 March 2025	<u>228,371</u>	<u>39,383</u>	<u>267,754</u>
At 31 March 2024	<u>231,278</u>	-	<u>231,278</u>

Wiggin Cottage Homes

Notes to the financial statements
For the year ended 31 March 2025

10. Debtors

	2025	2024
	£	£
Amounts owed by Broadening Choices for Older People	200,233	210,048
Other debtors	23	-
Prepayments and accrued income	265	2,028
Rent arrears	95	95
	<u>200,616</u>	<u>212,171</u>

11. Creditors: Amounts falling due within one year

	2025	2024
	£	£
Prepaid rent	4,175	687
Other creditors and accruals	1,665	1,334
	<u>5,840</u>	<u>2,021</u>

Notes to the financial statements
For the year ended 31 March 2025

12. Statement of funds

Statement of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Balance at 31 March 2025 £
Unrestricted funds				
Revenue reserves (Unrestricted funds)	289,926	49,588	(28,486)	311,028
Endowment funds				
Trust fund (Endowment funds)	58,852	-	-	58,852
Restricted funds				
Restricted funds	92,650	-	-	92,650
Total of funds	441,428	49,588	(28,486)	462,530

Statement of funds - prior year

	Balance at 1 April 2023 £	Income £	Expenditure £	Balance at 31 March 2024 £
Unrestricted funds				
Revenue reserves (Unrestricted funds)	258,481	51,497	(20,052)	289,926
Endowment funds				
Trust fund (Endowment funds)	58,852	-	-	58,852
Restricted funds				
Restricted funds	92,650	-	-	92,650
Total of funds	409,983	51,497	(20,052)	441,428

Wiggin Cottage Homes

Notes to the financial statements For the year ended 31 March 2025

13. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total funds 2025 £
Tangible fixed assets	116,252	92,650	58,852	267,754
Current assets	200,616	-	-	200,616
Creditors due within one year	(5,840)	-	-	(5,840)
Total	311,028	92,650	58,852	462,530

Analysis of net assets between funds - prior year

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £
Tangible fixed assets	79,776	92,650	58,852	231,278
Current assets	212,171	-	-	212,171
Creditors due within one year	(2,021)	-	-	(2,021)
Total	289,926	92,650	58,852	441,428

14. Related party transactions

At the balance sheet date, the Charity has one Trustee who acts as director for Broadening Choices for Older People, a Charity that acts as the managing agent. The management fee charged in the year was £6,391 (2024 - £6,086).

Broadening Choices for Older People pools surplus funds with connected parties to easily manage the investment portfolio. Interest is charged on the loans at the group's deposit rate.

During the year, the Charity received £4,870 (2024 - £1,652) on deposits held with Broadening Choices for Older People. At the balance sheet date, £200,233 (2024 - £210,048) was due to the Charity from Broadening Choices for Older People.

None of the Trustees had any personal interest in any of the transactions of the Charity during the year.

WIGGIN COTTAGE HOMES

England & Wales - Charity number 219916

Accounts

Charity number: 219916

Wiggin Cottage Homes

Trustees' report and financial statements

For the year ended 31 March 2024



Wiggin Cottage Homes

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Wiggin Cottage Homes

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For the year ended 31 March 2024**

Trustees B H E Wiggin, Chairman
 B Toner
 J Bennett

Charity registered number 219916

Principal office Unit 3, Waterside Business Park
 1649 Pershore Road
 Stirchley
 Birmingham
 B30 3DR

Accountants Dains Audit Limited
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Wiggin Cottage Homes

Trustees' report

For the year ended 31 March 2024

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a. Constitution

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Wiggin Cottage Homes

Trustees' report (continued) For the year ended 31 March 2024

Achievements and performance

a. Review of activities

The Charity continues to operate six units that are owned (2023 - six).

Financial review

a. Review of financial activities

The surplus for the year ended 31 March 2024 amounted to £31,445 (2023 - £29,053).

Total funds as at 31 March 2024 amounted to £441,428 (2023 - £409,983).

The Trustees believe the financial position at the year end is adequate to meet the Charity's objectives for the forthcoming year.

b. Reserves policy

At 31 March 2024, the Charity had endowment funds of £58,852 (2023 - £58,852), unrestricted funds of £289,926 (2023 - £258,481) and restricted funds of £92,650 (2023 - £92,650).

Reserves are being maintained to fund the charitable activity of running the almshouses.

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The Trustees have considered the major risks to which the Charity is exposed and have established systems and internal controls to mitigate them.

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The Trustees continue to review investment policy on a regular basis.

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f. Future developments

The managing agent, Broadening Choices for Older People, will continue to maintain the Charity's property and invest in any improvements that are required so as to be able to continue to provide a friendly, homely environment for its almshouse tenants, using the Wiggin Cottage Homes funds available.

Trustees' report (continued)
For the year ended 31 March 2024

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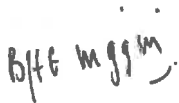
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Approved by order of the members of the board of Trustees and signed on their behalf by:



B H E Wiggin
Trustee



B Toner
Trustee

Date:

Wiggin Cottage Homes

Independent examiner's report For the year ended 31 March 2024

Independent examiner's report to the Trustees of Wiggin Cottage Homes ('the Charity')

I report to the Charity Trustees on my examination of the financial statements of the Charity for the year ended 31 March 2024, which are set out on pages 7 to 15

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's financial statements 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 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:

Dated:

Andrew Morris FCA

Dains Audit Limited
Birmingham

Wiggin Cottage Homes

Statement of financial activities
For the year ended 31 March 2024

	Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from:						
Donations and legacies	3	501	-	-	501	-
Charitable activities	4	49,344	-	-	49,344	46,115
Investments	5	1,652	-	-	1,652	5,171
Total income		51,497	-	-	51,497	51,286
Expenditure on:						
Charitable activities	6	20,052	-	-	20,052	22,233
Total expenditure		20,052	-	-	20,052	22,233
Net movement in funds		31,445	-	-	31,445	29,053
Reconciliation of funds:						
Total funds brought forward	12	258,481	92,650	58,852	409,983	380,930
Net movement in funds		31,445	-	-	31,445	29,053
Total funds carried forward	12	289,926	92,650	58,852	441,428	409,983

The notes on pages 8 to 15 form part of these financial statements.

Wiggin Cottage Homes
Registered number: 219916

Balance sheet
As at 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	9	231,278	234,185
Current assets			
Debtors	10	212,171	177,429
Creditors: amounts falling due within one year	11	(2,021)	(1,631)
Net current assets		210,150	175,798
Total net assets		441,428	409,983
Charity funds			
Trust fund (Endowment funds)	12	58,852	58,852
Restricted funds	12	92,650	92,650
Revenue reserves (Unrestricted funds)	12	289,926	258,481
Total funds		441,428	409,983

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



B H E Wiggin
Trustee



B Toner
Trustee

Date:

The notes on pages 8 to 15 form part of these financial statements.

Notes to the financial statements
For the year ended 31 March 2024

1. General information

Wiggin Cottages Homes is an unincorporated charity registered with the Charity Commission for England and Wales. The address of the Charity's registered office is 7-8 Imperial Court, 12 Sovereign Road, Kings Norton, Birmingham, B30 3FH.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019.

Wiggin Cottage Homes meets the definition of a public benefit entity under FRS 102.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

The Trustees have considered the going concern concept and any associated material uncertainties, the basis of any significant judgements and the matters to consider when confirming the preparation of the financial statements on a going concern basis and the Trustees are comfortable that there are no adjustments required. The Trustees expect the Charity to continue in operation for at least 12 months from the date of signing the financial statements.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Incoming resources from charitable activities relate to housing benefit and rents received directly from tenancies in respect of the almshouse tenancies.

Investment income is accounted for on an accruals basis.

Notes to the financial statements
For the year ended 31 March 2024

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs. Governance costs comprise all costs involving the public accountability of the Charity and its compliance with regulation and good practice. These costs include costs related to independent examination, management and legal fees.

All expenditure is inclusive of irrecoverable VAT.

2.5 Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.6 Tangible fixed assets and depreciation

Cost of the initial construction and equipping of the Charity's properties, or extensions thereof, are capitalised and included in freehold property in the balance sheet.

Freehold land is not depreciated. Depreciation on housing properties is charged so as to allocate the cost less their residual value over their estimated useful lives in equal annual instalments from the date of completion of the last major refurbishment work after purchase.

The estimated useful lives are as follows:

Freehold property	- 100 years
-------------------	-------------

Impairment reviews are carried out annually and provision made against the carrying value where appropriate.

2.7 Debtors

Debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

2.8 Liabilities

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Notes to the financial statements
For the year ended 31 March 2024

2. Accounting policies (continued)

2.9 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2.10 Fund accounting

Unrestricted funds are funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. Restricted funds relate to housing grants received and are being unwound across the period the associated assets are being depreciated.

Endowment funds are funds given to be held as capital.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Donations	501	501	-

4. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Rents received	49,344	49,344	46,115

Wiggin Cottage Homes

Notes to the financial statements For the year ended 31 March 2024

5. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Investment income - connected charities	1,652	1,652	5,171

6. Expenditure on charitable activities

	Total funds 2024 £	Total funds 2023 £
Operating costs	12,614	16,114
Governance costs	7,438	6,119
	<u>20,052</u>	<u>22,233</u>

Governance costs consist of the Broadening Choices for Older People management charge together with legal fees.

7. Employees

The Charity has no employees.

8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £Nil).

During the year ended 31 March 2024, no Trustee expenses have been incurred (2023 - £Nil).

Notes to the financial statements
For the year ended 31 March 2024

9. Tangible fixed assets

	Freehold property - housing land and buildings £	Other fixed assets £	Total £
Cost or valuation			
At 1 April 2023	290,691	9,404	300,095
At 31 March 2024	<u>290,691</u>	<u>9,404</u>	<u>300,095</u>
Depreciation			
At 1 April 2023	56,506	9,404	65,910
Charge for the year	2,907	-	2,907
At 31 March 2024	<u>59,413</u>	<u>9,404</u>	<u>68,817</u>
Net book value			
At 31 March 2024	<u>231,278</u>	<u>-</u>	<u>231,278</u>
At 31 March 2023	<u>234,185</u>	<u>-</u>	<u>234,185</u>

Wiggin Cottage Homes

Notes to the financial statements
For the year ended 31 March 2024

10. Debtors

	2024	2023
	£	£
Amounts owed by Broadening Choices for Older People	210,048	175,929
Other debtors	-	30
Prepayments and accrued income	2,028	1,375
Rent arrears	95	95
	<u>212,171</u>	<u>177,429</u>

11. Creditors: Amounts falling due within one year

	2024	2023
	£	£
Prepaid rent	687	957
Other creditors and accruals	1,334	674
	<u>2,021</u>	<u>1,631</u>

Notes to the financial statements
For the year ended 31 March 2024

12. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Balance at 31 March 2024 £
Unrestricted funds				
Revenue reserves (Unrestricted funds)	258,481	51,497	(20,052)	289,926
Endowment funds				
Trust fund (Endowment funds)	58,852	-	-	58,852
Restricted funds				
Restricted funds	92,650	-	-	92,650
Total of funds	409,983	51,497	(20,052)	441,428

Statement of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
Unrestricted funds				
Revenue reserves (Unrestricted funds)	229,428	51,286	(22,233)	258,481
Endowment funds				
Trust fund (Endowment funds)	58,852	-	-	58,852
Restricted funds				
Restricted funds	92,650	-	-	92,650
Total of funds	380,930	51,286	(22,233)	409,983

Notes to the financial statements
For the year ended 31 March 2024

13. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £
Tangible fixed assets	79,776	92,650	58,852	231,278
Current assets	212,171	-	-	212,171
Creditors due within one year	(2,021)	-	-	(2,021)
Total	289,926	92,650	58,852	441,428

Analysis of net assets between funds - prior period

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £
Tangible fixed assets	82,683	92,650	58,852	234,185
Current assets	177,429	-	-	177,429
Creditors due within one year	(1,631)	-	-	(1,631)
Total	258,481	92,650	58,852	409,983

14. Related party transactions

At the balance sheet date, the Charity has one Trustee who acts as director for Broadening Choices for Older People, a Charity that acts as the managing agent. The management fee charged in the year was £6,086 (2023 - £6,119).

Broadening Choices for Older People pools surplus funds with connected parties to easily manage the investment portfolio. Interest is charged on the loans at the group's deposit rate.

During the year, the Charity received £1,652 (2023 - £5,171) on deposits held with Broadening Choices for Older People. At the balance sheet date, £210,048 (2023 - £175,929) was due to the Charity from Broadening Choices for Older People.

None of the Trustees had any personal interest in any of the transactions of the Charity during the year.

WIGGIN COTTAGE HOMES

England & Wales - Charity number 219916

Accounts

Charity number: 219916

Wiggin Cottage Homes

Trustees' Report and Financial Statements

For the Year Ended 31 March 2023



Wiggin Cottage Homes

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Trustees' Report	2 - 4
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Statement of Financial Activities	6
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Wiggin Cottage Homes

Reference and Administrative Details of the Charity, its Trustees and Advisers For the Year Ended 31 March 2023

Trustees B H E Wiggin, Chairman
 B Toner
 J Bennett

**Charity registered
number** 219916

Principal office 7-8 Imperial Court
 12 Sovereign Road
 Kings Norton
 Birmingham
 B30 3FH

Accountants Dains Audit Limited
 15 Colmore Row
 Birmingham
 B3 2BH

Wiggin Cottage Homes

Trustees' Report For the Year Ended 31 March 2023

The Trustees present their annual report together with the financial statements of the Charity for the year 1 April 2022 to 31 March 2023.

Structure, governance and management

a. Constitution

The Charity was created by Sir Henry Wiggin Bt, by a deed dated 21 December 1899 under which freehold property at Harborne was gifted to the Trustees for the use of such aged or infirm persons as the Trustees considered deserving in accordance with the objects of charity.

Under a separate deed dated 8 January 1900 certain fixed interest securities were transferred to the Charity. This deed directed that investment income and rental income should be used firstly to pay for necessary repairs to the Charity property and for insuring the property.

The latest Trust Deed was registered with the Charity Commission on 2 November 1994.

Wiggin Cottage Homes is a registered charity, number 219916.

b. Organisational structure and decision-making policies

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

The Board consists of at least two volunteer Trustees, who meet two times per year, and rely on their managing agents, Broadening Choices for Older People, to ensure they comply with all required legislation and best practice, receiving quarterly updates between Board meetings.

Objectives and activities

a. Principal activity and objectives

The Charity's principal activity is the running of six almshouses in Birmingham. Its charitable objectives are to provide a friendly, homely environment for its almshouse tenants with respect for their privacy.

The freehold property at Harborne was gifted to the Trustees for the use of such aged or infirm persons as the Trustees considered deserving in accordance with the objects of the Charity.

The deed directed that investment income and rental income should be used firstly to pay for necessary repairs to the Charity property and insuring the property.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Achievements and performance

a. Review of activities

The Charity continues to operate six units that are owned (2022 - six).

Wiggin Cottage Homes

Trustees' Report (continued) For the Year Ended 31 March 2023

Financial review

a. Review of financial activities

The surplus for the year ended 31 March 2023 amounted to £29,053 (2022 - £25,196).

Total funds as at 31 March 2023 amounted to £409,983 (2022 - £380,930).

The Trustees believe the financial position at the year end is adequate to meet the Charity's objectives for the forthcoming year.

b. Reserves policy

At 31 March 2023, the Charity had endowment funds of £58,852 (2022 - £58,852), unrestricted funds of £258,481 (2022 - £229,428) and restricted funds of £92,650 (2022 - £92,650).

Reserves are being maintained to fund the charitable activity of running the almshouses.

c. Financial risk management objectives and policies

The Trustees have considered the major risks to which the Charity is exposed and have established systems and internal controls to mitigate them.

d. Investment policy and returns

The Trustees continue to review investment policy on a regular basis.

e. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

f. Future developments

Broadening Choices for Older People will continue to maintain the Charity's property and invest in any improvements that are required so as to be able to continue to provide a friendly, homely environment for its almshouse tenants.

Wiggin Cottage Homes

Trustees' Report (continued) For the Year Ended 31 March 2023

Statement of Trustees' responsibilities

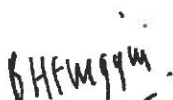
The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. 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 order of the members of the board of Trustees on 13 December 2023 and signed on their behalf by:



B H E Wiggin



B Toner

Wiggin Cottage Homes

Independent Examiner's Report For the Year Ended 31 March 2023

Independent Examiner's Report to the Trustees of Wiggin Cottage Homes ('the Charity')

I report to the Charity Trustees on my examination of the financial statements of the Charity for the year ended 31 March 2023, which are set out on pages 7 to 15

Responsibilities and Basis of Report

As the Trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's financial statements 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 2011 Act.

Independent Examiner's Statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:

Dated: 13 December 2023

Andrew Morris FCA

Dains Audit Limited
Birmingham

Wiggin Cottage Homes

Statement of financial activities For the Year Ended 31 March 2023

	Note	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income from:						
Charitable activities	3	46,115	-	-	46,115	44,310
Investments	4	5,171	-	-	5,171	2,523
Total income		51,286	-	-	51,286	46,833
Expenditure on:						
Charitable activities	5	22,233	-	-	22,233	21,637
Total expenditure		22,233	-	-	22,233	21,637
Net movement in funds		29,053	-	-	29,053	25,196
Reconciliation of funds:						
Total funds brought forward		229,428	92,650	58,852	380,930	355,734
Net movement in funds		29,053	-	-	29,053	25,196
Total funds carried forward		258,481	92,650	58,852	409,983	380,930

The Statement of Financial Activities includes all gains and losses recognised in the year.

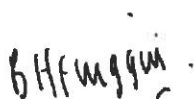
The notes on pages 8 to 15 form part of these financial statements.

Wiggin Cottage Homes
Registered number:

Balance Sheet
As at 31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	8	234,185	237,092
		<u>234,185</u>	<u>237,092</u>
Current assets			
Debtors	9	177,429	144,771
		<u>177,429</u>	<u>144,771</u>
Creditors: amounts falling due within one year	10	(1,631)	(933)
		<u>175,798</u>	<u>143,838</u>
Net current assets		175,798	143,838
Total net assets		409,983	380,930
		<u><u>409,983</u></u>	<u><u>380,930</u></u>
Charity funds			
Trust fund (Endowment funds)	11	58,852	58,852
Restricted funds	11	92,650	92,650
Revenue reserves (Unrestricted funds)	11	258,481	229,428
		<u>409,983</u>	<u>380,930</u>
Total funds		409,983	380,930
		<u><u>409,983</u></u>	<u><u>380,930</u></u>

The financial statements were approved and authorised for issue by the Trustees on 13 December 2023 and signed on their behalf by:



B H E Wiggin



B Toner

The notes on pages 8 to 15 form part of these financial statements.

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2023

1. General information

Wiggin Cottages Homes is an unincorporated charity registered with the Charity Commission for England and Wales. The address of the Charity's registered office is 7-8 Imperial Court, 12 Sovereign Road, Kings Norton, Birmingham, B30 3FH.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019.

Wiggin Cottage Homes meets the definition of a public benefit entity under FRS 102.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

The Trustees have considered the going concern concept and any associated material uncertainties, the basis of any significant judgements and the matters to consider when confirming the preparation of the financial statements on a going concern basis and the Trustees are comfortable that there are no adjustments required. The Trustees expect the Charity to continue in operation for at least 12 months from the date of signing the financial statements.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Incoming resources from charitable activities relate to housing benefit and rents received directly from tenancies in respect of the almshouse tenancies.

Investment income is accounted for on an accruals basis.

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs. Governance costs comprise all costs involving the public accountability of the Charity and its compliance with regulation and good practice. These costs include costs related to independent examination, management and legal fees.

All expenditure is inclusive of irrecoverable VAT.

2.5 Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.6 Tangible fixed assets and depreciation

Cost of the initial construction and equipping of the Charity's properties, or extensions thereof, are capitalised and included in freehold property in the balance sheet.

Freehold land is not depreciated. Depreciation on housing properties is charged so as to allocate the cost less their residual value over their estimated useful lives in equal annual instalments from the date of completion of the last major refurbishment work after purchase.

The estimated useful lives are as follows:

Freehold property	- 100 years
-------------------	-------------

Impairment reviews are carried out annually and provision made against the carrying value where appropriate.

2.7 Debtors

Debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

2.8 Liabilities

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2023

2. Accounting policies (continued)

2.9 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2.10 Fund accounting

Unrestricted funds are funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. Restricted funds relate to housing grants received and are being unwound across the period the associated assets are being depreciated.

Endowment funds are funds given to be held as capital.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Rents received	46,115	46,115	44,310

4. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Investment income - connected charities	5,171	5,171	2,523

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2023

5. Expenditure on charitable activities

	Total funds 2023 £	Total funds 2022 £
Operating costs	16,114	16,897
Governance costs	6,119	4,740
	<u>22,233</u>	<u>21,637</u>

Governance costs consist of the Broadening Choices for Older People management charge.

6. Employees

The Charity has no employees.

7. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £Nil).

During the year ended 31 March 2023, no Trustee expenses have been incurred (2022 - £NIL).

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2023

8. Tangible fixed assets

	Freehold property - housing land and buildings £	Other fixed assets £	Total £
Cost or valuation			
At 1 April 2022	290,691	10,763	301,454
At 31 March 2023	<u>290,691</u>	<u>10,763</u>	<u>301,454</u>
Depreciation			
At 1 April 2022	53,599	10,763	64,362
Charge for the year	2,907	-	2,907
At 31 March 2023	<u>56,506</u>	<u>10,763</u>	<u>67,269</u>
Net book value			
At 31 March 2023	<u>234,185</u>	<u>-</u>	<u>234,185</u>
At 31 March 2022	<u>237,092</u>	<u>-</u>	<u>237,092</u>

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2023

9. Debtors

	2023 £	2022 £
Due within one year		
Amounts owed by Broadening Choices for Older People	175,929	142,965
Other debtors	30	73
Prepayments and accrued income	1,375	1,638
Arrears of rent	95	95
	<u>177,429</u>	<u>144,771</u>

10. Creditors: Amounts falling due within one year

	2023 £	2022 £
Prepaid rent	957	259
Other creditors and accruals	674	674
	<u>1,631</u>	<u>933</u>

Wiggin Cottage Homes

Notes to the Financial Statements
For the Year Ended 31 March 2023

11. Statement of funds

Statement of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
Unrestricted funds				
General Funds - all funds	229,428	51,286	(22,233)	258,481
Endowment funds				
Endowment Funds - all funds	58,852	-	-	58,852
Restricted funds				
Restricted Funds - all funds	92,650	-	-	92,650
Total of funds	380,930	51,286	(22,233)	409,983

Statement of funds - prior year

	Balance at 1 April 2021 £	Income £	Expenditure £	Balance at 31 March 2022 £
Unrestricted funds				
Revenue reserves (Unrestricted funds)	204,232	46,833	(21,637)	229,428
Endowment funds				
Trust fund (Endowment funds)	58,852	-	-	58,852
Restricted funds				
Revenue reserves (Restricted funds)	92,650	-	-	92,650
Total of funds	355,734	46,833	(21,637)	380,930

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2023

12. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £
Tangible fixed assets	82,683	92,650	58,852	234,185
Current assets	177,429	-	-	177,429
Creditors due within one year	(1,631)	-	-	(1,631)
Total	258,481	92,650	58,852	409,983

Analysis of net assets between funds - prior year

	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £
Tangible fixed assets	85,590	92,650	58,852	237,092
Current assets	144,771	-	-	144,771
Creditors due within one year	(933)	-	-	(933)
Total	229,428	92,650	58,852	380,930

13. Related party transactions

At the balance sheet date, the Charity has one Trustee who acts as director for Broadening Choices for Older People, a Charity that acts as the managing agent. The management fee charged in the year was £6,119 (2022 - £4,740).

At the balance sheet date, £175,929 (2022 - £142,965) was due to the Charity from Broadening Choices for Older People.

During the year, the Charity received £5,171 (2022 - £2,523) on deposits held with Broadening Choices for Older People.

None of the Trustees had any personal interest in any of the transactions of the Charity during the year.

WIGGIN COTTAGE HOMES

England & Wales - Charity number 219916

Accounts

Charity number: 219916

Wiggin Cottage Homes

Trustees' Report and Financial Statements

For the Year Ended 31 March 2022



Wiggin Cottage Homes

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Wiggin Cottage Homes

Reference and Administrative Details of the Charity, its Trustees and Advisers For the Year Ended 31 March 2022

Trustees B H E Wiggin, Chairman
 B Toner
 J Bennett

**Charity registered
number** 219916

Principal office 7-8 Imperial Court
 12 Sovereign Road
 Kings Norton
 Birmingham
 B30 3FH

Accountants Dalns Audit Limited
 15 Colmore Row
 Birmingham
 B3 2BH

Wiggin Cottage Homes

Trustees' Report For the Year Ended 31 March 2022

The Trustees present their annual report together with the financial statements of the Charity for the 1 April 2021 to 31 March 2022.

Structure, governance and management

a. Constitution

The Charity was created by Sir Henry Wiggin Bt, by a deed dated 21 December 1899 under which freehold property at Harborne was gifted to the Trustees for the use of such aged or infirm persons as the Trustees considered deserving objects of charity.

Under a separate deed dated 8 January 1900 certain fixed interest securities were transferred to the Charity. This deed directed that investment income and rental income should be used firstly to pay for necessary repairs to the Charity property and for insuring the property.

The latest Trust Deed was registered with the Charity Commission on 2 November 1994.

Wiggin Cottage Homes is a registered charity, number 219916.

b. Organisational structure and decision-making policies

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

The Board consists of at least two volunteer Trustees, who meet two times per year, and rely on their managing agents, Broadening Choices for Older People, to ensure they comply with all required legislation and best practice, receiving quarterly updates between Board meetings.

Objectives and activities

a. Principal activity and objectives

The Charity's principal activity is the running of six almshouses in Birmingham. Its charitable objectives are to provide a friendly, homely environment for its almshouse tenants with respect for their privacy.

The freehold property at Harborne was gifted to the Trustees for the use of such aged or infirm persons as the Trustees considered deserving objects of the Charity.

The deed directed that investment income and rental income should be used firstly to pay for necessary repairs to the Charity Property and insuring the Property.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Achievements and performance

a. Review of activities

The Charity continues to operate six units that are owned (2021 - six).

Wiggin Cottage Homes

Trustees' Report (continued) For the Year Ended 31 March 2022

Financial review

a. Review of financial activities

The surplus for the year ended 31 March 2022 amounted to £25,196 (2021 - deficit of £18,504).

Total funds as at 31 March 2022 amounted to £380,930 (2021 - £355,734).

The Trustees believe the financial position at the year end is adequate to meet the Charity's objectives for the forthcoming year.

b. Reserves policy

At 31 March 2022, the Charity had endowment funds of £58,852 (2021 - £58,852), unrestricted funds of £229,428 (2021 - £204,232) and restricted funds of £92,650 (2021 - £92,650).

Reserves are being maintained to fund the charitable activity of running the almshouses.

c. Financial risk management objectives and policies

The Trustees have considered the major risks to which the Charity is exposed and have established systems and internal controls to mitigate them.

d. Investment policy and returns

The Trustees continue to review investment policy on a regular basis. Investments are currently held on deposit account.

e. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

f. Future developments

Broadening Choices for Older People will continue to maintain the Charity's properties and invest in any improvements that are required so as to be able to continue to provide a friendly, homely environment for its almshouse tenants.

Wiggin Cottage Homes

**Trustees' Report (continued)
For the Year Ended 31 March 2022**

Statement of Trustees' responsibilities

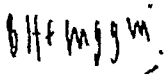
The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. 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 order of the members of the board of Trustees on 23 November 2022 and signed on their behalf by:



B H E Wiggin



B Toner

Wiggin Cottage Homes

Independent Examiner's Report For the Year Ended 31 March 2022

Independent Examiner's Report to the Trustees of Wiggin Cottage Homes ('the Charity')

I report to the Charity Trustees on my examination of the financial statements of the Charity for the year ended 31 March 2022.

Responsibilities and Basis of Report

As the Trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's financial statements 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 2011 Act.

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the financial statements in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Wiggin Cottage Homes

**Independent Examiner's Report (continued)
For the Year Ended 31 March 2022**

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: *Dains Audit Limited* Dated: 23 November 2022

Andrew Morris FCA

Dains Audit Limited

Birmingham

Wiggin Cottage Homes

Statement of financial activities
For the Year Ended 31 March 2022

	Note	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:						
Donations and legacies	3	-	-	-	-	220
Charitable activities	4	44,310	-	-	44,310	29,282
Investments	5	2,523	-	-	2,523	-
Total income		46,833	-	-	46,833	29,502
Expenditure on:						
Charitable activities	6	21,637	-	-	21,637	48,006
Total expenditure		21,637	-	-	21,637	48,006
Net movement in funds		25,196	-	-	25,196	(18,504)
Reconciliation of funds:						
Total funds brought forward		204,232	92,650	58,852	355,734	374,238
Net movement in funds		25,196	-	-	25,196	(18,504)
Total funds carried forward		229,428	92,650	58,852	380,930	355,734

The Statement of Financial Activities includes all gains and losses recognised in the year.

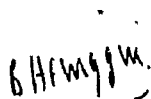
The notes on pages 9 to 16 form part of these financial statements.

Wiggin Cottage Homes
Registered number:

Balance Sheet
As at 31 March 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	9	237,092	239,999
		<u>237,092</u>	<u>239,999</u>
Current assets			
Debtors	10	144,771	116,569
		<u>144,771</u>	<u>116,569</u>
Creditors: amounts falling due within one year	11	(933)	(834)
		<u>143,838</u>	<u>115,735</u>
Net current assets		143,838	115,735
Total net assets		380,930	355,734
Charity funds			
Trust fund (Endowment funds)	12	58,852	58,852
Restricted funds	12	92,650	92,650
Revenue reserves (Unrestricted funds)	12	229,428	204,232
		<u>380,930</u>	<u>355,734</u>
Total funds		380,930	355,734

The financial statements were approved and authorised for issue by the Trustees on 23 November 2022 and signed on their behalf by:



B H E Wiggin



B Toner

The notes on pages 9 to 16 form part of these financial statements.

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2022

1. General information

Wiggin Cottages Homes is an unincorporated charity registered with the Charity Commission for England and Wales. The address of the Charity's registered office is 7-8 Imperial Court, 12 Sovereign Road, Kings Norton, Birmingham, B30 3FH.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Wiggin Cottage Homes meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

The Trustees have considered, in the context of the Covid-19 pandemic, the going concern concept and any associated material uncertainties, the basis of any significant judgements and the matters to consider when confirming the preparation of the financial statements on a going concern basis and the Trustees are comfortable that there are no adjustments required. The Trustees expect the Charity to continue in operation for at least 12 months from the date of signing the financial statements.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Incoming resources from charitable activities relate to housing benefit and rents received directly from tenancies in respect of the almshouse tenancies.

Investment income is accounted for on an accruals basis.

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs. Governance costs comprise all costs involving the public accountability of the Charity and its compliance with regulation and good practice. These costs include costs related to independent examination, management and legal fees.

All expenditure is inclusive of irrecoverable VAT.

2. Accounting policies (continued)

2.5 Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.6 Tangible fixed assets and depreciation

Cost of the initial construction and equipping of the Charity's properties, or extensions thereof, are capitalised and included in freehold property in the balance sheet.

Freehold land is not depreciated. Depreciation on housing properties is charged so as to allocate the cost less their residual value over their estimated useful lives in equal annual instalments from the date of completion of the last major refurbishment work after purchase.

The estimated useful lives are as follows:

Freehold property	- 100 years
-------------------	-------------

Impairment reviews are carried out annually and provision made against the carrying value where appropriate.

2.7 Debtors

Debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

2.8 Liabilities

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.9 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2022

2. Accounting policies (continued)

2.10 Fund accounting

Unrestricted funds are funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. Restricted funds relate to housing grants received and are being unwound across the period the associated assets are being depreciated.

Endowment funds are funds given to be held as capital.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Donations	-	-	220

4. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Rents received	44,310	44,310	29,282

5. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Investment income - connected charities	2,523	2,523	-

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2022

6. Expenditure on charitable activities

	Total funds 2021 £	Total funds 2020 £
Operating costs	16,897	42,835
Governance costs	4,740	5,171
	<u>21,637</u>	<u>48,006</u>

Governance costs consist of the Broadening Choices for Older People management charge.

7. Employees

The Charity has no employees.

8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £Nil).

During the year ended 31 March 2022, no Trustee expenses have been incurred (2021 - £Nil).

9. Tangible fixed assets

	Freehold property - housing land and buildings £	Other fixed assets £	Total £
Cost or valuation			
At 1 April 2021	290,691	10,763	301,454
At 31 March 2022	<u>290,691</u>	<u>10,763</u>	<u>301,454</u>
Depreciation			
At 1 April 2021	50,692	10,763	61,455
Charge for the year	2,907	-	2,907
At 31 March 2022	<u>53,599</u>	<u>10,763</u>	<u>64,362</u>

Wiggin Cottage Homes

Notes to the Financial Statements
For the Year Ended 31 March 2022

9. Tangible fixed assets (continued)

	Freehold property - housing land and buildings £	Other fixed assets £	Total £
Net book value			
At 31 March 2022	237,092	-	237,092
At 31 March 2021	239,999	-	239,999

10. Debtors

	2022 £	2021 £
Due within one year		
Amounts owed by Broadening Choices for Older People	142,965	114,700
Other debtors	73	73
Prepayments and accrued income	1,638	1,702
Arrears of rent	95	94
	144,771	116,569

11. Creditors: Amounts falling due within one year

	2022 £	2021 £
Prepaid rent	259	160
Other creditors and accruals	674	674
	933	834

Wiggin Cottage Homes

Notes to the Financial Statements
For the Year Ended 31 March 2022

12. Statement of funds

Statement of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Balance at 31 March 2022 £
Unrestricted funds				
Revenue reserves (Unrestricted funds)	204,232	46,833	(21,637)	229,428
Endowment funds				
Trust fund (Endowment funds)	58,852	-	-	58,852
Restricted funds				
Revenue reserves (Restricted funds)	92,650	-	-	92,650
Total of funds	355,734	46,833	(21,637)	380,930

Statement of funds - prior year

	Balance at 1 April 2020 £	Income £	Expenditure £	Balance at 31 March 2021 £
Unrestricted funds				
Revenue reserves (Unrestricted funds)	222,736	29,502	(48,006)	204,232
Endowment funds				
Trust fund (Endowment funds)	58,852	-	-	58,852
Restricted funds				
Revenue reserves (Restricted funds)	92,650	-	-	92,650
Total of funds	374,238	29,502	(48,006)	355,734

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2022

13. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £
Tangible fixed assets	85,590	92,650	58,852	237,092
Current assets	144,771	-	-	144,771
Creditors due within one year	(933)	-	-	(933)
Total	229,428	92,650	58,852	380,930

Analysis of net assets between funds - prior year

	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £
Tangible fixed assets	88,497	92,650	58,852	239,999
Current assets	116,569	-	-	116,569
Creditors due within one year	(834)	-	-	(834)
Total	204,232	92,650	58,852	355,734

14. Housing stock

The Charity operates six units that are owned (2021 - six).

15. Social housing grants

The Charity has not received any further grants since formation.

16. Related party transactions

At the balance sheet date, the Charity has one Trustee who acts as director for Broadening Choices for Older People, a Charity that acts as the managing agent. The management fee charged in the year was £4,740 (2021 - £5,171).

At the balance sheet date, £142,965 (2021 - £114,700) was due to the Charity from Broadening Choices for Older People.

During the year, the Charity received £2,523 (2021 - £Nil) on deposits held with Broadening Choices for Older People.

None of the Trustees had any personal interest in any of the transactions of the Charity during the year.

WIGGIN COTTAGE HOMES

England & Wales - Charity number 219916

Accounts

Wiggin Cottage Homes

Trustees' report and financial statements

For the Year Ended 31 March 2021

Wiggin Cottage Homes

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Wiggin Cottage Homes

Reference and administrative details of the Charity, its Trustees and advisers For the Year Ended 31 March 2021

Trustees B H E Wiggin, Chairman
 B Toner
 J Bennett

**Charity registered
number** 219916

Principal office 7-8 Imperial Court
 12 Sovereign Road
 Kings Norton
 Birmingham
 B30 3FH

Accountants Dains LLP
 15 Colmore Row
 Birmingham
 B3 2BH

Wiggin Cottage Homes

Trustees' Report For the Year Ended 31 March 2021

The Trustees present their annual report together with the financial statements of the Charity for the year 1 April 2020 to 31 March 2021.

Structure, governance and management

a. Constitution

The Charity was created by Sir Henry Wiggin Bt, by a deed dated 21 December 1899 under which freehold property at Harborne was gifted to the Trustees for the use of such aged or infirm persons as the Trustees considered deserving objects of charity.

Under a separate deed dated 8 January 1900 certain fixed interest securities were transferred to the Charity. This deed directed that investment income and rental income should be used firstly to pay for necessary repairs to the Charity property and for insuring the property.

The latest Trust Deed was registered with the Charity Commission on 2 November 1994.

Wiggin Cottage Homes is a registered charity, number 219916.

b. Organisational structure and decision-making policies

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

The Board consists of at least two volunteer Trustees, who meet two times per year, and rely on their managing agents, Broadening Choices for Older People, to ensure they comply with all required legislation and best practice, receiving quarterly updated between Board meetings.

Objectives and activities

a. Principal activity and objectives

The Charity's principal activity is the running of six almshouses in Birmingham. Its charitable objectives are to provide a friendly, homely environment for its almshouse tenants with respect for their privacy.

The freehold property at Harborne was gifted to the Trustees for the use of such aged or infirm persons as the Trustees considered deserving objects of the Charity.

The deed directed that investment income and rental income should be used firstly to pay for necessary repairs to the Charity Property and insuring the Property.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Achievements and performance

a. Review of activities

The Charity continues to operate six units that are owned (2020 - six).

Wiggin Cottage Homes

Trustees' Report (continued) For the Year Ended 31 March 2021

Financial review

a. Review of financial activities

The deficit for the year ended 31 March 2021 amounted to £18,504 (2020 - surplus of £21,194).

Total funds as at 31 March 2021 amounted to £355,734 (2020 - £374,238).

The Trustees believe the financial position at the year end is adequate to meet the Charity's objectives for the forthcoming year.

b. Reserves policy

At 31 March 2021, the Charity had endowment funds of £58,852 (2020 - £58,852), unrestricted funds of £204,232 (2020 - £222,736) and restricted funds of £92,650 (2020 - £92,650).

Reserves are being maintained to fund the charitable activity of running the almshouses.

c. Financial risk management objectives and policies

The Trustees have considered the major risks to which the Charity is exposed and have established systems and internal controls to mitigate them.

d. Investment policy and returns

The Trustees continue to review investment policy on a regular basis. Investments are currently held on deposit account.

e. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

f. Future developments

Broadening Choices for Older People will continue to maintain the Charity's properties and invest in any improvements that are required so as to be able to continue to provide a friendly, homely environment for its almshouse tenants.

Wiggin Cottage Homes

**Trustees' Report (continued)
For the Year Ended 31 March 2021**

Statement of Trustees' responsibilities

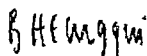
The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

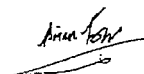
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. 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 order of the members of the board of Trustees on 24 November 2021 and signed on their behalf by:



B H E Wiggin



B Toner

Wiggin Cottage Homes

Independent examiner's report For the Year Ended 31 March 2021

Independent examiner's report to the Trustees of Wiggin Cottage Homes ('the Charity')

I report to the Charity Trustees on my examination of the financial statements of the Charity for the year ended 31 March 2021.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's financial statements 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 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the financial statements in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Wiggin Cottage Homes

**Independent examiner's report (continued)
For the Year Ended 31 March 2021**

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:



Dated: 24 November 2021

Andrew Morris FCA

Dains LLP

Birmingham

Wiggin Cottage Homes

**Statement of financial activities
For the Year Ended 31 March 2021**

	Note	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income from:						
Donations and legacies	3	220	-	-	220	-
Charitable activities	4	29,282	-	-	29,282	41,924
Total income		29,502	-	-	29,502	41,924
Expenditure on:						
Charitable activities	5	48,006	-	-	48,006	20,730
Total expenditure		48,006	-	-	48,006	20,730
Net movement in funds		(18,504)	-	-	(18,504)	21,194
Reconciliation of funds:						
Total funds brought forward		222,736	92,650	58,852	374,238	353,044
Net movement in funds		(18,504)	-	-	(18,504)	21,194
Total funds carried forward		204,232	92,650	58,852	355,734	374,238

The Statement of financial activities includes all gains and losses recognised in the year.

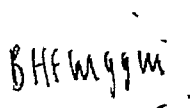
The notes on pages 9 to 15 form part of these financial statements.

Wiggin Cottage Homes

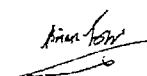
Balance Sheet For the Year Ended 31 March 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	8	239,999	242,906
		<u>239,999</u>	<u>242,906</u>
Current assets			
Debtors	9	116,569	132,040
		<u>116,569</u>	<u>132,040</u>
Creditors: amounts falling due within one year	10	(834)	(708)
		<u>115,735</u>	<u>131,332</u>
Net current assets		<u>115,735</u>	<u>131,332</u>
Total net assets		<u><u>355,734</u></u>	<u><u>374,238</u></u>
Charity funds			
Trust fund (Endowment funds)	11	58,852	58,852
Restricted funds	11	92,650	92,650
Revenue reserves (Unrestricted funds)	11	204,232	222,736
		<u>355,734</u>	<u>374,238</u>
Total funds		<u><u>355,734</u></u>	<u><u>374,238</u></u>

The financial statements were approved and authorised for issue by the Trustees on 24 November 2021 and signed on their behalf by:



B H E Wiggin



B Toner

The notes on pages 9 to 15 form part of these financial statements.

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2021

1. General information

Wiggin Cottages Homes is an unincorporated charity registered with the Charity Commission for England and Wales. The address of the Charity's registered office is 7-8 Imperial Court, 12 Sovereign Road, Kings Norton, Birmingham, B30 3FH.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Wiggin Cottage Homes meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

The Trustees have considered, in the context of the Covid-19 pandemic, the going concern concept and any associated material uncertainties, the basis of any significant judgements and the matters to consider when confirming the preparation of the financial statements on a going concern basis and the Trustees are comfortable that there are no adjustments required. The Trustees expect the Charity to continue in operation for at least 12 months from the date of signing the financial statements.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Incoming resources from charitable activities relate to housing benefit and rents received directly from tenancies in respect of the almshouse tenancies.

Investment income is accounted for on an accruals basis.

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs. Governance costs comprise all costs involving the public accountability of the Charity and its compliance with regulation and good practice. These costs include costs related to independent examination, management and legal fees.

All expenditure is inclusive of irrecoverable VAT.

2. Accounting policies (continued)

2.5 Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.6 Tangible fixed assets and depreciation

Cost of the initial construction and equipping of the Charity's properties, or extensions thereof, are capitalised and included in freehold property in the balance sheet.

Freehold land is not depreciated. Depreciation on housing properties is charged so as to allocate the cost less their residual value over their estimated useful lives in equal annual instalments from the date of completion of the last major refurbishment work after purchase.

The estimated useful lives are as follows:

Freehold property	- 100 years
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Impairment reviews are carried out annually and provision made against the carrying value where appropriate.

2.7 Debtors

Debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

2.8 Liabilities

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.9 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2021

2. Accounting policies (continued)

2.10 Fund accounting

Unrestricted funds are funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. Restricted funds relate to housing grants received and are being unwound across the period the associated assets are being depreciated.

Endowment funds are funds given to be held as capital.

3. Income from donations and legacies

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Donations	220	220	-

4. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Rents received	29,282	29,282	41,924

5. Expenditure on charitable activities

	Total funds 2021 £	Total funds 2020 £
Operating costs	42,835	15,557
Governance costs	5,171	5,173
	<u>48,006</u>	<u>20,730</u>

Governance costs consist of the Broadening Choices for Older People management charge.

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2021

6. Employees

The Charity has no employees.

7. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £Nil).

During the year ended 31 March 2021, no Trustee expenses have been incurred (2020 - £Nil).

8. Tangible fixed assets

	Freehold property - housing land and buildings £	Other fixed assets £	Total £
Cost or valuation			
At 1 April 2020	290,691	10,763	301,454
At 31 March 2021	290,691	10,763	301,454
Depreciation			
At 1 April 2020	47,785	10,763	58,548
Charge for the year	2,907	-	2,907
At 31 March 2021	50,692	10,763	61,455
Net book value			
At 31 March 2021	239,999	-	239,999
At 31 March 2020	242,906	-	242,906

Wiggin Cottage Homes

**Notes to the Financial Statements
For the Year Ended 31 March 2021**

9. Debtors

	2021	2020
	£	£
Due within one year		
Arrears of rent	94	95
Amounts owed by Broadening Choices for Older People	114,700	130,168
Other debtors	73	73
Prepayments and accrued income	1,702	1,704
	<u>116,569</u>	<u>132,040</u>

10. Creditors: Amounts falling due within one year

	2021	2020
	£	£
Prepaid rent	160	33
Other creditors and accruals	674	675
	<u>834</u>	<u>708</u>

Wiggin Cottage Homes

Notes to the Financial Statements
For the Year Ended 31 March 2021

11. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Balance at 31 March 2021 £
Unrestricted funds				
Revenue reserves (Unrestricted funds)	222,736	29,502	(48,006)	204,232
Endowment funds				
Trust fund (Endowment funds)	58,852	-	-	58,852
Restricted funds				
Revenue reserves (Restricted funds)	92,650	-	-	92,650
Total of funds	374,238	29,502	(48,006)	355,734

Statement of funds - prior year

	Balance at 1 April 2019 £	Income £	Expenditure £	Balance at 31 March 2020 £
Unrestricted funds				
Revenue reserves (Unrestricted funds)	201,542	41,924	(20,730)	222,736
Endowment funds				
Trust fund (Endowment funds)	58,852	-	-	58,852
Restricted funds				
Revenue reserves (Restricted funds)	92,650	-	-	92,650
Total of funds	353,044	-	(20,730)	374,238

Wiggin Cottage Homes

Notes to the Financial Statements For the Year Ended 31 March 2021

12. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £
Tangible fixed assets	88,497	92,650	58,852	239,999
Current assets	116,569	-	-	116,569
Creditors due within one year	(834)	-	-	(834)
Total	204,232	92,650	58,852	355,734

Analysis of net assets between funds - prior year

	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £
Tangible fixed assets	91,404	92,650	58,852	242,906
Current assets	132,040	-	-	132,040
Creditors due within one year	(708)	-	-	(708)
Total	222,736	92,650	58,852	374,238

13. Housing stock

The Charity operates six units that are owned (2020 - six).

14. Social housing grants

The Charity has not received any further grants since formation.

15. Related party transactions

The Charity has two Trustees who act as directors for Broadening Choices for Older People, a Charity that acts as the managing agent. The management fee charged in the year was £5,171 (2020 - £5,173).

At the balance sheet date, £114,700 (2020 - £130,168) was due to the Charity from Broadening Choices for Older People.

None of the Trustees had any personal interest in any of the transactions of the Charity during the year.