

# GRAMER COTTAGES

England & Wales · Charity number 221519

## Details

---

**Other names** CHARITY OF JAMES GRAMER

**Status** Registered

**Legal form** Other

**Registered** 1963-09-05

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

## Contact

---

**Address** 46 Mancetter Road  
Atherstone  
CV9 1NZ

**Phone** 01827700034

**Email** [Suedrakeford63@yahoo.com](mailto:Suedrakeford63@yahoo.com)

## Activities

---

**Objects:** PROVISION OF ALMSHOUSES FOR NEEDY PERSONS WHO ARE NOT LESS THAN 60 YEARS OF AGE, WHO ARE MEMBERS OF THE CHURCH OF ENGLAND AND WHO ARE INHABITANTS OF THE PARISH OF MANCETTER OR THE TOWN OF ATHERSTONE IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

**Activities:** Almshouse accommodation for people over the age of 60 years

## Classification

---

- **How:** Provides Advocacy/advice/information
- **What:** Accommodation/housing
- **Who:** Elderly/old People, The General Public/mankind

## Geography

---

- **Area of benefit:** PARISH OF MANCETTER OR THE TOWN OF ATHERSTONE.
- Warwickshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£31,946	£17,935	-	-
2023-12-31	£29,772	£33,877	-	-
2022-12-31	£27,026	£24,270	-	-
2021-12-31	£18,470	£15,291	-	-
2020-12-31	£23,446	£31,139	-	-

## Trustees

Name	Role	Appointed
<b>MARY EVANS</b>	Chair	
Alison Wortley		2023-05-09
David Harvey		2017-07-14
<b>JAYNE SAUNDERS</b>		2011-09-01
Jane Bamford		2023-05-09
Katrina Mays		2025-04-01
Linda Evans		2025-03-04
Professor Michael Encot		2023-03-07

**GRAMER COTTAGES**

England & Wales - Charity number 221519

---

# Accounts

---

**GRAMER COTTAGES  
REGISTERED CHARITY NO. 221519  
STATEMENT OF ACCOUNTS  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2022**

Screatons Ltd.  
Chartered Accountants  
Former Atherstone College  
Ratcliffe Road  
ATHERSTONE  
Warwickshire  
CV9 1LF

# GRAMER COTTAGES

## CONTENTS

	<u>Pages</u>
Trustees' Annual Report	1-2
Report of the Accountants	3
Receipts & Payments Account	4
Balance Sheet	5
Notes to the Accounts	6 - 11

**GRAMER COTTAGES**  
**TRUSTEES REPORT FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2022**

**TRUSTEES:**

Ms. M. Cope  
Mrs. B. Evans  
Mrs. L. Evans  
Mrs. J. Saunders  
Mr. T. Hardy  
Mr. D. Harvey (Vice-Chairman)  
Mr. P. Roberts

<b><u>CHAIRMAN:</u></b>	Mrs. M. Evans
<b><u>ADMINISTRATOR:</u></b>	Mrs. S. I. Drakeford
<b><u>WARDEN:</u></b>	Mrs. S. I. Drakeford

The Trustees present their Annual Report and Accounts for the year ended 31<sup>st</sup> December 2022.

Four of our one-bedroom cottages are occupied at present and we are pleased to report our bedsit now has a resident.

Our Residents, Mr. & Mrs. B. Stevenson, Mrs. J. Davies, Mr. D. Wigley, and Mr. R. Ball are all well and enjoy life at Gramer Cottages. (In April Mr. B. Huggins left Gramer Cottages due to a police incident).

The financial situation of the Charity remains healthy with provision being made annually for cyclical and extra ordinary repairs in future years.

We continue with an annual programme of work and improvements; we endeavour to receive grants from any interested parties.

We continually carry out improvements to the cottages. We give 'thanks' to Baron Davenport Charity for their continued support. Also this year we were fortunate enough to gain a grant from Mancetter Memorial Hall Committee. We give our 'thanks' to them too.

Our new system that was implemented due to COVID-19 restrictions remains in place. Our Warden and a Trustee visit once a month and the Warden then rings, texts all Residents the other three weeks. Our Residents are happy with this system.

**GRAMER COTTAGES  
TRUSTEES REPORT FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2022 (continued)**

The Trustees held seven meetings this year to discuss the day to day running of the Charity. The Trustees are in frequent contact via email, texts and telephone.

It was decided we would take our Residents out for a Christmas lunch. We went to the Black Horse Public House in Sheepy Magna and we had a lovely lunch and afternoon, enjoyed by everyone.

The Charity paid for the Residents' meals. The Trustees paid for themselves.

Gramer Cottages Trustee

December 2022

**INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF  
GRAMER COTTAGES**

I report on the accounts of the Trust for the year ended 31<sup>st</sup> December 2022 which are set out on pages 4 to 11.

**Respective Responsibilities of Trustees and Examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the 1993 Act)) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 43(3)(a) of the 1993 Act);
- To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the 1993 Act); and
- To state whether particular matters have come to my attention.

**Basis of Independent Examiners' Report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, I do not express an audit opinion on the view given by the accounts.

**Independent Examiners' Statement**

In connection with my examination, no matter has come to my attention:

1. Which gives me reasonable cause to believe that, in any material respect, the requirements:
  - to keep accounting records in accordance with S41 of the 1993 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 1993 Acthave not been met; or
2. To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*Screatons Ltd*

Screatons Ltd. Chartered Accountants  
Institute of Chartered Accountants in England & Wales  
Former Atherstone College, Ratcliffe Road, Atherstone, Warwickshire, CV9 1LF

26<sup>th</sup> September 2023

**GRAMER COTTAGES  
RECEIPTS & PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31st DECEMBER 2022**

	Notes	2022	2022	2021	2021
		£	£	£	£
<u>Turnover - Receipts</u>	1(b)				
Maintenance Contributions from Residents			17,663		16,698
Wayleave Field Income			57		57
			<u>17,720</u>		<u>16,755</u>
<u>Other Operating Receipts</u>					
Grants			7,250		0
<u>Operating Costs</u>					
Management & Service		8,709		9,794	
Repairs & Maintenance		14,977		5,189	
Social Needs		584		308	
			<u>24,270</u>		<u>15,291</u>
Interest Received & Similar Receipts	3		<u>2,056</u>		<u>1,715</u>
Surplus/(Deficit) On Ordinary Activities Before Taxation			<u>2,756</u>		<u>3,179</u>
Surplus/(Deficit) For The Year			<u><u>2,756</u></u>		<u><u>3,179</u></u>
<u>Movement On Reserves</u>					
Balance Brought Forward			81,197		78,018
Surplus/(Deficit) For The Year			2,756		3,179
<u>Transfer To/From</u>					
Cyclical Repairs & Maintenance Reserve	7		-		-
Extraordinary Repairs Reserve	7		-		-
Balance Carried Forward			<u><u>83,953</u></u>		<u><u>81,197</u></u>

Gramer Cottages has not acquired or discontinued any fundamental activities during the above two financial years.

The charity has no recognised gains and losses other than those included in the above receipts and payments account. Therefore no separate statement of total recognised gains and losses is needed.

**GRAMER COTTAGES  
BALANCE SHEET  
AT 31st DECEMBER 2022**

	Note	2022 £	2022 £	2021 £	2021 £
<u>Fixed Assets</u>					
<u>Equipment</u>	10		12		16
<u>Housing, Land &amp; Buildings</u>	5				
At Cost		124,069		124,069	
Less Grants Received		<u>-103,556</u>		<u>-103,556</u>	
			20,513		20,513
<u>Current Assets</u>					
Investments	6	27,147		25,726	
Cash At Bank & In Hand		<u>45,155</u>		<u>43,816</u>	
			<u>72,302</u>		<u>69,542</u>
			<u>92,827</u>		<u>90,071</u>
<u>Financed By</u>					
Receipts & Payments Account			83,953		81,197
Designated Reserves	7		<u>8,874</u>		<u>8,874</u>
			<u>92,827</u>		<u>90,071</u>

These accounts were approved by the committee of management and signed on its behalf by:

Trustee \_\_\_\_\_

Trustee \_\_\_\_\_

Date \_\_\_\_\_

**GRAMER COTTAGES  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2022**

1. Principal Accounting Policies

The accounts have been prepared in accordance with applicable accounting standards in the United Kingdom. The summary of the more important accounting policies is set out below:

- a. Basis of Accounting  
The accounts are prepared under the historical cost basis of accounting.
- b. Turnover  
Turnover represents maintenance contributions received.
- c. Housing, Land & Buildings  
There is no record of the original cost of housing, land and buildings and no value is attributed thereto. The cost included in the balance sheet relates to improvements carried out which were funded by grants received and the charity's own resources. As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, the annual charge for depreciation would be nil.
- d. Grants Received  
Housing Association Grants (HAG) and other grants were received to reduce the cost of development and are therefore shown as a deduction from the cost of housing properties on the balance sheet.
- e. Extraordinary Repairs  
Cost of extraordinary repairs unless representing improvements to the properties are charged to the receipts and payments account in the year in which they are incurred.
- f. Extraordinary Repairs Reserve  
This revenue represents amounts set aside to carry out major repairs on housing properties.
- g. Charitable Fund Property Reserve  
This represents the balance of charitable grants received towards specific property improvements.
- h. Social Needs Reserve  
This represents the balance of funds that have been specifically allocated for social need purposes.
- i. Cyclical Repairs & Maintenance Reserve  
This reserve represents amounts set aside for cyclical maintenance and to meet costs in excess of budgeted payments for any year.
- j. Cash Flow Statement  
Under Financial Reporting Standard no. 1 the charity is not required to produce a cash flow statement.

**GRAMER COTTAGES  
NOTES TO THE ACCOUNTS (continued)  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2022**

k. Equipment

Equipment is stated at cost less depreciation. Depreciation is provided at a rate calculated to write off the cost of equipment, less the estimated residual value over the expected useful life on the following basis:

- Equipment 25% reducing balance

l. Illustrative Disclosure

In common with many other businesses of our size and nature we use our auditors to prepare and assist with the preparation of the financial statements.

**GRAMER COTTAGES**  
**NOTES TO THE ACCOUNTS (Continued)**  
**FOR THE YEAR ENDED 31st DECEMBER 2022**

		2022	2021
		£	£
2	<u>Administrator's Emoluments</u> None of the trustees received emoluments. The emoluments of the administrator to the trustees and the warden were as follows: Emoluments	5,468	6,231
3	<u>Interest Receivable &amp; Similar Receipts</u> Bank Deposit Interest Investment Receipts	48 2,008 <u>2,056</u>	50 1,665 <u>1,715</u>
4	<u>Taxation</u> The association is a registered charity and is therefore exempt from liability to taxation on its receipts and capital gains.		
5	<u>Fixed Assets - Housing, Land &amp; Buildings</u> Cost at 1st January & 31st December 2022 Grants received at 1st January & 31st December 2022 Net Book Value at 31st December 2022	124,069 -103,556 <u>20,513</u>	124,069 -103,556 <u>20,513</u>
6	<u>Investments - NAACIF Income &amp; Accumulation Shares at Cost</u> At 1st January 2022 Net Additions At 31st December 2022	25,726 1,421 <u>27,147</u>	24,614 1,112 <u>25,726</u>
	Market Value 2022 £53,324 (2021 £53,030)		

**GRAMER COTTAGES**  
**NOTES TO THE ACCOUNTS (continued)**  
**FOR THE YEAR ENDED 31st DECEMBER 2022**

7 Designated Reserves

	Cyclical Repairs & Maint. Reserve £	Extra Ordinary Repairs Reserve £	Social Needs Reserve £	Charitable Fund Property Reserve £	Total £
Balance at 1st January 2022	1,655	6,637	50	533	8,875
Transfers to Receipts & Payments Account	-	-	-	-	-
Transfer from Extra Ordinary Repairs Reserve to Cyclical Repairs & Maint. Reserve	-	-	-	-	-
Balance at 31st December 2022	1,655	6,637	50	533	8,875

8 Commitments

At 31st December 2022 there were no capital commitments (2021 nil).

9 Contingent Liabilities

At 31st December 2022 there were no contingent liabilities (2021 nil).

10 Fixed Assets - Equipment

Cost

At 1st January 2022	2,012
Additions	0
At 31st December 2022	2,012

Depreciation

At 1st January 2022	1,996
Charge for the Year	4
At 31st December 2022	2,000

Net Book Value

At 31st December 2022	12
At 31st December 2021	16

**GRAMER COTTAGES  
RECEIPTS & PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31st DECEMBER 2022**

	£	£
<u>Receipts</u>		
Maintenance Charges		17,663
Wayleave Field Income		57
Grants Received		7,250
<u>Investment Receipts</u>		
NAACIF	2,008	
Bank	48	
	2,056	
		27,026
<u>Payments</u>		
Room Hire	180	
Accountancy	525	
Administrator, Handyman & Warden Wages (including expenses)	6,768	
Property Repairs & Maintenance	14,977	
Insurance	1,045	
Subscriptions	187	
Social Need & Incidental Costs	584	
Depreciation - Equipment	4	
	24,270	
<u>Surplus/Deficit for the Year</u>		2,756
General Fund		2,756
BDCT Social Needs Fund		-
BDCT Central Heating Fund		-
Cyclical Repairs & Maintenance Fund		-
ER Fund		-
		2,756

**GRAMER COTTAGES  
ACCOUNTS SUMMARY  
FOR THE YEAR ENDED 31st DECEMBER 2022**

	£
Receipts	27,026
Payments (including depreciation)	-24,270
Surplus For The Year	<u>2,756</u>
Balance At Start Of Year	81,197
Balance At End Of Year	<u>83,953</u>
Transfers to decrease Property Repair Reserves	0
Uncommitted Reserves At End Of Year	<u><u>83,953</u></u>

**GRAMER COTTAGES**

England & Wales - Charity number 221519

---

# Accounts

---

**GRAMER COTTAGES  
REGISTERED CHARITY NO. 221519  
STATEMENT OF ACCOUNTS  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2023**

Screatons Ltd.  
Chartered Accountants  
Former Atherstone College  
Ratcliffe Road  
ATHERSTONE  
Warwickshire  
CV9 1LF

## GRAMER COTTAGES

### CONTENTS

	<u>Pages</u>
Trustees' Annual Report	1-2
Report of the Accountants	3
Receipts & Payments Account	4
Balance Sheet	5
Notes to the Accounts	6 - 11

**GRAMER COTTAGES  
TRUSTEES REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2023**

**TRUSTEES:**

Mrs. J. Bamford  
Mrs. B. Evans  
Mrs. L. Evans  
Mrs. J. Saunders  
Mr. T. Hardy  
Mr. D. Harvey (Vice-Chairman)  
Prof. M. Encot  
Mrs. A. Whortley

<b><u>CHAIRMAN:</u></b>	Mrs. M. Evans
<b><u>ADMINISTRATOR:</u></b>	Mrs. S. I. Drakeford
<b><u>WARDEN:</u></b>	Mrs. S. I. Drakeford

The Trustees present their Annual Report and Accounts for the year ended 31<sup>st</sup> December 2023.

Our five one-bedroom cottages and our bedsit are all occupied.

Our Residents, Mr. & Mrs. B. Stevenson, Mrs. J. Davies, Ms. T. Cavanaugh, Mr. D. Wigley, Mr. D. Lindon and Mr. R. Ball are all well and enjoy their homes at Gramer Cottages.

The financial situation of the Charity remains healthy with provision being made annually for cyclical and extra ordinary repairs in future years.

We continue with our annual programme of work and improvements.

We give 'thanks' to Baron Davenport Charity for their continued support. This year we were fortunate to receive a grant from them of £5,900. This was used towards replacing two walk-in baths with walk-in showers.

Our system of visiting Residents once a month and carrying out phone calls the other three weeks is still working well and still has approval from Residents.

**GRAMER COTTAGES  
TRUSTEES REPORT FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2023 (continued)**

The Trustees held six meetings this year to discuss the day to day running of the Charity.

The Trustees are in frequent contact with Administrator and Residents via email, texts and telephone.

It was decided we would take our Residents out for a pre-Christmas lunch. We went to 'Barleys Barn' at Smithy Farm, Grendon. A wonderful lunch was provided and enjoyed by all.

The Charity paid for the Residents' meals. The Trustees paid for themselves.

Gramer Cottages Trustee

December 2023

**INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF  
GRAMER COTTAGES**

I report on the accounts of the Trust for the year ended 31<sup>st</sup> December 2023 which are set out on pages 4 to 11.

**Respective Responsibilities of Trustees and Examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the 1993 Act)) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 43(3)(a) of the 1993 Act;
- To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the 1993 Act); and
- To state whether particular matters have come to my attention.

**Basis of Independent Examiners' Report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, I do not express an audit opinion on the view given by the accounts.

**Independent Examiners' Statement**

In connection with my examination, no matter has come to my attention:

1. Which gives me reasonable cause to believe that, in any material respect, the requirements:
  - to keep accounting records in accordance with S41 of the 1993 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 1993 Acthave not been met; or
2. To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*Screatons Ltd*

Screatons Ltd. Chartered Accountants  
Institute of Chartered Accountants in England & Wales  
Former Atherstone College, Ratcliffe Road, Atherstone, Warwickshire, CV9 1LF

30<sup>th</sup> September 2024

**GRAMER COTTAGES**  
**RECEIPTS & PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31st DECEMBER 2023**

	Notes	2023	2023	2022	2022
		£	£	£	£
<u>Turnover - Receipts</u>	1(b)				
Maintenance Contributions from Residents			21,133		17,663
Wayleave Field Income			57		57
			<u>21,190</u>		<u>17,720</u>
<u>Other Operating Receipts</u>					
Grants			5,900		7,250
<u>Operating Costs</u>					
Management & Service		12,804		8,709	
Repairs & Maintenance		20,424		14,977	
Social Needs		649		584	
			<u>33,877</u>		<u>24,270</u>
Interest Received & Similar Receipts	3		<u>2,682</u>		<u>2,056</u>
Surplus/(Deficit) On Ordinary Activities Before Taxation			<u>-4,105</u>		<u>2,756</u>
Surplus/(Deficit) For The Year			<u><u>-4,105</u></u>		<u><u>2,756</u></u>
<u>Movement On Reserves</u>					
Balance Brought Forward			83,953		81,197
Surplus/(Deficit) For The Year			-4,105		2,756
<u>Transfer To/From</u>					
Cyclical Repairs & Maintenance Reserve	7		-		-
Extraordinary Repairs Reserve	7		-		-
Balance Carried Forward			<u><u>79,848</u></u>		<u><u>83,953</u></u>

Gramer Cottages has not acquired or discontinued any fundamental activities during the above two financial years.

The charity has no recognised gains and losses other than those included in the above receipts and payments account. Therefore no separate statement of total recognised gains and losses is needed.

**GRAMER COTTAGES  
BALANCE SHEET  
AT 31st DECEMBER 2023**

	Note	2023 £	2023 £	2022 £	2022 £
<u>Fixed Assets</u>					
Equipment	10		181		12
Housing, Land & Buildings	5				
At Cost		124,069		124,069	
Less Grants Received		<u>-103,556</u>		<u>-103,556</u>	
			20,513		20,513
<u>Current Assets</u>					
Investments	6	28,709		27,147	
Cash At Bank & In Hand		<u>39,320</u>		<u>45,156</u>	
			<u>68,029</u>		<u>72,303</u>
			<u>88,723</u>		<u>92,828</u>
<u>Financed By</u>					
Receipts & Payments Account			79,848		83,953
Designated Reserves	7		<u>8,875</u>		<u>8,875</u>
			<u>88,723</u>		<u>92,828</u>

These accounts were approved by the committee of management and signed on its behalf by:

Trustee \_\_\_\_\_

Trustee \_\_\_\_\_

Date \_\_\_\_\_

**GRAMER COTTAGES  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2023**

1. Principal Accounting Policies

The accounts have been prepared in accordance with applicable accounting standards in the United Kingdom. The summary of the more important accounting policies is set out below:

- a. Basis of Accounting  
The accounts are prepared under the historical cost basis of accounting.
- b. Turnover  
Turnover represents maintenance contributions received.
- c. Housing, Land & Buildings  
There is no record of the original cost of housing, land and buildings and no value is attributed thereto. The cost included in the balance sheet relates to improvements carried out which were funded by grants received and the charity's own resources. As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, the annual charge for depreciation would be nil.
- d. Grants Received  
Housing Association Grants (HAG) and other grants were received to reduce the cost of development and are therefore shown as a deduction from the cost of housing properties on the balance sheet.
- e. Extraordinary Repairs  
Cost of extraordinary repairs unless representing improvements to the properties are charged to the receipts and payments account in the year in which they are incurred.
- f. Extraordinary Repairs Reserve  
This revenue represents amounts set aside to carry out major repairs on housing properties.
- g. Charitable Fund Property Reserve  
This represents the balance of charitable grants received towards specific property improvements.
- h. Social Needs Reserve  
This represents the balance of funds that have been specifically allocated for social need purposes.
- i. Cyclical Repairs & Maintenance Reserve  
This reserve represents amounts set aside for cyclical maintenance and to meet costs in excess of budgeted payments for any year.
- j. Cash Flow Statement  
Under Financial Reporting Standard no. 1 the charity is not required to produce a cash flow statement.

**GRAMER COTTAGES  
NOTES TO THE ACCOUNTS (continued)  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2023**

k. Equipment

Equipment is stated at cost less depreciation. Depreciation is provided at a rate calculated to write off the cost of equipment, less the estimated residual value over the expected useful life on the following basis:

- Equipment 25% reducing balance

l. Illustrative Disclosure

In common with many other businesses of our size and nature we use our auditors to prepare and assist with the preparation of the financial statements.

**GRAMER COTTAGES**  
**NOTES TO THE ACCOUNTS (Continued)**  
**FOR THE YEAR ENDED 31st DECEMBER 2023**

		2023	2022
		£	£
2	<u>Administrator's Emoluments</u> None of the trustees received emoluments. The emoluments of the administrator to the trustees and the warden were as follows: Emoluments	6,093	5,468
3	<u>Interest Receivable &amp; Similar Receipts</u> Bank Deposit Interest Investment Receipts	425 2,257 <u>2,682</u>	48 2,008 <u>2,056</u>
4	<u>Taxation</u> The association is a registered charity and is therefore exempt from liability to taxation on its receipts and capital gains.		
5	<u>Fixed Assets - Housing, Land &amp; Buildings</u> Cost at 1st January & 31st December 2023 Grants received at 1st January & 31st December 2023 Net Book Value at 31st December 2023	124,069 -103,556 <u>20,513</u>	124,069 -103,556 <u>20,513</u>
6	<u>Investments - NAACIF Income &amp; Accumulation Shares at Cost</u> At 1st January 2023 Net Additions At 31st December 2023	27,147 1,562 <u>28,709</u>	25,726 1,421 <u>27,147</u>
	Market Value 2023 £55,968 (2022 £53,324)		

**GRAMER COTTAGES**  
**NOTES TO THE ACCOUNTS (continued)**  
**FOR THE YEAR ENDED 31st DECEMBER 2023**

7 Designated Reserves

	Cyclical Repairs & Maint. Reserve £	Extra Ordinary Repairs Reserve £	Social Needs Reserve £	Charitable Fund Property Reserve £	Total £
Balance at 1st January 2023	1,655	6,637	50	533	8,875
Transfers to Receipts & Payments Account	-	-	-	-	-
Transfer from Extra Ordinary Repairs Reserve to Cyclical Repairs & Maint. Reserve	-	-	-	-	-
Balance at 31st December 2023	1,655	6,637	50	533	8,875

8 Commitments

At 31st December 2023 there were no capital commitments (2022 nil).

9 Contingent Liabilities

At 31st December 2023 there were no contingent liabilities (2022 nil).

10 Fixed Assets - EquipmentCost

At 1st January 2023	2,012
Additions	229
At 31st December 2023	2,241

Depreciation

At 1st January 2023	2,000
Charge for the Year	60
At 31st December 2023	2,060

Net Book Value

At 31st December 2023	181
At 31st December 2022	12

**GRAMER COTTAGES  
RECEIPTS & PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31st DECEMBER 2023**

	£	£
<u>Receipts</u>		
Maintenance Charges		21,133
Wayleave Field Income		57
Grants Received		5,900
<u>Investment Receipts</u>		
NAACIF	2,257	
Bank	425	
		2,682
		29,772
<u>Payments</u>		
Room Hire	190	
Accountancy	525	
Council Tax	2,613	
Administrator, Handyman & Warden Wages (including expenses)	7,347	
Property Repairs & Maintenance	20,424	
Insurance & Professional Fees	1,073	
Quinquennial Inspection	800	
Subscriptions	196	
Social Need & Incidental Costs	649	
Depreciation - Equipment	60	
		33,877
<u>Surplus/Deficit for the Year</u>		-4,105
General Fund		-4,105
BDCT Social Needs Fund		-
BDCT Central Heating Fund		-
Cyclical Repairs & Maintenance Fund		-
ER Fund		-
		-4,105

**GRAMER COTTAGES  
ACCOUNTS SUMMARY  
FOR THE YEAR ENDED 31st DECEMBER 2023**

	£
Receipts	29,772
Payments (including depreciation)	-33,877
Deficit For The Year	<u>-4,105</u>
Balance At Start Of Year	83,953
Balance At End Of Year	<u>79,848</u>
Transfers to decrease Property Repair Reserves	0
Uncommitted Reserves At End Of Year	<u><u>79,848</u></u>

**GRAMER COTTAGES**

England & Wales - Charity number 221519

---

# Accounts

---

**GRAMER COTTAGES  
REGISTERED CHARITY NO. 221519  
STATEMENT OF ACCOUNTS  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2022**

Screatons Ltd.  
Chartered Accountants  
Former Atherstone College  
Ratcliffe Road  
ATHERSTONE  
Warwickshire  
CV9 1LF

## GRAMER COTTAGES

### CONTENTS

	<u>Pages</u>
Trustees' Annual Report	1-2
Report of the Accountants	3
Receipts & Payments Account	4
Balance Sheet	5
Notes to the Accounts	6 - 11

**GRAMER COTTAGES**  
**TRUSTEES REPORT FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2022**

**TRUSTEES:**

Ms. M. Cope  
Mrs. B. Evans  
Mrs. L. Evans  
Mrs. J. Saunders  
Mr. T. Hardy  
Mr. D. Harvey (Vice-Chairman)  
Mr. P. Roberts

<b><u>CHAIRMAN:</u></b>	Mrs. M. Evans
<b><u>ADMINISTRATOR:</u></b>	Mrs. S. I. Drakeford
<b><u>WARDEN:</u></b>	Mrs. S. I. Drakeford

The Trustees present their Annual Report and Accounts for the year ended 31<sup>st</sup> December 2022.

Four of our one-bedroom cottages are occupied at present and we are pleased to report our bedsit now has a resident.

Our Residents, Mr. & Mrs. B. Stevenson, Mrs. J. Davies, Mr. D. Wigley, and Mr. R. Ball are all well and enjoy life at Gramer Cottages. (In April Mr. B. Huggins left Gramer Cottages due to a police incident).

The financial situation of the Charity remains healthy with provision being made annually for cyclical and extra ordinary repairs in future years.

We continue with an annual programme of work and improvements; we endeavour to receive grants from any interested parties.

We continually carry out improvements to the cottages. We give 'thanks' to Baron Davenport Charity for their continued support. Also this year we were fortunate enough to gain a grant from Mancetter Memorial Hall Committee. We give our 'thanks' to them too.

Our new system that was implemented due to COVID-19 restrictions remains in place. Our Warden and a Trustee visit once a month and the Warden then rings, texts all Residents the other three weeks. Our Residents are happy with this system.

**GRAMER COTTAGES  
TRUSTEES REPORT FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2022 (continued)**

The Trustees held seven meetings this year to discuss the day to day running of the Charity. The Trustees are in frequent contact via email, texts and telephone.

It was decided we would take our Residents out for a Christmas lunch. We went to the Black Horse Public House in Sheepy Magna and we had a lovely lunch and afternoon, enjoyed by everyone.

The Charity paid for the Residents' meals. The Trustees paid for themselves.

Gramer Cottages Trustee

December 2022

## INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF GRAMER COTTAGES

I report on the accounts of the Trust for the year ended 31<sup>st</sup> December 2022 which are set out on pages 4 to 11.

### Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the 1993 Act)) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 43(3)(a) of the 1993 Act);
- To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the 1993 Act); and
- To state whether particular matters have come to my attention.

### Basis of Independent Examiners' Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, I do not express an audit opinion on the view given by the accounts.

### Independent Examiners' Statement

In connection with my examination, no matter has come to my attention:

1. Which gives me reasonable cause to believe that, in any material respect, the requirements:
  - to keep accounting records in accordance with S41 of the 1993 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 1993 Acthave not been met; or
2. To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*Screatons Ltd*

Screatons Ltd. Chartered Accountants  
Institute of Chartered Accountants in England & Wales  
Former Atherstone College, Ratcliffe Road, Atherstone, Warwickshire, CV9 1LF

26<sup>th</sup> September 2023

**GRAMER COTTAGES  
RECEIPTS & PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31st DECEMBER 2022**

	Notes	2022	2022	2021	2021
		£	£	£	£
<u>Turnover - Receipts</u>	1(b)				
Maintenance Contributions from Residents			17,663		16,698
Wayleave Field Income			57		57
			<u>17,720</u>		<u>16,755</u>
<u>Other Operating Receipts</u>					
Grants			7,250		0
<u>Operating Costs</u>					
Management & Service		8,709		9,794	
Repairs & Maintenance		14,977		5,189	
Social Needs		584		308	
			<u>24,270</u>		<u>15,291</u>
Interest Received & Similar Receipts	3		<u>2,056</u>		<u>1,715</u>
Surplus/(Deficit) On Ordinary Activities Before Taxation			<u>2,756</u>		<u>3,179</u>
Surplus/(Deficit) For The Year			<u><u>2,756</u></u>		<u><u>3,179</u></u>
<u>Movement On Reserves</u>					
Balance Brought Forward			81,197		78,018
Surplus/(Deficit) For The Year			2,756		3,179
<u>Transfer To/From</u>					
Cyclical Repairs & Maintenance Reserve	7		-		-
Extraordinary Repairs Reserve	7		-		-
Balance Carried Forward			<u><u>83,953</u></u>		<u><u>81,197</u></u>

Gramer Cottages has not acquired or discontinued any fundamental activities during the above two financial years.

The charity has no recognised gains and losses other than those included in the above receipts and payments account. Therefore no separate statement of total recognised gains and losses is needed.

**GRAMER COTTAGES  
BALANCE SHEET  
AT 31st DECEMBER 2022**

	Note	2022 £	2022 £	2021 £	2021 £
<u>Fixed Assets</u>					
<u>Equipment</u>	10		12		16
<u>Housing, Land &amp; Buildings</u>	5				
At Cost		124,069		124,069	
Less Grants Received		<u>-103,556</u>		<u>-103,556</u>	
			20,513		20,513
<u>Current Assets</u>					
Investments	6	27,147		25,726	
Cash At Bank & In Hand		<u>45,155</u>		<u>43,816</u>	
			<u>72,302</u>		<u>69,542</u>
			<u>92,827</u>		<u>90,071</u>
<u>Financed By</u>					
Receipts & Payments Account			83,953		81,197
Designated Reserves	7		<u>8,874</u>		<u>8,874</u>
			<u>92,827</u>		<u>90,071</u>

These accounts were approved by the committee of management and signed on its behalf by:

Trustee \_\_\_\_\_

Trustee \_\_\_\_\_

Date \_\_\_\_\_

**GRAMER COTTAGES  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2022**

1. Principal Accounting Policies

The accounts have been prepared in accordance with applicable accounting standards in the United Kingdom. The summary of the more important accounting policies is set out below:

a. Basis of Accounting

The accounts are prepared under the historical cost basis of accounting.

b. Turnover

Turnover represents maintenance contributions received.

c. Housing, Land & Buildings

There is no record of the original cost of housing, land and buildings and no value is attributed thereto. The cost included in the balance sheet relates to improvements carried out which were funded by grants received and the charity's own resources. As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, the annual charge for depreciation would be nil.

d. Grants Received

Housing Association Grants (HAG) and other grants were received to reduce the cost of development and are therefore shown as a deduction from the cost of housing properties on the balance sheet.

e. Extraordinary Repairs

Cost of extraordinary repairs unless representing improvements to the properties are charged to the receipts and payments account in the year in which they are incurred.

f. Extraordinary Repairs Reserve

This revenue represents amounts set aside to carry out major repairs on housing properties.

g. Charitable Fund Property Reserve

This represents the balance of charitable grants received towards specific property improvements.

h. Social Needs Reserve

This represents the balance of funds that have been specifically allocated for social need purposes.

i. Cyclical Repairs & Maintenance Reserve

This reserve represents amounts set aside for cyclical maintenance and to meet costs in excess of budgeted payments for any year.

j. Cash Flow Statement

Under Financial Reporting Standard no. 1 the charity is not required to produce a cash flow statement.

**GRAMER COTTAGES  
NOTES TO THE ACCOUNTS (continued)  
FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2022**

k. Equipment

Equipment is stated at cost less depreciation. Depreciation is provided at a rate calculated to write off the cost of equipment, less the estimated residual value over the expected useful life on the following basis:

- Equipment 25% reducing balance

l. Illustrative Disclosure

In common with many other businesses of our size and nature we use our auditors to prepare and assist with the preparation of the financial statements.

**GRAMER COTTAGES**  
**NOTES TO THE ACCOUNTS (Continued)**  
**FOR THE YEAR ENDED 31st DECEMBER 2022**

		2022	2021
		£	£
2	<u>Administrator's Emoluments</u> None of the trustees received emoluments. The emoluments of the administrator to the trustees and the warden were as follows: Emoluments	5,468	6,231
3	<u>Interest Receivable &amp; Similar Receipts</u> Bank Deposit Interest Investment Receipts	48 2,008 <u>2,056</u>	50 1,665 <u>1,715</u>
4	<u>Taxation</u> The association is a registered charity and is therefore exempt from liability to taxation on its receipts and capital gains.		
5	<u>Fixed Assets - Housing, Land &amp; Buildings</u> Cost at 1st January & 31st December 2022 Grants received at 1st January & 31st December 2022 Net Book Value at 31st December 2022	124,069 -103,556 <u>20,513</u>	124,069 -103,556 <u>20,513</u>
6	<u>Investments - NAACIF Income &amp; Accumulation Shares at Cost</u> At 1st January 2022 Net Additions At 31st December 2022	25,726 1,421 <u>27,147</u>	24,614 1,112 <u>25,726</u>
	Market Value 2022 £53,324 (2021 £53,030)		

**GRAMER COTTAGES**  
**NOTES TO THE ACCOUNTS (continued)**  
**FOR THE YEAR ENDED 31st DECEMBER 2022**

7 Designated Reserves

	Cyclical Repairs & Maint. Reserve £	Extra Ordinary Repairs Reserve £	Social Needs Reserve £	Charitable Fund Property Reserve £	Total £
Balance at 1st January 2022	1,655	6,637	50	533	8,875
Transfers to Receipts & Payments Account	-	-	-	-	-
Transfer from Extra Ordinary Repairs Reserve to Cyclical Repairs & Maint. Reserve	-	-	-	-	-
Balance at 31st December 2022	1,655	6,637	50	533	8,875

8 Commitments

At 31st December 2022 there were no capital commitments (2021 nil).

9 Contingent Liabilities

At 31st December 2022 there were no contingent liabilities (2021 nil).

10 Fixed Assets - Equipment

Cost

At 1st January 2022	2,012
Additions	0
At 31st December 2022	2,012

Depreciation

At 1st January 2022	1,996
Charge for the Year	4
At 31st December 2022	2,000

Net Book Value

At 31st December 2022	12
At 31st December 2021	16

**GRAMER COTTAGES  
RECEIPTS & PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31st DECEMBER 2022**

	£	£
<u>Receipts</u>		
Maintenance Charges		17,663
Wayleave Field Income		57
Grants Received		7,250
<u>Investment Receipts</u>		
NAACIF	2,008	
Bank	48	
		2,056
		27,026
<u>Payments</u>		
Room Hire	180	
Accountancy	525	
Administrator, Handyman & Warden Wages (including expenses)	6,768	
Property Repairs & Maintenance	14,977	
Insurance	1,045	
Subscriptions	187	
Social Need & Incidental Costs	584	
Depreciation - Equipment	4	
		24,270
<u>Surplus/Deficit for the Year</u>		2,756
General Fund		2,756
BDCT Social Needs Fund		-
BDCT Central Heating Fund		-
Cyclical Repairs & Maintenance Fund		-
ER Fund		-
		2,756

**GRAMER COTTAGES  
ACCOUNTS SUMMARY  
FOR THE YEAR ENDED 31st DECEMBER 2022**

	£
Receipts	27,026
Payments (including depreciation)	-24,270
Surplus For The Year	<u>2,756</u>
Balance At Start Of Year	81,197
Balance At End Of Year	<u>83,953</u>
Transfers to decrease Property Repair Reserves	0
Uncommitted Reserves At End Of Year	<u><u>83,953</u></u>