

THE WILLIAM NUTTALL COTTAGE HOMES FOR AGED SPINSTERS

England & Wales · Charity number 222066

Details

Other names THE WILLIAM NUTTALL COTTAGE HOMES

Status Registered

Legal form Other

Registered 1964-04-10

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

Contact

Address 4 Priory Place
Doncaster
DN1 1BP

Phone 01302365374

Activities

Objects: PROVISION OF COTTAGES FOR 48 SPINSTERS AGED 45 YEARS OR OVER WHO WERE BORN OR HAVE RESIDED IN OR WITHIN A TEN MILE RADIUS OF DONCASTER FOR 20 YEARS OR MORE. 2/6 TO BE DISTRIBUTED WEEKLEY TO OCCUPANTS OF THE ABOVE.

Activities: Provision of housing to elderly ladies. formerly resident in Doncaster

Classification

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

Geography

- **Area of benefit:** DONCASTER
- Doncaster

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£114,424	£134,139	-	-
2024-03-31	£111,069	£114,401	-	-
2023-03-31	£111,337	£97,034	-	-
2022-03-31	£106,468	£60,142	-	-
2021-03-31	£106,189	£78,283	-	-

Trustees

Name	Role	Appointed
HELEN CLARE SCOTT		
MARK JOHN HUNTER		
Peter Downie		2022-04-06

THE WILLIAM NUTTALL COTTAGE HOMES FOR AGED SPINSTERS

England & Wales - Charity number 222066

Accounts

WILLIAM NUTTALL COTTAGE HOMES

ANNUAL REPORT

Financial year: 1st April, 2024

31st March 2025

Registered Charity No. 222066

TRUSTEES:

Mr Mark John Hunter	Chairman
Mrs Helen Clare Scott	Trustee
Mr Peter Downie	Trustee

ADVISORS:

Mrs Rosemarie Sharp	Solicitor/ Clerk
Mrs Samantha Watton	Clerk
QualitySolicitors Jordans	Solicitors
W H Prior & Co.	Accountants
Virgin Money Plc	Bankers

ADMINISTRATIVE OFFICES:

4 Priory Place, Doncaster, DN1 1BP

OBJECTS OF THE TRUST

In 1930 William Nuttall, a local businessman and sweet manufacturer, provided funds to construct the Cottages with the aim of providing homes for elderly spinsters in need, from the Borough of Doncaster, known as the William Nuttall Cottage Homes for Aged Spinsters. Under the terms of a Scheme dated the 16th January 2003 the terms of the Trust were revised and the William Nuttall Cottage Homes now provide homes for ladies aged 55 years and over who are resident at the date of application in Doncaster or within a 10 mile radius who are suffering hardship or distress, or for such charitable purposes for the benefit of the residents of the homes as the Trustees shall decide. The rules and entry requirements for the residents of the homes are set down within the Scheme and the regulations for occupation of the cottages are set down in the Residents Handbook, a copy of which is supplied to each resident upon occupation.

ADMINISTRATION

The Trust currently operates with two appointed Trustees and a chairperson elected from that body annually. The Trustees meet periodically throughout the year and assemble for an Annual General Meeting in January.

The Trustees are elected by the members of the Charity Board with appointments and re-appointments being decided on an annual basis.

The Trustees have the power to appoint new trustees on an interim basis pending the next AGM

CHAIRMAN'S REPORT

I am pleased to be able to report once again as we close business at the year end of March 2025 that the Trust has once again an occupancy of 22 out of the 24 cottages.

Issues relating to damp still appear to be an ongoing problem in many of the cottages and is still a cause for concern. Our usual contractors have worked endlessly to resolve the damp issues as they arise and residents have been satisfied with the completed works. Fairclough's are also trying to encourage all residents to open windows and use the extractor fans installed. The other issue is that the cottages are not well ventilated.

Bancrofts & Sons still continue to manage the trees and surrounding gardens. Once again a number of complaints have been made by residents as to the lawns and tidiness of the gardens. The annual autumnal fall of leaves also appear to be a problem on the grounds and reports of blocked guttering.

The proposed installation of new doors would no doubt have a positive impact on resident's wellbeing and improvement of the standard of living. Installation of the doors is due to commence during the summer months of 2025 and is very much welcomed by all residents.

The Trustees have noticed over recent years that many more of the residents and new applicants are now in either part or full-time employment. They gather socially especially throughout the summer months and appear to look out for one another.

Faircloughs, The Trust's Plumbing contractor have once again successfully completed a full gas and safety check on all cottages. All were deemed complaint and approved.

In summary, I and my fellow Trustees feel that we have continued to make progress this year and have maintained the cottages despite the obstacles thrown in our path. We have throughout the year maintained the cottages to a reasonable standard and for this we must thank our regular contractors who have made themselves available for urgent works and short notice. The cottages are in good order and we believe that we are providing a satisfactory standard of accommodation to our current residents.

FINANCIAL REPORT

The Trustees of the Charity present their annual accounts and financial statement for the year ended 31st March 2025.

The Trustees acknowledge their requirement to provide for the upkeep and maintenance of the cottages and funds have been set aside for this purpose derived from the maintenance payments made by the Ladies

TRUSTEES' RESPONSIBILITY STATEMENT

The Trustees of the William Nuttall Cottage Homes registered Charity are required to prepare financial statements for each financial year that gives a true and fair view of the state of affairs of the Charity at the end of the financial year and of movements of funds for that period. The Trustees confirm that suitable accountancy policies have been used throughout in accordance with the statement of recommended practice issued by the Charities Commission. The Trustees are responsible for keeping proper accounting records and for taking reasonable steps to safeguard the assets of the Charity in order to prevent and detect fraud or other irregularities.

RISK

The Trustees have carried out a review of the major risks to which the charity may be exposed and have adopted a risk strategy plan in respect of these. The policy will be subject to further review during the coming twelve months

The Trustees are satisfied that there are no serious incidents or other matters which they should have brought to the attention of the Commission and had not done so already.

So far as the Trustees are aware there is no relevant audit information of which the Independent Examiners are unaware and each Trustee has taken all the steps that he or she ought to have taken as a

Trustee in order to make himself or herself aware of any Independent examination information and to establish that the Independent Examiners are aware of that information.

FIXED ASSETS

Any movement in Fixed Assets is reflected in the Accounts

STATEMENT OF INVESTMENT POLICY

The Trustees are aware of their obligation to consider and provide a Statement of Investment Policy which has been compiled and submitted to the Trustees for their approval.

EVENTS SINCE THE BALANCE SHEET DATE

No events have occurred since the Balance Sheet date which affect the Charity

TRUSTEES

The Trustees of the Charity who served during the year and up to the date of this Report are set out on Page 1 of this Report

This Report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (SORP 2015)

This Report was approved by the Trustee Board on the

28th Day of Jan 20 26

and signed by:-

.....

Mr Mark John Hunter

On behalf of the Trustees of the William Nuttall Cottage Homes

THE WILLIAM NUTTALL COTTAGE HOMES
(Registered Charity 222066)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2025

**THE WILLIAM NUTTALL COTTAGE HOMES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025**

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THE WILLIAM NUTTALL COTTAGE HOMES

LEGAL AND ADMINISTRATIVE DETAILS

Trustees	Mr. M.J. Hunter, MRICS Mrs. H.C. Scott Mr Peter Downie
Correspondent & Clerk to Trustees	Mrs. R. Sharp, LL.B.
Administrative Offices	4 Priory Place, Doncaster. DN1 1BP
Charity Registration Number	222066
Governing Instrument	Scheme of the Charity Commissioners made on 16 th January 2003
Solicitors	Jordans Solicitors LLP, 4 Priory Place, Doncaster. DN1 1BP
Independent Examiner	R.A. Prior, FCCA, FCIE, DChA W. H. Prior Chartered Certified Accountants, Railway Court, Doncaster. DN4 5FB
Principal Bankers	Clydesdale Bank plc t/a Virgin Money, 19 St. Sepulchre Gate, Doncaster. DN1 1TD

THE WILLIAM NUTTALL COTTAGE HOMES
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE WILLIAM NUTTALL COTTAGE HOMES

I report on the accounts of the Charity for the Year Ended 31st March 2025 which are set out on pages 3 to 8.

This report is made solely to the Charity's trustees, as a body, in accordance with the regulations made under the Charities Act 2011. 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 this report.

Respective responsibilities of Trustees and Examiner

As the Charity's Trustees, you are responsible for the preparation of the accounts; you consider that the audit requirement of Section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply.

It is my responsibility

- examine the accounts under section 145 of the 2011 Act ;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's 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 seeking 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 no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

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

- (a) Which gives me reasonable cause to believe that in any material respect the requirements
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act
- have not been met; or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

R.A. Prior, F.C.C.A., F.C.I.E., DChA
Chartered Certified Accountant
Fellow of the Association of Charity Independent Examiners

W. H. Prior
Chartered Certified Accountants
Railway Court,
Doncaster. DN4 5FB

Dated:- 26th January 2026

THE WILLIAM NUTTALL COTTAGE HOMES
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2025

	<u>Note</u>	<i>Unrestricted Funds</i> £	<i>Endowment Funds</i> £	Total 2025 £	2024 £
Income and endowments					
Donations and legacies					
Donations & Grants		201	-	201	-
Charitable activities					
Income from Residents	3	106,586	-	106,586	98,400
Investment Income	4	7,637	-	7,637	12,669
TOTAL INCOME		<u>114,424</u>	<u>-</u>	<u>114,424</u>	<u>111,069</u>
Expenditure					
Direct Charitable Expenditure					
Provision of accommodation	5	134,108	31	134,139	114,401
TOTAL EXPENDITURE		<u>134,108</u>	<u>31</u>	<u>134,139</u>	<u>114,401</u>
NET INCOME BEFORE OTHER RECOGNISED GAINS/(LOSSES)		(19,684)	(31)	(19,715)	(3,332)
OTHER RECOGNISED GAINS/(LOSSES)					
Gains/(Losses) on investment assets		-	1,215	1,215	1,552
NET MOVEMENT IN FUNDS		(19,684)	1,184	(18,500)	(1,780)
Balances brought forward at 1st April 2024		284,934	108,816	393,750	395,530
Balances carried forward at 31st March 2025		<u>265,250</u>	<u>110,000</u>	<u>375,250</u>	<u>393,750</u>


The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES
BALANCE SHEET AS AT 31ST MARCH 2025

	Note	2025 £	£	2024 £
Fixed assets				
Tangible Fixed assets	8	32,819		32,850
Investments	9	37,181		35,966
		70,000		68,816
Current assets				
Debtors	10	659	732	
Bank Accounts		315,845	333,968	
		316,504	334,700	
Liabilities : amounts falling due within one year	11	11,254	9,766	
Net current assets		305,250		324,934
Net assets		375,250		393,750
 <u>Represented by:</u>				
<u>Unrestricted Funds :-</u>				
Endowment Fund	12	40,000		40,000
Endowment Fund	12	70,000		68,816
General Fund		265,250		284,934
Total Funds		375,250		393,750

The financial statements on pages 3 to 8 were approved by the Trustees 26th January, 2026 and signed on their behalf by:-

Mr. M.J. Hunter
Trustee


28.01.2026.

The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2025

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost accounting convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with applicable accounting standards, the Charities SORP (FRS102) and the Charities Act 2011.

Income

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. All income is treated as unrestricted income, unless the donor has placed restrictions on the manner in which the donation or grant may be spent, in which case it is treated as restricted income. Investment income is recorded when receivable.

Direct Charitable Expenditure

Direct charitable expenditure consists of all expenditure associated with the provision of housing accommodation for women aged over 45 years, resident in the area of benefit (Doncaster and all that area within a 10 mile radius) who are in need, hardship or distress, or such charitable purposes for the benefit of the residents as the trustees decide.

Fixed Assets – Depreciation and diminution in value of assets.

Tangible fixed assets other than property are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost of fixed assets on a reducing balance basis over their expected useful lives.

The principal annual rates used for this purpose are:-

Freehold buildings	nil
Fixtures & fittings	15%

Investments

Listed investments have been valued at their fair value at the Balance Sheet date. The fair value of quoted securities is based on the middle market quotation on the relevant Stock Exchange.

2 Taxation

The charity is a registered charity and accordingly is exempt from taxation on its income and gains where they are applied for charitable purposes.

3 Income from Residents

	2025 £	2024 £
Contributions from residents towards maintenance & services	106,586	98,400
	<u>106,586</u>	<u>98,400</u>

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2025

4	Investment Income Analysis	2025	2024
		£	£
	<i><u>Interest & Dividends</u></i>		
	Dividends from Listed Investments	1,801	1,673
	Bank Interest & Building Society Interest	5,836	10,996
		<u>7,637</u>	<u>12,669</u>

5	Charitable Activities – Provision of Accommodation & Services	2025	2024
		£	£
	Council Tax – Empty properties	1,540	1,985
	Light & Heat – Communal supply & Empty properties	1,042	1,183
	Insurance	2,673	2,790
	Garden maintenance (incl. tree schemes)	3,000	3,000
	Property repairs	72,124	52,185
	Depreciation	31	36
	Administration fees relating to provision of accommodation etc.	35,280	35,000
	Legal fees governance	15,120	15,000
	Independent Examiner's fees	2,730	2,640
	Subscriptions	599	582
		<u>134,139</u>	<u>114,401</u>

6 Related Party Transactions & Trustees' remuneration

No remuneration was paid to the trustees in the year, nor were any expenses reimbursed.

7	Staff Costs	2025	2024
		£	£
	Salary costs	-	-
		<u>-</u>	<u>-</u>

The charity does not have any employees; no employee earned £60,000 per annum or more.

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2025

8 Tangible Fixed Assets

Cost or Valuation	Freehold Land & Buildings £	Fixtures & Fittings £	Total £
1st April 2024	32,643	4,518	37,161
31st March 2025	<u>32,643</u>	<u>4,518</u>	<u>37,161</u>
Depreciation			
1st April 2024	-	4,311	4,311
Charge for the Year	-	31	31
31st March 2025	<u>-</u>	<u>4,342</u>	<u>4,342</u>
Net book values			
31st March 2025	<u><u>32,643</u></u>	<u><u>176</u></u>	<u><u>32,819</u></u>
31st March 2024	<u>32,643</u>	<u>207</u>	<u>32,850</u>

All fixed assets are used in relation to direct charitable activities.

9 Fixed Asset Investment

At Market Value	2025 £	2024 £
Market Value at 1st April 2024	35,966	34,414
Net unrealised investment gains/(losses)	1,215	1,552
Market Value at 31st March 2025	<u><u>37,181</u></u>	<u><u>35,966</u></u>

All investments are held primarily to provide an investment return for the charity and all are held in the UK.

The following investments form a material proportion of the portfolio:-

	£	
JP Morgan UK Equity Income Fund	21,999	(59.17%)
M&G Charifund	15,182	(40.83%)
	<u><u>37,181</u></u>	

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2025

10 Debtors

	2025 £	2024 £
Solicitor's Client Account	18	18
Prepayments	641	714
	659	732
	659	732

All debtors are due within one year.

11 Creditors – Amounts falling due within one year

	2025 £	2024 £
Trade creditors	8,524	1,126
Accruals	2,730	8,640
	11,254	9,766
	11,254	9,766

12 Unrestricted Funds

	Balance 1.4.24 £	Income £	Expenditure £	Gains/(Losses) & Transfers £	Balance 31.3.25 £
Endowment Fund	40,000	-	-	-	40,000
Endowment Fund	68,816	-	(31)	1,215	70,000
General Fund	284,934	114,424	(134,108)	-	265,250
Total Unrestricted Funds	393,750	114,424	(134,139)	1,215	375,250
	393,750	114,424	(134,139)	1,215	375,250

13 Analysis of Net Assets between Funds

	Fixed Assets £	Net Current Assets £	2025 TOTAL £	2024 TOTAL £
<u>Unrestricted Funds</u>				
Endowment Fund	-	40,000	40,000	40,000
Endowment Fund	70,000	-	70,000	68,816
General Fund	-	265,250	265,250	284,934
	70,000	305,250	375,250	393,750
	70,000	305,250	375,250	393,750

THE HENRY NUTTALL TRUST FUND

REGISTERED CHARITY NO. 223001

BALANCE SHEET

AT 31 MARCH 2025

	2025	2024
	£	£
ASSET		
Newcastle Building Society	22,219	21,577
	<u>22,219</u>	<u>21,577</u>
 Represented by:-		
ACCUMULATED TRUST FUND		
Balance brought forward	21,577	21,103
 Add		
Building Society Interest received	642	474
Deduct		
Grant	<u>-</u>	<u>-</u>
	<u>22,219</u>	<u>21,577</u>

THE WILLIAM NUTTALL COTTAGE HOMES
(Registered Charity 222066)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2025

THE WILLIAM NUTTALL COTTAGE HOMES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025

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W. H. Prior
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Doncaster. DN4 5FB

Dated:- 26th January 2026

THE WILLIAM NUTTALL COTTAGE HOMES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2025

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THE WILLIAM NUTTALL COTTAGE HOMES

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The principal annual rates used for this purpose are:-

Freehold buildings	nil
Fixtures & fittings	15%

Investments

Listed investments have been valued at their fair value at the Balance Sheet date. The fair value of quoted securities is based on the middle market quotation on the relevant Stock Exchange.

2 Taxation

The charity is a registered charity and accordingly is exempt from taxation on its income and gains where they are applied for charitable purposes.

3 Income from Residents

	2025 £	2024 £
Contributions from residents towards maintenance & services	106,586	98,400
	<u>106,586</u>	<u>98,400</u>

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2025

4	Investment Income Analysis	2025	2024
		£	£
	<i><u>Interest & Dividends</u></i>		
	Dividends from Listed Investments	1,801	1,673
	Bank Interest & Building Society Interest	5,836	10,996
		7,637	12,669
		7,637	12,669

5	Charitable Activities – Provision of Accommodation & Services	2025	2024
		£	£
	Council Tax – Empty properties	1,540	1,985
	Light & Heat – Communal supply & Empty properties	1,042	1,183
	Insurance	2,673	2,790
	Garden maintenance (incl. tree schemes)	3,000	3,000
	Property repairs	72,124	52,185
	Depreciation	31	36
	Administration fees relating to provision of accommodation etc.	35,280	35,000
	Legal fees governance	15,120	15,000
	Independent Examiner's fees	2,730	2,640
	Subscriptions	599	582
		134,139	114,401
		134,139	114,401

6 Related Party Transactions & Trustees' remuneration

No remuneration was paid to the trustees in the year, nor were any expenses reimbursed.

7	Staff Costs	2025	2024
		£	£
	Salary costs	-	-
		-	-
		-	-

The charity does not have any employees; no employee earned £60,000 per annum or more.

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2025

8 Tangible Fixed Assets

Cost or Valuation	Freehold Land & Buildings £	Fixtures & Fittings £	Total £
1st April 2024	32,643	4,518	37,161
31st March 2025	<u>32,643</u>	<u>4,518</u>	<u>37,161</u>
Depreciation			
1st April 2024	-	4,311	4,311
Charge for the Year	-	31	31
31st March 2025	<u>-</u>	<u>4,342</u>	<u>4,342</u>
Net book values			
31st March 2025	<u><u>32,643</u></u>	<u><u>176</u></u>	<u><u>32,819</u></u>
31st March 2024	<u>32,643</u>	<u>207</u>	<u>32,850</u>

All fixed assets are used in relation to direct charitable activities.

9 Fixed Asset Investment

At Market Value	2025 £	2024 £
Market Value at 1st April 2024	35,966	34,414
Net unrealised investment gains/(losses)	1,215	1,552
Market Value at 31st March 2025	<u><u>37,181</u></u>	<u><u>35,966</u></u>

All investments are held primarily to provide an investment return for the charity and all are held in the UK.

The following investments form a material proportion of the portfolio:-

	£	
JP Morgan UK Equity Income Fund	21,999	(59.17%)
M&G Charifund	15,182	(40.83%)
	<u><u>37,181</u></u>	

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2025

10 Debtors

	2025	2024
	£	£
Solicitor's Client Account	18	18
Prepayments	641	714
	<u>659</u>	<u>732</u>

All debtors are due within one year.

11 Creditors – Amounts falling due within one year

	2025	2024
	£	£
Trade creditors	8,524	1,126
Accruals	2,730	8,640
	<u>11,254</u>	<u>9,766</u>

12 Unrestricted Funds

	Balance			Gains/(Losses)	Balance
	1.4.24	Income	Expenditure	& Transfers	31.3.25
	£	£	£	£	£
Endowment Fund	40,000	-	-	-	40,000
Endowment Fund	68,816	-	(31)	1,215	70,000
General Fund	284,934	114,424	(134,108)	-	265,250
Total Unrestricted Funds	<u>393,750</u>	<u>114,424</u>	<u>(134,139)</u>	<u>1,215</u>	<u>375,250</u>

13 Analysis of Net Assets between Funds

	Fixed	Net	2025	2024
	Assets	Current	TOTAL	TOTAL
	£	Assets	£	£
<u>Unrestricted Funds</u>				
Endowment Fund	-	40,000	40,000	40,000
Endowment Fund	70,000	-	70,000	68,816
General Fund	-	265,250	265,250	284,934
	<u>70,000</u>	<u>305,250</u>	<u>375,250</u>	<u>393,750</u>

THE HENRY NUTTALL TRUST FUND

REGISTERED CHARITY NO. 223001

BALANCE SHEET

AT 31 MARCH 2025

	2025	2024
	£	£
ASSET		
Newcastle Building Society	22,219	21,577
	<u>22,219</u>	<u>21,577</u>
 Represented by:-		
ACCUMULATED TRUST FUND		
Balance brought forward	21,577	21,103
Add		
Building Society Interest received	642	474
Deduct		
Grant	<u>—</u>	<u>—</u>
	<u>22,219</u>	<u>21,577</u>

THE WILLIAM NUTTALL COTTAGE HOMES FOR AGED SPINSTERS

England & Wales - Charity number 222066

Accounts

**WILLIAM NUTTALL COTTAGE HOMES
ANNUAL REPORT**

**Financial year: 1st April, 2023
31st March 2024**

Registered Charity No. 222066

TRUSTEES:

Mr Mark John Hunter	Chairman
Mrs Helen Clare Scott	Trustee
Mr Peter Downie	Trustee

ADVISORS:

Mrs Rosemarie Sharp	Solicitor/ Clerk
Mrs Samantha Watton	Clerk
QualitySolicitors Jordans	Solicitors
W H Prior & Co.	Accountants
Virgin Money Plc	Bankers

ADMINISTRATIVE OFFICES:

4 Priory Place, Doncaster, DN1 1BP

OBJECTS OF THE TRUST

In 1930 William Nuttall, a local businessman and sweet manufacturer, provided funds to construct the Cottages with the aim of providing homes for elderly spinsters in need, from the Borough of Doncaster, known as the William Nuttall Cottage Homes for Aged Spinsters. Under the terms of a Scheme dated the 16th January 2003 the terms of the Trust were revised and the William Nuttall Cottage Homes now provide homes for ladies aged 55 years and over who are resident at the date of application in Doncaster or within a 10 mile radius who are suffering hardship or distress, or for such charitable purposes for the benefit of the residents of the homes as the Trustees shall decide. The rules and entry requirements for the residents of the homes are set down within the Scheme and the regulations for occupation of the cottages are set down in the Residents Handbook, a copy of which is supplied to each resident upon occupation.

ADMINISTRATION

The Trust currently operates with two appointed Trustees and a chairperson elected from that body annually. The Trustees meet periodically throughout the year and assemble for an Annual General Meeting in January.

The Trustees are elected by the members of the Charity Board with appointments and re-appointments being decided on an annual basis.

The Trustees have the power to appoint new trustees on an interim basis pending the next AGM

CHAIRMAN'S REPORT

I am pleased to be able to report once again as we close business at the year end of March 2024 that the Trust has once again fared well this year in terms of occupancy with 22 out of the 24 cottages being currently occupied. These cottages will now undergo an extensive renovation. Once again issues relating to damp and roof leaks still appear to be an ongoing problem and are still a cause for concern for many of the cottages. Our usual contractors have worked endlessly to resolve the damp issues as they arise and residents have been satisfied with the completed works. In addition a number of residents have needed new boilers, pipes and joinery works. This being one of the most costly repairs for the Trust this year.

Bancrofts & Sons still continue to manage the trees and surrounding gardens. A number of complaints have been made by residents as to the lawns and tidiness of the gardens. Also neighbouring residents who live at the rear of the gardens on Sandbeck Road have complained of the trees and branches potentially damaging their fencing and decking areas. The annual autumnal fall of leaves also appear to be a problem on the grounds and reports of blocked guttering.

Once again the programme of cottage renovation has meant that we have been able to recover realistic maintenance fees in respect of the residents' use of the cottages. Those funds are now building so that we are potentially able finally to start considering larger projects of renovation in the next year, priority to damp and roofing problems but consideration is now also being given to new front doors. The proposed installation of new doors would no doubt have a positive impact on resident's wellbeing and improvement of the standard of living. New doors would also dramatically improve the general appearance of the cottages.

Faircloughs, The Trust's Plumbing contractor has successfully completed a full gas and safety check on the all cottages. All were deemed complaint and approved.

In summary, I and my fellow Trustees feel that we have continued to make progress this year and have maintained the cottages despite the obstacles thrown in our path. We have throughout the year maintained the cottages to a reasonable standard and for this we must thank our regular contractors who have made themselves available for urgent works and short notice. The cottages are in good order and we believe that we are providing a satisfactory standard of accommodation to our current residents.

FINANCIAL REPORT

The Trustees of the Charity present their annual accounts and financial statement for the year ended 31st March 2024.

The Trustees acknowledge their requirement to provide for the upkeep and maintenance of the cottages and funds have been set aside for this purpose derived from the maintenance payments made by the Ladies

TRUSTEES' RESPONSIBILITY STATEMENT

The Trustees of the William Nuttall Cottage Homes registered Charity are required to prepare financial statements for each financial year that gives a true and fair view of the state of affairs of the Charity at the end of the financial year and of movements of funds for that period. The Trustees confirm that suitable accountancy policies have been used throughout in accordance with the statement of recommended practice issued by the Charities Commission. The Trustees

are responsible for keeping proper accounting records and for taking reasonable steps to safeguard the assets of the Charity in order to prevent and detect fraud or other irregularities.

RISK

The Trustees have carried out a review of the major risks to which the charity may be exposed and have adopted a risk strategy plan in respect of these. The policy will be subject to further review during the coming twelve months

The Trustees are satisfied that there are no serious incidents or other matters which they should have brought to the attention of the Commission and had not done so already.

So far as the Trustees are aware there is no relevant audit information of which the Independent Examiners are unaware and each Trustee has taken all the steps that he or she ought to have taken as a Trustee in order to make himself or herself aware of any Independent examination information and to establish that the Independent Examiners are aware of that information.

FIXED ASSETS

Any movement in Fixed Assets is reflected in the Accounts

STATEMENT OF INVESTMENT POLICY

The Trustees are aware of their obligation to consider and provide a Statement of Investment Policy which has been compiled and submitted to the Trustees for their approval.

EVENTS SINCE THE BALANCE SHEET DATE

No events have occurred since the Balance Sheet date which affect the Charity

TRUSTEES

The Trustees of the Charity who served during the year and up to the date of this Report are set out on Page 1 of this Report

This Report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (SORP 2015)

This Report was approved by the Trustee Board on the 29th

Day of JAN 2025

and signed by:-



.....
Mr Mark John Hunter

On behalf of the Trustees of the William Nuttall Cottage Homes

THE WILLIAM NUTTALL COTTAGE HOMES
(Registered Charity 222066)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2024

THE WILLIAM NUTTALL COTTAGE HOMES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024

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THE WILLIAM NUTTALL COTTAGE HOMES

LEGAL AND ADMINISTRATIVE DETAILS

Trustees	Mr. M.J. Hunter, MRICS Mrs. H.C. Scott Mr Peter Downie
Correspondent & Clerk to Trustees	Mrs. R. Sharp, LL.B.
Administrative Offices	4 Priory Place, Doncaster. DN1 1BP
Charity Registration Number	222066
Governing Instrument	Scheme of the Charity Commissioners made on 16 th January 2003
Solicitors	Jordans Solicitors LLP, 4 Priory Place, Doncaster. DN1 1BP
Independent Examiner	R.A. Prior, FCCA, FCIE, DChA W. H. Prior Chartered Certified Accountants, Railway Court, Doncaster. DN4 5FB
Principal Bankers	Clydesdale Bank plc t/a Virgin Money, 19 St. Sepulchre Gate, Doncaster. DN1 1TD

THE WILLIAM NUTTALL COTTAGE HOMES
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE WILLIAM NUTTALL COTTAGE HOMES

I report on the accounts of the Charity for the Year Ended 31st March 2024 which are set out on pages 3 to 8.

This report is made solely to the Charity's trustees, as a body, in accordance with the regulations made under the Charities Act 2011. 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 this report.

Respective responsibilities of Trustees and Examiner

As the Charity's Trustees, you are responsible for the preparation of the accounts; you consider that the audit requirement of Section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply.

It is my responsibility

- examine the accounts under section 145 of the 2011 Act ;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's 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 seeking 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 no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

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

(a) Which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

(b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

R.A. Prior, F.C.C.A., F.C.I.E., DChA

Chartered Certified Accountant
Fellow of the Association of Charity Independent Examiners

W. H. Prior
Chartered Certified Accountants
Railway Court,
Doncaster. DN4 5FB

Dated:- 20th January 2025

THE WILLIAM NUTTALL COTTAGE HOMES
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2024

	<u>Note</u>	<i>Unrestricted Funds</i> £	<i>Endowment Funds</i> £	Total 2024 £	2023 £
Income and endowments					
Donations and legacies					
Donations & Grants		-	-	-	-
Charitable activities					
Income from Residents	3	98,400	-	98,400	105,373
Investment Income	4	12,669	-	12,669	5,964
TOTAL INCOME		<u><u>111,069</u></u>	<u><u>-</u></u>	<u><u>111,069</u></u>	<u><u>111,337</u></u>
Expenditure					
Direct Charitable Expenditure					
Provision of accommodation	5	114,365	36	114,401	97,034
TOTAL EXPENDITURE		<u><u>114,365</u></u>	<u><u>36</u></u>	<u><u>114,401</u></u>	<u><u>97,034</u></u>
NET INCOME BEFORE OTHER RECOGNISED GAINS/(LOSSES)					
		(3,296)	(36)	(3,332)	14,303
OTHER RECOGNISED GAINS/(LOSSES)					
Gains/(Losses) on investment assets		-	1,552	1,552	(1,583)
NET MOVEMENT IN FUNDS		<u><u>(3,296)</u></u>	<u><u>1,516</u></u>	<u><u>(1,780)</u></u>	<u><u>12,720</u></u>
Balances brought forward at 1st April 2023		288,230	107,300	395,530	382,810
Balances carried forward at 31st March 2024		<u><u>284,934</u></u>	<u><u>108,816</u></u>	<u><u>393,750</u></u>	<u><u>395,530</u></u>

The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES
BALANCE SHEET AS AT 31ST MARCH 2024

	Note	2024 £	£	2023 £
Fixed assets				
Tangible Fixed assets	8	32,850		32,886
Investments	9	35,966		34,414
		68,816		67,300
Current assets				
Debtors	10	732	625	
Bank Accounts		333,968	336,957	
		334,700	337,582	
Liabilities : amounts falling due within one year	11	9,766	9,352	
Net current assets		324,934		328,230
Net assets		393,750		395,530
 <i>Represented by:</i>				
<u>Unrestricted Funds :-</u>				
Endowment Fund	12	40,000		40,000
Endowment Fund	12	68,816		67,300
General Fund		284,934		288,230
Total Funds		393,750		395,530

The financial statements on pages 3 to 8 were approved by the Trustees 20th January, 2025 and signed on their behalf by:-



Mr. M.J. Hunter
Trustee

The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost accounting convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with applicable accounting standards, the Charities SORP (FRS102) and the Charities Act 2011.

Income

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. All income is treated as unrestricted income, unless the donor has placed restrictions on the manner in which the donation or grant may be spent, in which case it is treated as restricted income. Investment income is recorded when receivable.

Direct Charitable Expenditure

Direct charitable expenditure consists of all expenditure associated with the provision of housing accommodation for women aged over 45 years, resident in the area of benefit (Doncaster and all that area within a 10 mile radius) who are in need, hardship or distress, or such charitable purposes for the benefit of the residents as the trustees decide.

Fixed Assets – Depreciation and diminution in value of assets.

Tangible fixed assets other than property are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost of fixed assets on a reducing balance basis over their expected useful lives.

The principal annual rates used for this purpose are:-

Freehold buildings	nil
Fixtures & fittings	15%

Investments

Listed investments have been valued at their fair value at the Balance Sheet date. The fair value of quoted securities is based on the middle market quotation on the relevant Stock Exchange.

2 Taxation

The charity is a registered charity and accordingly is exempt from taxation on its income and gains where they are applied for charitable purposes.

3 Income from Residents

	2024 £	2023 £
Contributions from residents towards maintenance & services	98,400	105,373
	<u>98,400</u>	<u>105,373</u>

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

4 Investment Income Analysis

	2024	2023
	£	£
<i><u>Interest & Dividends</u></i>		
Dividends from Listed Investments	1,673	1,617
Bank Interest & Building Society Interest	10,996	4,347
	<u>12,669</u>	<u>5,964</u>

5 Charitable Activities – Provision of Accommodation & Services

	2024	2023
	£	£
Council Tax – Empty properties	1,985	572
Light & Heat – Communal supply & Empty properties	1,183	437
Insurance	2,790	2,412
Garden maintenance (incl. tree schemes)	3,000	6,175
Property repairs	52,185	37,942
Depreciation	36	43
Administration fees relating to provision of accommodation etc.	35,000	32,620
Legal fees governance	15,000	13,980
Independent Examiner's fees	2,640	2,520
Subscriptions	582	333
	<u>114,401</u>	<u>97,034</u>

6 Related Party Transactions & Trustees' remuneration

No remuneration was paid to the trustees in the year, nor were any expenses reimbursed.

7 Staff Costs

	2024	2023
	£	£
Salary costs	-	-
	<u>-</u>	<u>-</u>

The charity does not have any employees; no employee earned £60,000 per annum or more.

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

8 Tangible Fixed Assets

Cost or Valuation	Freehold Land & Buildings £	Fixtures & Fittings £	Total £
1st April 2023	32,643	4,518	37,161
31st March 2024	<u>32,643</u>	<u>4,518</u>	<u>37,161</u>
Depreciation			
1st April 2023	-	4,275	4,275
Charge for the Year	-	36	36
31st March 2024	<u>-</u>	<u>4,311</u>	<u>4,311</u>
Net book values			
31st March 2024	<u>32,643</u>	<u>207</u>	<u>32,850</u>
31st March 2023	<u>32,643</u>	<u>243</u>	<u>32,886</u>

All fixed assets are used in relation to direct charitable activities.

9 Fixed Asset Investment

At Market Value	2024 £	2023 £
Market Value at 1st April 2023	34,414	35,997
Net unrealised investment gains/(losses)	<u>1,552</u>	<u>(1,583)</u>
Market Value at 31st March 2024	<u>35,966</u>	<u>34,414</u>

All investments are held primarily to provide an investment return for the charity and all are held in the UK.

The following investments form a material proportion of the portfolio:-

	£	
JP Morgan UK Strategic Equity Income Fund	21,406	(59.52%)
M&G Charifund	<u>14,560</u>	<u>(40.48%)</u>
	<u>35,966</u>	

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

10 Debtors

	2024 £	2023 £
Solicitor's Client Account	18	18
Prepayments	714	607
	<u>732</u>	<u>625</u>

All debtors are due within one year.

11 Creditors – Amounts falling due within one year

	2024 £	2023 £
Trade creditors	1,126	2,832
Accruals	8,640	6,520
	<u>9,766</u>	<u>9,352</u>

12 Unrestricted Funds

	Balance 1.4.23 £	Income £	Expenditure £	Gains/(Losses) & Transfers £	Balance 31.3.24 £
Endowment Fund	40,000	-	-	-	40,000
Endowment Fund	67,300	-	(36)	1,552	68,816
General Fund	288,230	111,069	(114,365)	-	284,934
Total Unrestricted Funds	<u>395,530</u>	<u>111,069</u>	<u>(114,401)</u>	<u>1,552</u>	<u>393,750</u>

13 Analysis of Net Assets between Funds

	Fixed Assets £	Net Current Assets £	2024 TOTAL £	2023 TOTAL £
Unrestricted Funds				
Endowment Fund	-	40,000	40,000	40,000
Endowment Fund	68,816	-	68,816	67,300
General Fund	-	284,934	284,934	288,230
	<u>68,816</u>	<u>324,934</u>	<u>393,750</u>	<u>395,530</u>

THE WILLIAM NUTTALL COTTAGE HOMES
(Registered Charity 222066)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2024

THE WILLIAM NUTTALL COTTAGE HOMES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024

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THE WILLIAM NUTTALL COTTAGE HOMES

LEGAL AND ADMINISTRATIVE DETAILS

Trustees	Mr. M.J. Hunter, MRICS Mrs. H.C. Scott Mr Peter Downie
Correspondent & Clerk to Trustees	Mrs. R. Sharp, LL.B.
Administrative Offices	4 Priory Place, Doncaster. DN1 1BP
Charity Registration Number	222066
Governing Instrument	Scheme of the Charity Commissioners made on 16 th January 2003
Solicitors	Jordans Solicitors LLP, 4 Priory Place, Doncaster. DN1 1BP
Independent Examiner	R.A. Prior, FCCA, FCIE, DChA W. H. Prior Chartered Certified Accountants, Railway Court, Doncaster. DN4 5FB
Principal Bankers	Clydesdale Bank plc t/a Virgin Money, 19 St. Sepulchre Gate, Doncaster. DN1 1TD

THE WILLIAM NUTTALL COTTAGE HOMES
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE WILLIAM NUTTALL COTTAGE HOMES

I report on the accounts of the Charity for the Year Ended 31st March 2024 which are set out on pages 3 to 8.

This report is made solely to the Charity's trustees, as a body, in accordance with the regulations made under the Charities Act 2011. 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 this report.

Respective responsibilities of Trustees and Examiner

As the Charity's Trustees, you are responsible for the preparation of the accounts; you consider that the audit requirement of Section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply.

It is my responsibility

- examine the accounts under section 145 of the 2011 Act ;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's 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 seeking 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 no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

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

(a) Which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

(b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

R.A. Prior, F.C.C.A., F.C.I.E., DChA

Chartered Certified Accountant
Fellow of the Association of Charity Independent Examiners

W. H. Prior
Chartered Certified Accountants
Railway Court,
Doncaster. DN4 5FB

Dated:- 20th January 2025

THE WILLIAM NUTTALL COTTAGE HOMES
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2024

	<u>Note</u>	<i>Unrestricted Funds</i> £	<i>Endowment Funds</i> £	Total 2024 £	2023 £
Income and endowments					
Donations and legacies					
Donations & Grants		-	-	-	-
Charitable activities					
Income from Residents	3	98,400	-	98,400	105,373
Investment Income	4	12,669	-	12,669	5,964
TOTAL INCOME		<u><u>111,069</u></u>	<u><u>-</u></u>	<u><u>111,069</u></u>	<u><u>111,337</u></u>
Expenditure					
Direct Charitable Expenditure					
Provision of accommodation	5	114,365	36	114,401	97,034
TOTAL EXPENDITURE		<u><u>114,365</u></u>	<u><u>36</u></u>	<u><u>114,401</u></u>	<u><u>97,034</u></u>
NET INCOME BEFORE OTHER RECOGNISED GAINS/(LOSSES)		(3,296)	(36)	(3,332)	14,303
OTHER RECOGNISED GAINS/(LOSSES)					
Gains/(Losses) on investment assets		-	1,552	1,552	(1,583)
NET MOVEMENT IN FUNDS		<u><u>(3,296)</u></u>	<u><u>1,516</u></u>	<u><u>(1,780)</u></u>	<u><u>12,720</u></u>
Balances brought forward at 1st April 2023		288,230	107,300	395,530	382,810
Balances carried forward at 31st March 2024		<u><u>284,934</u></u>	<u><u>108,816</u></u>	<u><u>393,750</u></u>	<u><u>395,530</u></u>

The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES
BALANCE SHEET AS AT 31ST MARCH 2024

	Note	2024 £	£	2023 £
Fixed assets				
Tangible Fixed assets	8	32,850		32,886
Investments	9	35,966		34,414
		68,816		67,300
Current assets				
Debtors	10	732	625	
Bank Accounts		333,968	336,957	
		334,700	337,582	
Liabilities : amounts falling due within one year	11	9,766	9,352	
Net current assets		324,934		328,230
Net assets		393,750		395,530
 <i>Represented by:</i>				
<u>Unrestricted Funds :-</u>				
Endowment Fund	12	40,000		40,000
Endowment Fund	12	68,816		67,300
General Fund		284,934		288,230
Total Funds		393,750		395,530

The financial statements on pages 3 to 8 were approved by the Trustees 20th January, 2025 and signed on their behalf by:-



Mr. M.J. Hunter
Trustee

The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost accounting convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with applicable accounting standards, the Charities SORP (FRS102) and the Charities Act 2011.

Income

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. All income is treated as unrestricted income, unless the donor has placed restrictions on the manner in which the donation or grant may be spent, in which case it is treated as restricted income. Investment income is recorded when receivable.

Direct Charitable Expenditure

Direct charitable expenditure consists of all expenditure associated with the provision of housing accommodation for women aged over 45 years, resident in the area of benefit (Doncaster and all that area within a 10 mile radius) who are in need, hardship or distress, or such charitable purposes for the benefit of the residents as the trustees decide.

Fixed Assets – Depreciation and diminution in value of assets.

Tangible fixed assets other than property are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost of fixed assets on a reducing balance basis over their expected useful lives.

The principal annual rates used for this purpose are:-

Freehold buildings	nil
Fixtures & fittings	15%

Investments

Listed investments have been valued at their fair value at the Balance Sheet date. The fair value of quoted securities is based on the middle market quotation on the relevant Stock Exchange.

2 Taxation

The charity is a registered charity and accordingly is exempt from taxation on its income and gains where they are applied for charitable purposes.

3 Income from Residents

	2024 £	2023 £
Contributions from residents towards maintenance & services	98,400	105,373
	<u>98,400</u>	<u>105,373</u>

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

4 Investment Income Analysis

	2024	2023
	£	£
<i><u>Interest & Dividends</u></i>		
Dividends from Listed Investments	1,673	1,617
Bank Interest & Building Society Interest	10,996	4,347
	<u>12,669</u>	<u>5,964</u>

5 Charitable Activities – Provision of Accommodation & Services

	2024	2023
	£	£
Council Tax – Empty properties	1,985	572
Light & Heat – Communal supply & Empty properties	1,183	437
Insurance	2,790	2,412
Garden maintenance (incl. tree schemes)	3,000	6,175
Property repairs	52,185	37,942
Depreciation	36	43
Administration fees relating to provision of accommodation etc.	35,000	32,620
Legal fees governance	15,000	13,980
Independent Examiner's fees	2,640	2,520
Subscriptions	582	333
	<u>114,401</u>	<u>97,034</u>

6 Related Party Transactions & Trustees' remuneration

No remuneration was paid to the trustees in the year, nor were any expenses reimbursed.

7 Staff Costs

	2024	2023
	£	£
Salary costs	-	-
	<u>-</u>	<u>-</u>

The charity does not have any employees; no employee earned £60,000 per annum or more.

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

8 Tangible Fixed Assets

Cost or Valuation	Freehold Land & Buildings £	Fixtures & Fittings £	Total £
1st April 2023	32,643	4,518	37,161
31st March 2024	32,643	4,518	37,161
Depreciation			
1st April 2023	-	4,275	4,275
Charge for the Year	-	36	36
31st March 2024	-	4,311	4,311
Net book values			
31st March 2024	32,643	207	32,850
31st March 2023	32,643	243	32,886

All fixed assets are used in relation to direct charitable activities.

9 Fixed Asset Investment

At Market Value	2024 £	2023 £
Market Value at 1st April 2023	34,414	35,997
Net unrealised investment gains/(losses)	1,552	(1,583)
Market Value at 31st March 2024	35,966	34,414

All investments are held primarily to provide an investment return for the charity and all are held in the UK.

The following investments form a material proportion of the portfolio:-

	£	
JP Morgan UK Strategic Equity Income Fund	21,406	(59.52%)
M&G Charifund	14,560	(40.48%)
	<u>35,966</u>	

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

10 Debtors

	2024 £	2023 £
Solicitor's Client Account	18	18
Prepayments	714	607
	<u>732</u>	<u>625</u>

All debtors are due within one year.

11 Creditors – Amounts falling due within one year

	2024 £	2023 £
Trade creditors	1,126	2,832
Accruals	8,640	6,520
	<u>9,766</u>	<u>9,352</u>

12 Unrestricted Funds

	Balance 1.4.23 £	Income £	Expenditure £	Gains/(Losses) & Transfers £	Balance 31.3.24 £
Endowment Fund	40,000	-	-	-	40,000
Endowment Fund	67,300	-	(36)	1,552	68,816
General Fund	288,230	111,069	(114,365)	-	284,934
Total Unrestricted Funds	<u>395,530</u>	<u>111,069</u>	<u>(114,401)</u>	<u>1,552</u>	<u>393,750</u>

13 Analysis of Net Assets between Funds

	Fixed Assets £	Net Current Assets £	2024 TOTAL £	2023 TOTAL £
Unrestricted Funds				
Endowment Fund	-	40,000	40,000	40,000
Endowment Fund	68,816	-	68,816	67,300
General Fund	-	284,934	284,934	288,230
	<u>68,816</u>	<u>324,934</u>	<u>393,750</u>	<u>395,530</u>

THE WILLIAM NUTTALL COTTAGE HOMES FOR AGED SPINSTERS

England & Wales - Charity number 222066

Accounts

ANNUAL REPORT
Financial Year 2022-2023

WILLIAM NUTTALL COTTAGE HOMES

Charity Number 222066

**WILLIAM NUTTALL COTTAGE HOMES
ANNUAL REPORT**

**Financial year: 1st April, 2022
31st March 2023**

Registered Charity No. 222066

TRUSTEES:

Mr Mark John Hunter	Chairman
Mrs Helen Clare Scott	Trustee
Mr Peter Downie	Trustee

ADVISORS:

Mrs Rosemarie Sharp	Solicitor/ Clerk
Mrs Samantha Watton	Clerk
QualitySolicitors Jordans	Solicitors
W H Prior & Co.	Accountants
Virgin Money Plc	Bankers

ADMINISTRATIVE OFFICES:

4 Priory Place, Doncaster, DN1 1BP

OBJECTS OF THE TRUST

In 1930 William Nuttall, a local businessman and sweet manufacturer, provided funds to construct the Cottages with the aim of providing homes for elderly spinsters in need, from the Borough of Doncaster, known as the William Nuttall Cottage Homes for Aged Spinsters. Under the terms of a Scheme dated the 16th January 2003 the terms of the Trust were revised and the William Nuttall Cottage Homes now provide homes for ladies aged 55 years and over who are resident at the date of application in Doncaster or within a 10 mile radius who are suffering hardship or distress, or for such charitable purposes for the benefit of the residents of the homes as the Trustees shall decide. The rules and entry requirements for the residents of the homes are set down within the Scheme and the regulations for occupation of the cottages are set down in the Residents Handbook, a copy of which is supplied to each resident upon occupation.

ADMINISTRATION

The Trust currently operates with two appointed Trustees and a chairperson elected from that body annually. The Trustees meet periodically throughout the year and assemble for an Annual General Meeting in January.

The Trustees are elected by the members of the Charity Board with appointments and re-appointments being decided on an annual basis.

The Trustees have the power to appoint new trustees on an interim basis pending the next AGM

CHAIRMAN'S REPORT

I am pleased to be able to report once again as we close business at the year end of March 2023 that the Trust has once again fared well this year in terms of occupancy with 22 out of the 24 cottages being currently occupied. These cottages will now undergo an extensive renovation. Issues relating to damp and blocked/ collapsed drains and leaks still appear to be an ongoing problem and are still a cause for concern for many of the cottages. Our usual contractors have worked endlessly to resolve the damp issues as they arise and residents have been satisfied with the completed works. A costly issue for the trust especially moving into the Winter months. The Trust's contractors have worked endlessly to re-sleeve the drains, root ingress being the main problem. It is foreseen that this will be a problem we encounter on an annual basis.

Bancrofts & Sons still continue to manage the trees and surrounding gardens and I am pleased to report that they have been kept in good order throughout the year. In April 2022 as agreed by the Trustees Bancroft & Sons commenced the schedule of tree works with the grounds.

The programme of cottage renovation has meant that we have been able to recover realistic maintenance fees in respect of the residents' use of the cottages. Those funds are now building so that we are potentially able finally to start considering larger projects of renovation in the next year, priority to damp and roofing problems but consideration is now also being given to new front doors. The proposed installation of new doors would no doubt have a positive impact on resident's wellbeing and improvement of the standard of living. New doors would also dramatically improve the general appearance of the cottages.

Graham Haines, The Trust's Plumbing contractor has successfully completed a full gas and safety check on the all cottages. All were deemed complaint and approved.

In summary, I and my fellow Trustees feel that we have continued to make progress this year and have maintained the cottages despite the obstacles thrown in our path. We have throughout the year maintained the cottages to a reasonable standard and for this we must thank our regular contractors who have made themselves available for urgent works and short notice. The cottages are in good order and we believe that we are providing a satisfactory standard of accommodation to our current residents.

FINANCIAL REPORT

The Trustees of the Charity present their annual accounts and financial statement for the year ended 31st March 2023.

The Trustees acknowledge their requirement to provide for the upkeep and maintenance of the cottages and funds have been set aside for this purpose derived from the maintenance payments made by the Ladies

TRUSTEES' RESPONSIBILITY STATEMENT

The Trustees of the William Nuttall Cottage Homes registered Charity are required to prepare financial statements for each financial year that gives a true and fair view of the state of affairs of the Charity at the end of the financial year and of movements of funds for that period. The Trustees confirm that suitable accountancy policies have been used throughout in accordance with the statement of recommended practice issued by the Charities Commission. The Trustees are responsible for keeping proper accounting records and for taking reasonable steps to safeguard the assets of the Charity in order to prevent and detect fraud or other irregularities.

RISK

The Trustees have carried out a review of the major risks to which the charity may be exposed and have adopted a risk strategy plan in respect of these. The policy will be subject to further review during the coming twelve months

The Trustees are satisfied that there are no serious incidents or other matters which they should have brought to the attention of the Commission and had not done so already.

So far as the Trustees are aware there is no relevant audit information of which the Independent Examiners are unaware and each Trustee has taken all the steps that he or she ought to have taken as a Trustee in order to make himself or herself aware of any Independent examination information and to establish that the Independent Examiners are aware of that information.

FIXED ASSETS

Any movement in Fixed Assets is reflected in the Accounts

STATEMENT OF INVESTMENT POLICY

The Trustees are aware of their obligation to consider and provide a Statement of Investment Policy which has been compiled and submitted to the Trustees for their approval.

EVENTS SINCE THE BALANCE SHEET DATE

No events have occurred since the Balance Sheet date which affect the Charity

TRUSTEES

The Trustees of the Charity who served during the year and up to the date of this Report are set out on Page 1 of this Report

This Report has been prepared in accordance with the Statement of Recommended Practice
Accounting and Reporting by Charities (SORP 2015)

This Report was approved by the Trustee Board on the

Day of 24 20 24
January

and signed by:-

..........

Mr Mark John Hunter

On behalf of the Trustees of the William Nuttall Cottage Homes

THE WILLIAM NUTTALL COTTAGE HOMES
(Registered Charity 222066)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2023

THE WILLIAM NUTTALL COTTAGE HOMES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023

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THE WILLIAM NUTTALL COTTAGE HOMES
LEGAL AND ADMINISTRATIVE DETAILS

Trustees	Mr. M.J. Hunter, MRICS Mrs. H.C. Scott Mr Peter Downie – Appointed 6 th April 2022
Correspondent & Clerk to Trustees	Mrs. R. Sharp, LL.B.
Administrative Offices	4 Priory Place, Doncaster. DN1 1BP
Charity Registration Number	222066
Governing Instrument	Scheme of the Charity Commissioners made on 16 th January 2003
Solicitors	Jordans Solicitors LLP, 4 Priory Place, Doncaster. DN1 1BP
Independent Examiner	R.A. Prior, FCCA, FCIE, DChA W. H. Prior Chartered Certified Accountants, Railway Court, Doncaster. DN4 5FB
Principal Bankers	Clydesdale Bank plc t/a Virgin Money, 19 St. Sepulchre Gate, Doncaster. DN1 1TD

THE WILLIAM NUTTALL COTTAGE HOMES
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE WILLIAM NUTTALL COTTAGE HOMES

I report on the accounts of the Charity for the Year Ended 31st March 2023 which are set out on pages 3 to 8.

This report is made solely to the Charity's trustees, as a body, in accordance with the regulations made under the Charities Act 2011. 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 this report.

Respective responsibilities of Trustees and Examiner

As the Charity's Trustees, you are responsible for the preparation of the accounts; you consider that the audit requirement of Section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply.

It is my responsibility

- examine the accounts under section 145 of the 2011 Act ;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's 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 seeking 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 no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

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

- (a) Which gives me reasonable cause to believe that in any material respect the requirements
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act
- have not been met; or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



R.A. Prior, F.C.C.A., F.C.I.E., DChA
Chartered Certified Accountant
Fellow of the Association of Charity Independent Examiners

W. H. Prior
Chartered Certified Accountants
Railway Court,
Doncaster. DN4 5FB

Dated:- 24th January 2024

THE WILLIAM NUTTALL COTTAGE HOMES
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2023

	<u>Note</u>	<i>Unrestricted Funds</i> £	<i>Endowment Funds</i> £	Total 2023 £	2022 £
Income and endowments					
Donations and legacies					
Donations & Grants		-	-	-	-
Charitable activities					
Income from Residents	3	105,373	-	105,373	104,913
Investment Income	4	5,964	-	5,964	1,555
TOTAL INCOME		<u>111,337</u>	<u>-</u>	<u>111,337</u>	<u>106,468</u>
Expenditure					
Direct Charitable Expenditure					
Provision of accommodation	5	96,991	43	97,034	62,542
TOTAL EXPENDITURE		<u>96,991</u>	<u>43</u>	<u>97,034</u>	<u>62,542</u>
NET INCOME BEFORE OTHER RECOGNISED GAINS/(LOSSES)					
		14,346	(43)	14,303	43,926
OTHER RECOGNISED GAINS/(LOSSES)					
Gains/(Losses) on investment assets		-	(1,583)	(1,583)	2,537
NET MOVEMENT IN FUNDS		<u>14,346</u>	<u>(1,626)</u>	<u>12,720</u>	<u>46,463</u>
Balances brought forward at 1st April 2022		<u>273,884</u>	<u>108,926</u>	<u>382,810</u>	<u>336,347</u>
Balances carried forward at 31st March 2023		<u>288,230</u>	<u>107,300</u>	<u>395,530</u>	<u>382,810</u>

The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES
BALANCE SHEET AS AT 31ST MARCH 2023

	Note	2023 £	£	2022 £
Fixed assets				
Tangible Fixed assets	8	32,886		32,929
Investments	9	34,414		35,997
		67,300		68,926
Current assets				
Debtors	10	625	575	
Bank Accounts		336,957	318,455	
		337,582	319,030	
Liabilities : amounts falling due within one year	11	9,352	5,146	
Net current assets		328,230		313,884
Net assets		395,530		382,810
<u>Represented by:</u>				
Unrestricted Funds :-				
Endowment Fund	12	40,000		40,000
Endowment Fund	12	67,300		68,926
General Fund		288,230		273,884
Total Funds		395,530		382,810

The financial statements on pages 3 to 8 were approved by the Trustees 24th January, 2024 and signed on their behalf by:-

Mr. M.J. Hunter
Trustee



24. 01. 2024

The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2023

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost accounting convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with applicable accounting standards, the Charities SORP (FRS102) and the Charities Act 2011.

Income

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. All income is treated as unrestricted income, unless the donor has placed restrictions on the manner in which the donation or grant may be spent, in which case it is treated as restricted income. Investment income is recorded when receivable.

Direct Charitable Expenditure

Direct charitable expenditure consists of all expenditure associated with the provision of housing accommodation for women aged over 45 years, resident in the area of benefit (Doncaster and all that area within a 10 mile radius) who are in need, hardship or distress, or such charitable purposes for the benefit of the residents as the trustees decide.

Fixed Assets – Depreciation and diminution in value of assets.

Tangible fixed assets other than property are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost of fixed assets on a reducing balance basis over their expected useful lives.

The principal annual rates used for this purpose are:-

Freehold buildings	nil
Fixtures & fittings	15%

Investments

Listed investments have been valued at their fair value at the Balance Sheet date. The fair value of quoted securities is based on the middle market quotation on the relevant Stock Exchange.

2 Taxation

The charity is a registered charity and accordingly is exempt from taxation on its income and gains where they are applied for charitable purposes.

3 Income from Residents

	2023	2022
	£	£
Contributions from residents towards maintenance & services	105,373	104,913
	<u>105,373</u>	<u>104,913</u>

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2023

4 Investment Income Analysis

	2023	2022
	£	£
<u>Interest & Dividends</u>		
Dividends from Listed Investments	1,617	1,400
Bank Interest & Building Society Interest	4,347	155
	5,964	1,555
	5,964	1,555

5 Charitable Activities – Provision of Accommodation & Services

	2023	2022
	£	£
Council Tax – Empty properties	572	396
Light & Heat – Communal supply & Empty properties	437	880
Insurance	2,412	2,243
Garden maintenance (incl. tree schemes)	6,175	2,750
Property repairs	37,942	19,980
Depreciation	43	50
Administration fees relating to provision of accommodation etc.	32,620	23,520
Legal fees governance	13,980	10,080
Independent Examiner's fees	2,520	2,334
Subscriptions	333	309
	97,034	62,542
	97,034	62,542

6 Related Party Transactions & Trustees' remuneration

No remuneration was paid to the trustees in the year, nor were any expenses reimbursed.

7 Staff Costs

	2023	2022
	£	£
Salary costs	-	-
	-	-
	-	-

The charity does not have any employees; no employee earned £60,000 per annum or more.

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2023

8 Tangible Fixed Assets

	Freehold Land & Buildings £	Fixtures & Fittings £	Total £
Cost or Valuation			
1st April 2022	32,643	4,518	37,161
31st March 2023	<u>32,643</u>	<u>4,518</u>	<u>37,161</u>
Depreciation			
1st April 2022	-	4,232	4,232
Charge for the Year	-	43	43
31st March 2023	<u>-</u>	<u>4,275</u>	<u>4,275</u>
Net book values			
31st March 2023	<u>32,643</u>	<u>243</u>	<u>32,886</u>
31st March 2022	<u>32,643</u>	<u>286</u>	<u>32,929</u>

All fixed assets are used in relation to direct charitable activities.

9 Fixed Asset Investment

	2023 £	2022 £
At Market Value		
Market Value at 1st April 2022	35,997	33,460
Net unrealised investment gains/(losses)	(1,583)	2,537
Market Value at 31st March 2023	<u>34,414</u>	<u>35,997</u>

All investments are held primarily to provide an investment return for the charity and all are held in the UK.

The following investments form a material proportion of the portfolio:-

	£	
JP Morgan UK Strategic Equity Income Fund	19,583	(56.00%)
M&G Charifund	14,831	(44.00%)
	<u>34,414</u>	

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2023

10 Debtors

	2023 £	2022 £
Solicitor's Client Account	18	18
Prepayments	607	557
	<u>625</u>	<u>575</u>

All debtors are due within one year.

11 Creditors – Amounts falling due within one year

	2023 £	2022 £
Trade creditors	2,832	412
Accruals	6,520	4,734
	<u>9,352</u>	<u>5,146</u>

12 Unrestricted Funds

	Balance 1.4.22 £	Income £	Expenditure £	Gains/(Losses) & Transfers £	Balance 31.3.23 £
Endowment Fund	40,000	-	-	-	40,000
Endowment Fund	68,926	-	(43)	(1,583)	67,300
General Fund	273,884	111,337	(96,991)	-	288,230
Total Unrestricted Funds	<u>382,810</u>	<u>111,337</u>	<u>(97,034)</u>	<u>(1,583)</u>	<u>395,530</u>

13 Analysis of Net Assets between Funds

	Fixed Assets £	Net Current Assets £	2023 TOTAL £	2022 TOTAL £
Unrestricted Funds				
Endowment Fund	-	40,000	40,000	40,000
Endowment Fund	67,300	-	67,300	68,926
General Fund	-	288,230	288,230	273,884
	<u>67,300</u>	<u>328,230</u>	<u>395,530</u>	<u>382,810</u>

THE WILLIAM NUTTALL COTTAGE HOMES FOR AGED SPINSTERS

England & Wales - Charity number 222066

Accounts

**WILLIAM NUTTALL COTTAGE HOMES
ANNUAL REPORT**

**Financial year: 1st April, 2021
31st March 2022**

Registered Charity No. 222066

TRUSTEES:

Mr Mark John Hunter	Chairman
Mrs Helen Clare Scott	Trustee

ADVISORS:

Mrs Rosemarie Sharp	Solicitor/ Clerk
Mrs Samantha Watton	Clerk
QualitySolicitors Jordans	Solicitors
W H Prior & Co.	Accountants
Virgin Money Plc	Bankers

ADMINISTRATIVE OFFICES:

4 Priory Place, Doncaster, DN1 1BP

OBJECTS OF THE TRUST

In 1930 William Nuttall, a local businessman and sweet manufacturer, provided funds to construct the Cottages with the aim of providing homes for elderly spinsters in need, from the Borough of Doncaster, known as the William Nuttall Cottage Homes for Aged Spinsters. Under the terms of a Scheme dated the 16th January 2003 the terms of the Trust were revised and the William Nuttall Cottage Homes now provide homes for ladies aged 55 years and over who are resident at the date of application in Doncaster or within a 10 mile radius who are suffering hardship or distress, or for such charitable purposes for the benefit of the residents of the homes as the Trustees shall decide. The rules and entry requirements for the residents of the homes are set down within the Scheme and the regulations for occupation of the cottages are set down in the Residents Handbook, a copy of which is supplied to each resident upon occupation.

ADMINISTRATION

The Trust currently operates with two appointed Trustees and a chairperson elected from that body annually. The Trustees are seeking the appointment of a further Trustee to the Board. The Trustees meet periodically throughout the year and assemble for an Annual General Meeting in January.

The Trustees are elected by the members of the Charity Board with appointments and re- appointments being decided on an annual basis.

The Trustees have the power to appoint new trustees on an interim basis pending the next AGM

CHAIRMAN'S REPORT

I am pleased to be able to report once again as we close business at the year end of March 2022 that the Trust has once again fared well this year in terms of occupancy. Issues relating to damp and blocked drains still appear to be an ongoing problem and are still a cause for concern for many of the cottages. Throughout April May June and July 2021 the Trust received a number of reports from residents as to damp in their cottages. Our usual contractors have worked endlessly to resolve the damp issues as they arise and residents have been satisfied with the completed works.

Bancrofts & Sons still continue to manage the trees and surrounding gardens and I am pleased to report that they have been kept in good order throughout the year. Once again there have been a number of complaints by residents of both the Nuttall cottages and local residents who live to the rear of the cottages and grounds regarding overhanging trees and the impact they have on their own properties and outbuildings.

We welcome a new resident in number 104 having benefited from a full and extensive renovation in September 2021. The programme of cottage renovation has meant that we have been able to recover realistic maintenance fees in respect of the residents' use of the cottages. Those funds are now building so that we are potentially able finally to start considering larger projects of renovation in the next year, priority to damp and roofing problems but consideration is now also being given to new front doors. The installation of new doors would no doubt have a positive impact on resident's wellbeing and improvement of the standard of living. New doors would also dramatically improve the general appearance of the cottages.

In summary, I and my fellow Trustees feel that we have continued to make progress this year and have maintained the cottages despite the obstacles thrown in our path. During a very difficult year, filled with uncertainty, we have maintained the cottages and for this we must thank our regular contractors who have despite lockdowns, made themselves available for urgent works. The cottages are in good order and we believe that we are providing a satisfactory standard of accommodation to our current residents.

FINANCIAL REPORT

The Trustees of the Charity present their annual accounts and financial statement for the year ended 31st March 2022.

The Trustees acknowledge their requirement to provide for the upkeep and maintenance of the cottages and funds have been set aside for this purpose derived from the maintenance payments made by the Ladies

TRUSTEES' RESPONSIBILITY STATEMENT

The Trustees of the William Nuttall Cottage Homes registered Charity are required to prepare financial statements for each financial year that gives a true and fair view of the state of affairs of the Charity at the end of the financial year and of movements of funds for that period. The Trustees confirm that suitable accountancy policies have been used throughout in accordance with the statement of recommended practice issued by the Charities Commission. The Trustees are responsible for keeping proper accounting

records and for taking reasonable steps to safeguard the assets of the Charity in order to prevent and detect fraud or other irregularities.

RISK

The Trustees have carried out a review of the major risks to which the charity may be exposed and have adopted a risk strategy plan in respect of these. The policy will be subject to further review during the coming twelve months

The Trustees are satisfied that there are no serious incidents or other matters which they should have brought to the attention of the Commission and had not done so already.

So far as the Trustees are aware there is no relevant audit information of which the Independent Examiners are unaware and each Trustee has taken all the steps that he or she ought to have taken as a Trustee in order to make himself or herself aware of any Independent examination information and to establish that the Independent Examiners are aware of that information.

FIXED ASSETS

Any movement in Fixed Assets is reflected in the Accounts

STATEMENT OF INVESTMENT POLICY

The Trustees are aware of their obligation to consider and provide a Statement of Investment Policy which has been compiled and submitted to the Trustees for their approval.

EVENTS SINCE THE BALANCE SHEET DATE

No events have occurred since the Balance Sheet date which affect the Charity

TRUSTEES

The Trustees of the Charity who served during the year and up to the date of this Report are set out on Page 1 of this Report

This Report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (SORP 2015)

This Report was approved by the Trustee Board on the 30TH
Day of JANUARY 20 23

and signed by:-


.....

Mr Mark John Hunter

On behalf of the Trustees of the William Nuttall Cottage Homes

THE WILLIAM NUTTALL COTTAGE HOMES
(Registered Charity 222066)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2022

THE WILLIAM NUTTALL COTTAGE HOMES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2022

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THE WILLIAM NUTTALL COTTAGE HOMES
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE WILLIAM NUTTALL COTTAGE HOMES

I report on the accounts of the Charity for the Year Ended 31st March 2022 which are set out on pages 3 to 8.

This report is made solely to the Charity's trustees, as a body, in accordance with the regulations made under the Charities Act 2011. 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 this report.

Respective responsibilities of Trustees and Examiner

As the Charity's Trustees, you are responsible for the preparation of the accounts; you consider that the audit requirement of Section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply.

It is my responsibility

- examine the accounts under section 145 of the 2011 Act ;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's 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 seeking 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 no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

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

- (a) Which gives me reasonable cause to believe that in any material respect the requirements
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act
- have not been met; or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

R.A. Prior, F.C.C.A., F.C.I.E., DChA
Chartered Certified Accountant
Fellow of the Association of Charity Independent Examiners

W. H. Prior
Chartered Certified Accountants
Railway Court,
Doncaster. DN4 5FB

Dated:- 30th January 2023

THE WILLIAM NUTTALL COTTAGE HOMES
LEGAL AND ADMINISTRATIVE DETAILS

Trustees	Mr. M.J. Hunter, MRICS Mrs. H.C. Scott
Correspondent & Clerk to Trustees	Mrs. R. Sharp, LL.B.
Administrative Offices	4 Priory Place, Doncaster. DN1 1BP
Charity Registration Number	222066
Governing Instrument	Scheme of the Charity Commissioners made on 16 th January 2003
Solicitors	Jordans Solicitors LLP, 4 Priory Place, Doncaster. DN1 1BP
Independent Examiner	R.A. Prior, FCCA, FCIE, DChA W. H. Prior Chartered Certified Accountants, Railway Court, Doncaster. DN4 5FB
Principal Bankers	Clydesdale Bank plc t/a Virgin Money, 19 St. Sepulchre Gate, Doncaster. DN1 1TD

THE WILLIAM NUTTALL COTTAGE HOMES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2022

	<u>Note</u>	<i>Unrestricted Funds</i> £	<i>Endowment Funds</i> £	Total 2022 £	2021 £
Income and endowments					
Donations and legacies					
Donations & Grants		-	-	-	23
Charitable activities					
Income from Residents	3	104,913	-	104,913	104,914
Investment Income	4	1,555	-	1,555	1,252
TOTAL INCOME		<u>106,468</u>	<u>-</u>	<u>106,468</u>	<u>106,189</u>
Expenditure					
Direct Charitable Expenditure					
Provision of accommodation	5	60,092	50	60,142	78,283
TOTAL EXPENDITURE		<u>60,092</u>	<u>50</u>	<u>60,142</u>	<u>78,283</u>
NET INCOME BEFORE OTHER RECOGNISED GAINS/(LOSSES)		46,376	(50)	46,326	27,906
OTHER RECOGNISED GAINS/(LOSSES)					
Gains/(Losses) on investment assets		-	2,537	2,537	8,758
NET MOVEMENT IN FUNDS		46,376	2,487	48,863	36,664
Balances brought forward at 1st April 2021		229,908	106,439	336,347	299,683
Balances carried forward at 31st March 2022		<u>276,284</u>	<u>108,926</u>	<u>385,210</u>	<u>336,347</u>

The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES
BALANCE SHEET AS AT 31ST MARCH 2022

	Note	2022 £	£	2021 £
Fixed assets				
Tangible Fixed assets	8	32,929		32,979
Investments	9	35,997		33,460
		68,926		66,439
Current assets				
Debtors	10	575	1,123	
Bank Accounts		318,455	280,656	
		319,030	281,779	
Liabilities : amounts falling due within one year	11	2,746	11,871	
Net current assets		316,284		269,908
Net assets		385,210		336,347
 <u>Represented by:</u>				
<u>Unrestricted Funds :-</u>				
Endowment Fund	12	40,000		40,000
Endowment Fund	12	68,926		66,439
General Fund		276,284		229,908
Total Funds		385,210		336,347

The financial statements on pages 3 to 8 were approved by the Trustees 30th January, 2023 and signed on their behalf by:-

Mr. M.J. Hunter
Trustee



30.01.2023.

The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost accounting convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with applicable accounting standards, the Charities SORP (FRS102) and the Charities Act 2011.

Income

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. All income is treated as unrestricted income, unless the donor has placed restrictions on the manner in which the donation or grant may be spent, in which case it is treated as restricted income. Investment income is recorded when receivable.

Direct Charitable Expenditure

Direct charitable expenditure consists of all expenditure associated with the provision of housing accommodation for women aged over 45 years, resident in the area of benefit (Doncaster and all that area within a 10 mile radius) who are in need, hardship or distress, or such charitable purposes for the benefit of the residents as the trustees decide.

Fixed Assets – Depreciation and diminution in value of assets.

Tangible fixed assets other than property are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost of fixed assets on a reducing balance basis over their expected useful lives.

The principal annual rates used for this purpose are:-

Freehold buildings	nil
Fixtures & fittings	15%

Investments

Listed investments have been valued at their fair value at the Balance Sheet date. The fair value of quoted securities is based on the middle market quotation on the relevant Stock Exchange.

2 Taxation

The charity is a registered charity and accordingly is exempt from taxation on its income and gains where they are applied for charitable purposes.

3 Income from Residents

	2022 £	2021 £
Contributions from residents towards maintenance & services	104,913	104,914
	<u>104,913</u>	<u>104,914</u>

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022

4 Investment Income Analysis

	2022	2021
	£	£
<i>Interest & Dividends</i>		
Dividends from Listed Investments	1,400	1,137
Bank Interest & Building Society Interest	155	115
	1,555	1,252
	1,555	1,252

5 Charitable Activities – Provision of Accommodation & Services

	2022	2021
	£	£
Council Tax – Empty properties	396	1,229
Light & Heat – Communal supply & Empty properties	880	1,369
Insurance	2,243	2,179
Garden maintenance (incl. tree schemes)	2,750	3,860
Property repairs	19,980	33,472
Depreciation	50	59
Administration fees relating to provision of accommodation etc.	21,840	23,520
Legal fees governance	9,360	10,080
Independent Examiner's fees	2,334	2,220
Subscriptions	309	295
	60,142	78,283
	60,142	78,283

6 Related Party Transactions & Trustees' remuneration

No remuneration was paid to the trustees in the year, nor were any expenses reimbursed.

7 Staff Costs

	2022	2021
	£	£
Salary costs	-	-
	-	-
	-	-

The charity does not have any employees; no employee earned £60,000 per annum or more.

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022

8	Tangible Fixed Assets			
		Freehold Land & Buildings £	Fixtures & Fittings & Fittings £	Total £
	Cost or Valuation			
	1st April 2021	32,643	4,518	37,161
	31st March 2022	<u>32,643</u>	<u>4,518</u>	<u>37,161</u>
	Depreciation			
	1st April 2021	-	4,182	4,182
	Charge for the Year	-	50	50
	31st March 2022	<u>-</u>	<u>4,232</u>	<u>4,232</u>
	Net book values			
	31st March 2022	<u>32,643</u>	<u>286</u>	<u>32,929</u>
	31st March 2021	<u>32,643</u>	<u>336</u>	<u>32,979</u>

All fixed assets are used in relation to direct charitable activities.

9 Fixed Asset Investment

	2022 £	2021 £
At Market Value		
Market Value at 1st April 2021	33,460	24,702
Net unrealised investment gains/(losses)	<u>2,537</u>	<u>8,758</u>
Market Value at 31st March 2022	<u>35,997</u>	<u>33,460</u>

All investments are held primarily to provide an investment return for the charity and all are held in the UK.

The following investments form a material proportion of the portfolio:-

	£	
JP Morgan UK Strategic Equity Income Fund	20,200	(56.00%)
M&G Charifund	15,797	(44.00%)
	<u>35,997</u>	

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022

10 Debtors

	2022	2021
	£	£
Other Debtors	-	564
Solicitor's Client Account	18	18
Prepayments	557	541
	<u>575</u>	<u>1,123</u>

All debtors are due within one year.

11 Creditors – Amounts falling due within one year

	2022	2021
	£	£
Trade creditors	412	1,251
Accruals	2,334	10,620
	<u>2,746</u>	<u>11,871</u>

12 Unrestricted Funds

	Balance 1.4.21 £	Income £	Expenditure £	Gains/(Losses) & Transfers £	Balance 31.3.22 £
Endowment Fund	40,000	-	-	-	40,000
Endowment Fund	66,439	-	(50)	2,537	68,926
General Fund	229,908	106,468	(60,092)	-	276,284
Total Unrestricted Funds	<u>336,347</u>	<u>106,468</u>	<u>(60,142)</u>	<u>2,537</u>	<u>385,210</u>

13 Analysis of Net Assets between Funds

	Fixed Assets £	Net Current Assets £	2022 TOTAL £	2021 TOTAL £
Unrestricted Funds				
Endowment Fund	-	40,000	40,000	40,000
Endowment Fund	68,926	-	68,926	66,439
General Fund	-	276,284	276,284	229,908
	<u>68,926</u>	<u>316,284</u>	<u>385,210</u>	<u>336,347</u>

THE WILLIAM NUTTALL COTTAGE HOMES FOR AGED SPINSTERS

England & Wales - Charity number 222066

Accounts

ANNUAL REPORT
Financial Year 2020-2021

WILLIAM NUTTALL COTTAGE HOMES

Charity Number 222066

WILLIAM NUTTALL COTTAGE HOMES
ANNUAL REPORT
Financial year: 1st April, 2020
31st March 2021

Registered Charity No. 222066

TRUSTEES:

Mr Mark John Hunter	Chairman
Mrs Helen Clare Scott	Trustee

ADVISORS:

Mrs Rosemarie Sharp	Solicitor/ Clerk
Mrs Samantha Watton	Clerk
QualitySolicitors Jordans	Solicitors
W H Prior & Co.	Accountants
Virgin Money Plc	Bankers

ADMINISTRATIVE OFFICES:

4 Priory Place, Doncaster, DN1 1BP

OBJECTS OF THE TRUST

In 1930 William Nuttall, a local businessman and sweet manufacturer, provided funds to construct the Cottages with the aim of providing homes for elderly spinsters in need, from the Borough of Doncaster, known as the William Nuttall Cottage Homes for Aged Spinsters. Under the terms of a Scheme dated the 16th January 2003 the terms of the Trust were revised and the William Nuttall Cottage Homes now provide homes for ladies aged 55 years and over who are resident at the date of application in Doncaster or within a 10 mile radius who are suffering hardship or distress, or for such charitable purposes for the benefit of the residents of the homes as the Trustees shall decide. The rules and entry requirements for the residents of the homes are set down within the Scheme and the regulations for occupation of the cottages are set down in the Residents Handbook, a copy of which is supplied to each resident upon occupation.

ADMINISTRATION

The Trust currently operates with two appointed Trustees and a chairperson elected from that body annually. The Trustees are seeking the appointment of a further Trustee to the Board. The Trustees meet periodically throughout the year and assemble for an Annual General Meeting in January.

The Trustees are elected by the members of the Charity Board with appointments and re-appointments being decided on an annual basis.

The Trustees have the power to appoint new trustees on an interim basis pending the next AGM

CHAIRMAN'S REPORT

I am pleased to be able to report once again as we close business at the year end of March 2021 that the Trust has once again fared well this year in terms of occupancy. Issues relating to damp and blocked drains still appear to be an ongoing problem and are still a cause for concern for many of the cottages. We are endeavouring to find ways to solve this although regrettably some works have been hampered by the covid pandemic especially with the impact of the first national lockdown in March 2020. Throughout this period, the Clerk to the Trustees made contact with all residents to ensure all was well and reassured them that they could still contact the office and contractors in the event of any issues. This worked well with the help and assistance from our usual contractors.

Bancrofts & Sons still continue to manage the trees and surrounding gardens and I am pleased to report that they have been kept in good order throughout the year. Issues relating to tree cutting around the grounds still remains a topic of conversation between the residents and a matter for the Trustees to give consideration to in the next year or so.

We welcome a new resident in number 90 and 23 out of 24 cottages are now occupied. Number 104 is awaiting completion of renovation works and it is anticipated that works should be completed by summer 2021. The current level of maintenance charges and their application in maintaining the cottages have been carefully monitored throughout the year. The programme of cottage renovation has

meant that we have been able to recover realistic maintenance fees in respect of the residents' use of the cottages. Those funds are now building so that we are potentially able finally to start considering larger projects of renovation in the coming years, again the roofs and drains currently having priority but consideration is now also being given to front doors. With the appropriate consents it is anticipated that each door could cost in the region of £5,000. This in turn will then hopefully address long standing problems such as damp within the cottages.

In summary, I and my fellow Trustees feel that we have continued to make progress this year and have maintained the cottages despite the obstacles thrown in our path. During a very difficult year, filled with uncertainty, we have maintained the cottages and for this we must thank our regular contractors who have despite lockdowns, made themselves available for urgent works. The cottages are in good order and we believe that we are providing a satisfactory standard of accommodation to our current residents.

FINANCIAL REPORT

The Trustees of the Charity present their annual accounts and financial statement for the year ended 31st March 2021.

The Trustees acknowledge their requirement to provide for the upkeep and maintenance of the cottages and funds have been set aside for this purpose derived from the maintenance payments made by the Ladies

TRUSTEES' RESPONSIBILITY STATEMENT

The Trustees of the William Nuttall Cottage Homes registered Charity are required to prepare financial statements for each financial year that gives a true and fair view of the state of affairs of the Charity at the end of the financial year and of movements of funds for that period. The Trustees confirm that suitable accountancy policies have been used throughout in accordance with the statement of recommended practice issued by the Charities Commission. The Trustees are responsible for keeping proper accounting records and for taking reasonable steps to safeguard the assets of the Charity in order to prevent and detect fraud or other irregularities.

RISK

The Trustees have carried out a review of the major risks to which the charity may be exposed and have adopted a risk strategy plan in respect of these. The policy will be subject to further review during the coming twelve months

The Trustees are satisfied that there are no serious incidents or other matters which they should have brought to the attention of the Commission and had not done so already.

So far as the Trustees are aware there is no relevant audit information of which the Independent Examiners are unaware and each Trustee has taken all the steps that he or she ought to have taken as a Trustee in order to make himself or herself aware of any Independent examination information and to establish that the Independent Examiners are aware of that information.

FIXED ASSETS

Any movement in Fixed Assets is reflected in the Accounts

STATEMENT OF INVESTMENT POLICY

The Trustees are aware of their obligation to consider and provide a Statement of Investment Policy which has been compiled and submitted to the Trustees for their approval.

EVENTS SINCE THE BALANCE SHEET DATE

No events have occurred since the Balance Sheet date which affect the Charity

TRUSTEES

The Trustees of the Charity who served during the year and up to the date of this Report are set out on Page 1 of this Report

This Report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (SORP 2015)

This Report was approved by the Trustee Board on the

27 Day of JAN 20 2 2.

and signed by:-

..........

Mr Mark John Hunter

On behalf of the Trustees of the William Nuttall Cottage Homes

THE WILLIAM NUTTALL COTTAGE HOMES
(Registered Charity 222066)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2021

THE WILLIAM NUTTALL COTTAGE HOMES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2021

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THE WILLIAM NUTTALL COTTAGE HOMES

LEGAL AND ADMINISTRATIVE DETAILS

Trustees	Mr. M.J. Hunter, MRICS Mrs. H.C. Scott
Correspondent & Clerk to Trustees	Mrs. R. Sharp, LL.B.
Administrative Offices	4 Priory Place, Doncaster. DN1 1BP
Charity Registration Number	222066
Governing Instrument	Scheme of the Charity Commissioners made on 16 th January 2003
Solicitors	Jordans Solicitors LLP, 4 Priory Place, Doncaster. DN1 1BP
Independent Examiner	R.A. Prior, FCCA, FCIE, DChA W. H. Prior Chartered Certified Accountants, Railway Court, Doncaster. DN4 5FB
Principal Bankers	Clydesdale Bank plc t/a Virgin Money, 19 St. Sepulchre Gate, Doncaster. DN1 1TD

THE WILLIAM NUTTALL COTTAGE HOMES
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE WILLIAM NUTTALL COTTAGE HOMES

I report on the accounts of the Charity for the Year Ended 31st March 2021 which are set out on pages 3 to 8.

This report is made solely to the Charity's trustees, as a body, in accordance with the regulations made under the Charities Act 2011. 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 this report.

Respective responsibilities of Trustees and Examiner

As the Charity's Trustees, you are responsible for the preparation of the accounts; you consider that the audit requirement of Section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply.

It is my responsibility

- examine the accounts under section 145 of the 2011 Act ;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's 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 seeking 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 no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

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

- (a) Which gives me reasonable cause to believe that in any material respect the requirements
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act
- have not been met; or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



R.A. Prior, F.C.C.A., F.C.I.E., DChA
Chartered Certified Accountant
Fellow of the Association of Charity Independent Examiners

W. H. Prior
Chartered Certified Accountants
Railway Court,
Doncaster. DN4 5FB

Dated:- 27th January 2022

THE WILLIAM NUTTALL COTTAGE HOMES
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2021

	<u>Note</u>	<i>Unrestricted Funds</i> £	<i>Endowment Funds</i> £	Total 2021 £	2020 £
Income and endowments					
Donations and legacies					
Donations & Grants		23	-	23	32
Charitable activities					
Income from Residents	3	14,914	-	104,914	98,401
Investment Income	4	1,252	-	1,252	2,561
TOTAL INCOME		106,189	-	106,189	100,994
Expenditure					
Direct Charitable Expenditure					
Provision of accommodation	5	78,224	59	78,283	69,839
TOTAL EXPENDITURE		78,224	59	78,283	69,839
NET INCOME BEFORE OTHER RECOGNISED GAINS/(LOSSES)					
		27,965	(59)	27,906	31,155
OTHER RECOGNISED GAINS/(LOSSES)					
Gains/(Losses) on investment assets		-	8,758	8,758	(11,182)
NET MOVEMENT IN FUNDS		27,9656	8,699	36,664	19,973
Balances brought forward at 1st April 2020		201,943	97,740	299,683	279,710
Balances carried forward at 31st March 2021		229,908	106,439	336,347	299,683

The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES
BALANCE SHEET AS AT 31ST MARCH 2021

	Note	2021 £	£	2020 £
Fixed assets				
Tangible Fixed assets	8	32,979		33,038
Investments	9	33,460		24,702
		66,439		57,740
Current assets				
Debtors	10	1,123	1,107	
Bank Accounts		280,656	251,390	
		281,779	252,497	
Liabilities : amounts falling due within one year	11	11,871	10,554	
Net current assets		269,908		241,943
Net assets		336,347		299,683
 <u>Represented by:</u>				
<u>Unrestricted Funds :-</u>				
Endowment Fund	12	40,000		40,000
Endowment Fund	12	66,439		57,740
General Fund		229,908		201,943
Total Funds		336,347		299,683

The financial statements on pages 3 to 8 were approved by the Trustees 27th January, 2022 and signed on their behalf by:-

Mr. M.J. Hunter
Trustee



The notes on pages 5 to 8 form part of these financial statements

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost accounting convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with applicable accounting standards, the Charities SORP (FRS102) and the Charities Act 2011.

Income

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. All income is treated as unrestricted income, unless the donor has placed restrictions on the manner in which the donation or grant may be spent, in which case it is treated as restricted income. Investment income is recorded when receivable.

Direct Charitable Expenditure

Direct charitable expenditure consists of all expenditure associated with the provision of housing accommodation for women aged over 45 years, resident in the area of benefit (Doncaster and all that area within a 10 mile radius) who are in need, hardship or distress, or such charitable purposes for the benefit of the residents as the trustees decide.

Fixed Assets – Depreciation and diminution in value of assets.

Tangible fixed assets other than property are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost of fixed assets on a reducing balance basis over their expected useful lives.

The principal annual rates used for this purpose are:-

Freehold buildings	nil
Fixtures & fittings	15%

Investments

Listed investments have been valued at their fair value at the Balance Sheet date. The fair value of quoted securities is based on the middle market quotation on the relevant Stock Exchange.

2 Taxation

The charity is a registered charity and accordingly is exempt from taxation on its income and gains where they are applied for charitable purposes.

3 Income from Residents

	2021 £	2020 £
Contributions from residents towards maintenance & services	104,914	98,401
	<u>104,914</u>	<u>98,401</u>

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021

4 Investment Income Analysis

	2021	2020
	£	£
<i><u>Interest & Dividends</u></i>		
Dividends from Listed Investments	1,137	1,817
Bank Interest & Building Society Interest	115	744
	1,252	2,561
	1,252	2,561

5 Charitable Activities – Provision of Accommodation & Services

	2021	2020
	£	£
Council Tax – Empty properties	1,229	1,542
Light & Heat – Communal supply & Empty properties	1,369	1,059
Insurance	2,179	2,113
Garden maintenance (incl. tree schemes)	3,860	4,075
Property repairs	33,472	24,945
Depreciation	59	70
Administration fees relating to provision of accommodation etc.	23,520	23,520
Legal fees governance	10,080	10,080
Independent Examiner's fees	2,220	2,154
Subscriptions	295	281
	78,283	69,839
	78,283	69,839

6 Related Party Transactions & Trustees' remuneration

No remuneration was paid to the trustees in the year, nor were any expenses reimbursed.

7 Staff Costs

	2021	2020
	£	£
Salary costs	-	-
	-	-
	-	-

The charity does not have any employees; no employee earned £60,000 per annum or more.

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021

8 Tangible Fixed Assets

Cost or Valuation	Freehold Land & Buildings £	Fixtures & Fittings £	Total £
1st April 2020	32,643	4,518	37,161
31st March 2021	<u>32,643</u>	<u>4,518</u>	<u>37,161</u>
Depreciation			
1st April 2020	-	4,123	4,123
Charge for the Year	-	59	59
31st March 2021	<u>-</u>	<u>4,182</u>	<u>4,182</u>
Net book values			
31st March 2021	<u>32,643</u>	<u>336</u>	<u>32,979</u>
31st March 2020	<u>32,643</u>	<u>395</u>	<u>33,038</u>

All fixed assets are used in relation to direct charitable activities.

9 Fixed Asset Investment

At Market Value	2021 £	2020 £
Market Value at 1st April 2020	24,702	35,884
Net unrealised investment gains/(losses)	8,758	(11,182)
Market Value at 31st March 2021	<u>33,460</u>	<u>24,702</u>

All investments are held primarily to provide an investment return for the charity and all are held in the UK.

The following investments form a material proportion of the portfolio:-

	£	
JP Morgan UK Strategic Equity Income Fund	18,736	(56.00%)
M&G Charifund	14,724	(44.00%)
	<u>33,460</u>	

THE WILLIAM NUTTALL COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021

10 Debtors

	2021	2020
	£	£
Other Debtors	564	564
Solicitor's Client Account	18	18
Prepayments	541	525
	<u>1,123</u>	<u>1,107</u>

All debtors are due within one year.

11 Creditors – Amounts falling due within one year

	2021	2020
	£	£
Trade creditors	1,251	-
Accruals	10,620	10,554
	<u>11,871</u>	<u>10,554</u>

12 Unrestricted Funds

	Balance 1.4.20	Income	Expenditure	Gains/(Losses) & Transfers	Balance 31.3.21
	£	£	£	£	£
Endowment Fund	40,000	-	-	-	40,000
Endowment Fund	57,740	-	(59)	8,758	66,439
General Fund	201,943	106,189	(78,224)	-	229,908
Total Unrestricted Funds	<u>299,683</u>	<u>106,189</u>	<u>(78,283)</u>	<u>8,758</u>	<u>336,347</u>

13 Analysis of Net Assets between Funds

	Fixed Assets	Net Current Assets	2021 TOTAL	2020 TOTAL
	£	£	£	£
Unrestricted Funds				
Endowment Fund	-	40,000	40,000	40,000
Endowment Fund	66,439	-	66,439	57,740
General Fund	-	229,908	229,908	201,943
	<u>66,439</u>	<u>269,908</u>	<u>336,347</u>	<u>299,683</u>