

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		114,424	-	114,424	111,069
Expenditure					
Direct Charitable Expenditure					
Provision of accommodation	5	134,108	31	134,139	114,401
TOTAL EXPENDITURE		134,108	31	134,139	114,401
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		265,250	110,000	375,250	393,750

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
		<u>70,000</u>	<u>68,816</u>
Current assets			
Debtors	10	659	732
Bank Accounts		315,845	333,968
		<u>316,504</u>	<u>334,700</u>
Liabilities : amounts falling due within one year	11	11,254	9,766
Net current assets		<u>305,250</u>	<u>324,934</u>
Net assets		<u><u>375,250</u></u>	<u><u>393,750</u></u>
<u>Represented by:</u>			
<u>Unrestricted Funds :-</u>			
Endowment Fund	12	40,000	40,000
Endowment Fund	12	70,000	68,816
General Fund		<u>265,250</u>	<u>284,934</u>
Total Funds		<u><u>375,250</u></u>	<u><u>393,750</u></u>

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

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

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

9 Fixed Asset Investment

	2025 £	2024 £
At Market Value		
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	37,181	35,966

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%)
	37,181	

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
	<hr/>	<hr/>
	659	732
	<hr/>	<hr/>

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
	<hr/>	<hr/>
	11,254	9,766
	<hr/>	<hr/>

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	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	393,750	114,424	(134,139)	1,215	375,250
	<hr/>				<hr/>

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
	<hr/>	<hr/>	<hr/>	<hr/>
	70,000	305,250	375,250	393,750
	<hr/>		<hr/>	<hr/>

THE HENRY NUTTALL TRUST FUND

REGISTERED CHARITY NO. 223001

BALANCE SHEET

AT 31 MARCH 2025

	2025 £	2024 £
ASSET		
Newcastle Building Society	<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

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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

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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

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TOTAL INCOME		114,424	-	114,424	111,069
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Direct Charitable Expenditure					
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Net assets		<u><u>375,250</u></u>	<u><u>393,750</u></u>
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Endowment Fund	12	70,000	68,816
General Fund		<u>265,250</u>	<u>284,934</u>
Total Funds		<u><u>375,250</u></u>	<u><u>393,750</u></u>

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

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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
	£	£
<u>Interest & Dividends</u>		
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>
	<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

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

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

9 Fixed Asset Investment

	2025 £	2024 £
At Market Value		
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	37,181	35,966

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%)
	37,181	

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 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

13 Analysis of Net Assets between Funds

	Fixed Assets £	Net Current Assets £	2025 TOTAL £	2024 TOTAL £
Unrestricted Funds				
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	<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>

