



Annual Report & Accounts

Year to 31st December 2023

I. LEGAL AND ADMINISTRATIVE SUMMARY**I.1. Objectives of the Charity (Commission No 229475)**

(1) Established by conveyance from the estate of Miss Mary Frances Maberly to the Vicar of Cuckfield and others (the Trustees) on 31 December 1885, the Cottages "forever and hereafter" to be used by "aged and infirm persons" over the age of 60, residents of the ecclesiastical parish of Cuckfield, of limited means and communicants of the Church of England.

(2) Modified by New Scheme of 31st January 2007, to provide "housing accommodation for persons who are in need, hardship or distress, and are 60 or over and followers of a Christian faith", resident in the Deanery of Cuckfield, preference being given to members of the Church of England and residents of the Parish of Cuckfield.

I.2. Address of the Properties:

Cuckfield Cottage Homes
Church Platt
Cuckfield
Nr Haywards Heath
West Sussex RH17 5LA

I.5. Correspondence Addresses:

The Vicarage
5 Barrowfield
Cuckfield
West Sussex RH17 5ER

I.3. Trustees during 2023:

Marion Petitpierre
Stephen Gaimster
Terry Bevan
Ross Bradshaw
Jane Crampton
Roger Edmonston
Tim Howell

Acting Chair
Clerk
Treasurer

Terry Bevan (*Hon. Treasurer*)
White House
Whitemans Green
Cuckfield
West Sussex RH17 5BY

I.4. Bankers:

HSBC
40 South Road
Haywards Heath
West Sussex RH16 4LB

I.6. Trustees Statement

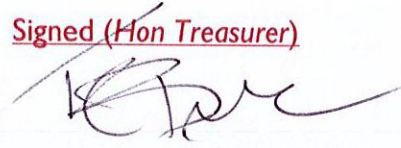
The Cuckfield Cottage Homes Trust Annual Report and Accounts for the year ended 31st December 2023, were approved by the Trustees on **13th JUNE** 2024 and signed on its behalf by:

Signed (Acting Chairman):



CAROLYN M. PETITPIERRE

Signed (Hon Treasurer)



TERRY BEVAN

PRINCIPAL EVENTS OF THE YEAR

The year 2023 saw continuing consolidation of trust funds to help provide

- Future funding for key changes to the building
- Improvements to the amenity for the residents and
- Preservation of the integrity of the structure.

Reserves increased by £22,196 in 2023 (2022 £15,988).

No third party donations were received during the year.

The Trustees continue to progress a project of improvements to begin when the scale and nature of work is firmly established and agreed with all those interested parties that must be consulted.

This process is unlikely to become a live project before 2026.

The Trustees are most grateful to all who have helped to ensure the continuing well-being of the alms-house. In 2024 the Trust continues to ensure that the Charity can address those necessary risks for which it must responsibly plan and build up the reserves to assist with future capital projects.

Primary risks to the Charity continue to be unoccupied premises and unidentified building or facilities renewal. The accommodation was fully occupied throughout 2023.

It is the intention of the Trustees to continue to build the Trust reserves in furtherance of its strategic objectives, by managing budgets and expenditure levels that will deliver continuing additions to its reserves.

The annual Tea Party for residents, family and trustees was held in 2023 and was very well attended by residents and their families and friends.

2. INCOME & EXPENDITURE STATEMENT

INCOME AND EXPENDITURE TO 31st DECEMBER 2023

		2023		2022	Variance
A: INCOME					
Maintenance Contributions		£38,395.00		£36,374.00	£2,021.00
Bank Interest		£3,666.00		£941.00	£2,725.00
TOTAL INCOME		£42,061.00		£37,315.00	£4,746.00
B: EXPENDITURE:					
<i>Routine Expenditure:</i>					
Gas	£3,061.00		£2,551.00		£510.00
Gas Maintenance	£641.00		£600.00		£41.00
Electricity	£300.00		£372.00		-£72.00
Water	£143.00		£132.00		£11.00
<i>Total Energy Costs</i>		£4,145.00		£3,655.00	£490.00
Maintenance		£3,027.00		£2,860.00	£167.00
Miscellaneous		£1,011.00		£1,176.00	-£165.00
Insurance		£1,454.00		£1,308.00	£146.00
Total Routine Expenditure		£9,637.00		£8,999.00	£638.00
Gross Surplus/Deficit		£32,424.00		£28,316.00	£4,108.00
<i>Non-Routine Maintenance/Expenses:</i>		£2,104.00		£8,767.00	£6,663.00
Total Non-Routine Expense		£2,104.00		£8,767.00	£6,663.00
<i>Special Projects:</i>					
Change of Status to CIO	£3,509.00	£8,124.00		£3,561.00	£4,563.00
Pre Planning Advice	£4,615.00				
Total Special Projects		£8,124.00		£3,561.00	£4,563.00
					-
TOTAL EXPENDITURE		£19,865.00		£21,327.00	£1,462.00
C: SURPLUS FOR THE YEAR		£22,196.00		£15,988.00	£6,208.00

Comments on the Income and Expenditure Statement

Income

The statement above shows a 5% increase in Maintenance Contributions over 2022 and a £2,725 increase in interest received on Trust funds in fixed term deposit accounts.

After deduction of total expenditure, net income, added a surplus to reserves of £22,196.

Total Routine Expenditure:

Routine maintenance services at £9,637 in 2023 increased by £638 compared to 2022.

Operating Gross Surplus increased by £4,108.

Non-Routine Expenses

Non Routine expenditure decreased by £6,663 to £2,104.

This was an unusually low annual figure for non-routine expenditure.

Special Projects

Special Project Expenditure at £8,124 increased by £4,563 compared to 2022.

This expenditure related mainly to architects and legal costs in connection with the decision of the Trustees to seek planning consent for improvements to the building and its facilities.

Total Expenditure

Total Expenditure in 2023 was £19,865.

This was £1,462 lower than in 2022.

Net Surplus

In 2022 the net surplus of £22,196 was £6,208 higher than in 2022.

The surplus adds towards the increase in retained funds that Trustees seek to support plans for future alterations to the building and to sustain the service levels provided for residents.

3. ASSETS STATEMENT

ASSETS AT 31st DECEMBER 2023				
	2023		2022	Variance
Savings Account	£ 119,839.00	£	86,232.00	£ 33,607.00
Deposit Account	£ 2,022.00	£	5,963.00	-£ 3,941.00
Current Account	£ 27,387.00	£	34,807.00	-£ 7,420.00
Insurance Pre-payment	£ 702.00	£	752.00	-£ 50.00
NET ASSETS	£ 149,950.00		£ 127,754.00	£ 22,196.00

Net assets increased from £127,754 in 2022 to £149,950

Reserves continue to increase on average c£18,000 per annum since 2016.

4. OUTLOOK

The outlook for the Almshouse seems good over the immediate future although rising energy costs will have a negative effect on annual surplus in 2024, Interest received may offset this.

The Trustees are committed to seeking a longer term solution to improve the quality of the facilities such that up to date standards are sustained.

Following consultation it is the intention to submit a full planning application based upon a prior informal pre application which has been shared with Mid Sussex District Council.

An eventual approved plan will require changes to the structure at some point.

Demand for this accommodation remains strong and applications were turned away in 2023 as the apartments are in full occupation. The Trustees will seek to help improve this position.

The Trustees continue to increase reserves such that improvements can be made to the property whilst at the same time maintaining sufficient reserves for the risks and demands of day to day maintenance of a 19th century building.

Terry Bevan
Trustee/Hon Treasurer

Section A**Independent Examiner's Report****Report to the trustees** The Cuckfield Cottage Homes Trust**On accounts for the year ended** 31st December, 2023 **Charity no** 229475**Set out on pages** 1-6 above**Responsibilities and basis of report** I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 12 2023.

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act.

Independent examiner's statement

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

- The accounts were not kept in accordance with section 130 of the Charities Act; or
- The accounts did not accord with the accounting records;
- The accounts did not comply with the applicable requirements concerning the form and content of accounts set out in Charities (Accounts and Reports) Regulations 2008 other than any requirements that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed: A. Burgess**Date:** 4 July 2024**Name:** ALEC BURGESS ACA**Relevant professional qualification(s) or body (if any):**

CHARTERED ACCOUNTANT

Address: 4/6 Church Road Burgess Hill W. Sussex