



# Annual Report & Accounts

Year to 31<sup>st</sup> December 2024



## 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 31<sup>st</sup> 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 Property:

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

### I.3. Trustees during 2024:

Rev. Daniel Valentine	<i>Chair</i>
Marion Petitpierre	<i>Deputy Chair</i>
Stephen Gaimster	<i>Clerk</i>
Terry Bevan	<i>Treasurer</i>
Ross Bradshaw (resigned Aug24)	
Roger Edmonston	
Tim Howell	

### I.5. Correspondence Addresses:

The Vicarage  
5 Barrowfield Cuckfield West Sussex  
RH17 5ER

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

### I.4. Bankers:

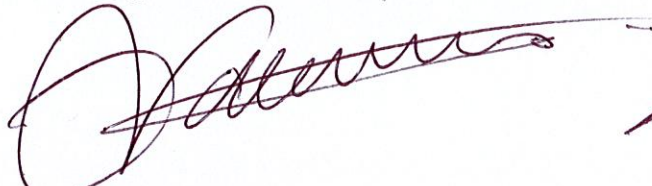
HSBC  
40 South Road  
Haywards Heath  
West Sussex RH16 4LB





## **1.6. Trustees Statement**

The Cuckfield Cottage Homes Trust Annual Report and Accounts for the year ended 31<sup>st</sup> December 2024, were approved by the Trustees on 10<sup>th</sup> July 2025 and signed on its behalf by:



Signed (Chairman):



Signed (Hon Treasurer)



## **PRINCIPAL EVENTS OF THE YEAR**

During 2024 the Trust received the agreement of Mid Sussex District Council to put forward a scheme to improve the scale and the nature of the accommodation, in order to ensure the viability of the Almshouse into the future.

The Trust continued to add to its reserve funds although non routine costs arising from the condition of aspects of the building will be seen to have increased expenditure and reduced the amount of the addition to reserves.

Rising Utility costs contributed to this increase in expenditure.

Key Trust aims continue to be to

- Future fund key changes to the building
- Improve the amenity quality for residents and
- Preserve the integrity of the structure.

Reserves increased by £9,573 in 2024 (2023 £22,196).

No donations or grants were received during the year.

The Trustees have now commissioned a final design for the building and held initial dialogues with residents and those most likely to be closely affected as immediate neighbours.

This redevelopment is hoped to gain approval so that work may commence by late 2026.

The Trustees are most grateful to all who have helped to ensure the continuing well-being of the alms-house. In 2025 the Trust continues to ensure that the Charity can address those necessary risks for which it must responsibly plan and build reserves to sustain the utility of the building to the local community.

Primary risks to the Charity continue to be unoccupied premises and unidentified building or facilities renewal. The accommodation was fully occupied throughout 2024.

The annual Tea Party for residents, family and trustees was held in 2024 at the adjacent Old School and was very well attended by residents and their families and friends.





## 2. INCOME & EXPENDITURE STATEMENT

INCOME AND EXPENDITURE TO 31st DECEMBER 2024					
		2024		2023	Variance
<b>A: INCOME</b>					
Maintenance Contributions		£40,620.00		£38,395.00	£2,225.00
Bank Interest		£5,896.00		£3,666.00	£2,230.00
<b>TOTAL INCOME</b>		<b>£46,516.00</b>		<b>£42,061.00</b>	<b>£4,455.00</b>
<b>B: EXPENDITURE:</b>					
<i><b>Routine Expenditure:</b></i>					
Gas	£7,480.00		£3,061.00		£4,419.00
Gas Maintenance	£0.00		£641.00		£641.00
Electricity	£710.00		£300.00		£410.00
Water	£92.00		£143.00		£51.00
<i><b>Total Energy Costs</b></i>		£8,282.00		£4,145.00	£4,137.00
Maintenance		£3,429.00		£3,027.00	£402.00
Miscellaneous		£1,820.00		£1,011.00	£809.00
Insurance		£1,291.00		£1,454.00	£208.00
<b>Total Routine Expenditure</b>		<b>£14,822.00</b>		<b>£9,637.00</b>	<b>£5,185.00</b>
<b>Gross Surplus/Deficit</b>		<b>£31,694.00</b>		<b>£32,424.00</b>	<b>-£730.00</b>
<i><b>Non-Routine Maintenance/Expenses:</b></i>					
		£8,702.00		£2,104.00	£6,598.00
<b>Total Non-Routine Expense</b>		<b>£8,702.00</b>		<b>£2,104.00</b>	<b>-£6,598.00</b>
<i><b>Special Projects:</b></i>					
Building Measured Survey; Architects and QS costs		£13,419.00		£8,124.00	£5,295.00
<b>Total Special Projects</b>		<b>£13,419.00</b>		<b>£8,124.00</b>	<b>£5,295.00</b>
<b>TOTAL EXPENDITURE</b>		<b>£36,943.00</b>		<b>£19,865.00</b>	<b>£17,078.00</b>
<b>C: SURPLUS FOR THE YEAR</b>		<b>£9,573.00</b>		<b>£22,196.00</b>	





## **Comments on the Income and Expenditure Statement**

### **Income**

The statement above shows a 5.8 % increase in Maintenance Contributions (2023 – 5%) and a £2230 increase in interest received on Trust funds held in fixed term deposit accounts.

After deduction of total expenditure, net income, added a surplus to reserves of £ 9,573

### **Total Routine Expenditure:**

Routine maintenance services at £ 14,822 increased by £5,185 (2023 total £9,637).

**Operating Gross Surplus** reduced by £730 due partly to the large increase in utility charges.

### **Non-Routine Expenses**

Non Routine expenditure increased to £8,702 from £2,104 in 2023.

The 2024 figure is due to the increase in provision for building maintenance costs.

### **Special Projects**

Special Project Expenditure at £13,419 increased by £5,295 compared to 2023.

This expenditure related mainly to 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 2024 was £36,943 with an overall increase of £17,078.

### **Net Surplus**

In 2024 the net surplus of £9,573 was £ 12,623 lower than in 2023.

The surplus adds towards the increase in retained funds that Trustees seek to support plans for future changes to the building in order to increase the revenue from the building and to sustain the accommodation standards provided for residents.





### 3. ASSETS STATEMENT

ASSETS AT 31st DECEMBER 2024				
	2024		2023	Variance
Savings Account	£ 137,193.00		£ 116,533.00	£20,660.00
Accrued Interest	£ 2,502.00		£ 3,306.00	-£ 804.00
Deposit Account	£ 2,061.00		£ 2,022.00	£ 39.00
Current Account	£ 17,110.00		£ 27,387.00	-£10,277.00
Insurance Pre-payment	£ 657.00		£ 702.00	-£ 45.00
NET ASSETS	£ 159,523.00		£ 149,950.00	£ 9,573.00

Net assets increased from £149,950 in 2023 to £159,523 in 2024

### 4. OUTLOOK

The outlook for the Almshouse seems good in the immediate future but Trustees are concerned about the impact of rising utility costs and evidence of fabric deterioration.

In seeking a longer term solution to these challenges Trustees intend to submit a planning application that will improve the level of service provided in all existing units whilst increasing income to offset the impact of increasing costs.

An improved and more efficient heating system forms part of these plans.

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

The Trustees continue to increase reserves whilst at the same time maintaining the property within modern guidelines.

**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 31<sup>st</sup> December, 2024

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. Sy.

Date:

17 July 2025

Name:

ALEC BURGESS FCA

Relevant professional qualification(s) or body (if any):

CHARTERED ACCOUNTANT

Address:

4/6 Church Road Burgess Hill W. Sussex RH15 9AE



