

Harry Hames Cottage Charity. Year ended 31/3/2023.

During the year all of the 5 cottages have been fully let.

All Gas appliances have been checked and landlords certificates are held. We are currently having electrical inspection of all cottages carried out.

Trustees have inspected all cottages and we have carried out any work required on all cottages.

We have given a grant to Rothley Ivanhoe tennis club to install a new automatic gate to public court to make use easier for public.

Given a grant to Rothley Scout group towards installation of new kitchen at scout building.

The Charities investment income has remained similar to last year.

The Charity remains in a healthy financial position.

Report complete:- Percy Hartshorn. Chairman of the Trustees.

ROTHLEY HARRY HAMES COTTAGE CHARITY (Reg no: 231850)

STATEMENT OF ACCOUNTS TO 31ST MARCH 2023

2021-22	<u>INCOME & EXPENDITURE ACCOUNT</u>	2022-23
	INCOME	
£23,557.16	Cottage rents	£23,952.16
£75.30	Cash funds interest	£3,141.05
£2,182.81	Investment funds interest	£2,226.55
£25,815.27		£29,319.76
	EXPENDITURE	
£992.63	Insurance of buildings	£979.86
£10,628.01	Repairs to buildings	£4,682.80
£1,021.33	Central heating maintenance etc	£1,098.24
£9,000.00	Grants to local organisations	£12,102.00
£3,034.24	Administration & audit fee	£1,986.40
£24,676.21		£20,849.30
£1,139.06	EXCESS INCOME OVER EXPENDITURE	£8,470.46
	<u>BALANCE SHEET</u>	
£41,499.61	Property at cost	£41,499.61
£210,174.05	Cash funds	£218,644.51
£79,446.79	Investment funds	£76,574.80
£0.00	Prepayment debtors	£0.00
£331,120.45		£336,718.92
	REPRESENTED BY	
£0.00	Creditors	£0.00
£10,000.00	Cyclical maintenance Fund	£10,000.00
£5,000.00	Extraordinary repair fund	£5,000.00
£316,120.45	Accumulated funds	£321,718.92
£331,120.45		£336,718.92

Independent examiner's report to the trustees of the Harry Hames Cottage Charity

Charity No: 231850

I report on the accounts of the Trust for the **year ended 31 March 2023**, which are set out in the attached:

- ☐ Income & Expenditure Account
- ☐ Balance Sheet

Responsibilities and basis of report

As the charity trustees of the Trust, 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the trust as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and contents set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement 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 to enable a proper understanding of the accounts to be reached.

There are however the following recommendations and observations I would ask the trustees to consider:

- ☐ *As per my previous reports, I would again recommend that the trustees consider:*
 - o *That for completeness and best practice, the two COIF investment funds, which are currently accounted for manually are included in the Advantage accounts database i.e., recorded in the Balance Sheet.*
- ☐ *There has not been a rent increase applied on the cottage tenants since at least 2015 and that there is no known rent review policy. Given the current national economic situation and higher level of inflation, are the trustees satisfied that the current rents are fair and equitable in respect of both the tenants and the charity? Also, consideration should be given to adopting a rent review policy.*

Finally, I am withdrawing a recommendation made in previous reports that the charity's properties i.e., the cottages, are revalued to reflect the true value of assets held by the charity. This is because it is now understood (based on recent information provided) that:

1. All the cottages were gifted to the charity i.e. at nil cost to the charity or Rothley Parish Council.
2. The 'Property at cost' figure recorded in the accounts of £41,499.61 represents:
 - a. The purchase of land at Donkey Field for £20,499.69 by the charity.
 - b. The purchase of land at Bunny's Field for £20,999.92 by the charity.
3. In the Land Registry the cottages and the land at Donkey Field and Bunney's Field are registered with Rothley Parish Council, in its capacity as Custodian Trustee of the charity.

Signed: _____



Name: Richard Willcocks

Address: 10 Pryor Road, Sileby, Loughborough, Leics, LE12 7NS

Date: 7th November 2023