

Harry Hames Cottage Charity. Year ending 31st March 2025.

During the year all properties have been fully let.

All gas appliances have been serviced and comply with regulations and Landlords certificates have been issued. Electrical inspections are up to date.

The Trustees increased the cottage rents as agreed by 5% last April.

We have added a new radiator to one cottage to improve the heating system.

We are still working with RPC to provide a footpath across Bunney's field which we own to provide a safe route to School for pupils. This is ongoing because we are waiting for the section 106 funding to be released by CBC.

We have given a small grant to Rothley Methodist Church for work on their boundary wall.

The charity is still in a healthy financial position.

Report complete P Hartshorn Trustee.

STATEMENT OF ACCOUNTS TO 31ST MARCH 2025

2023-24 RESTATED	<u>INCOME & EXPENDITURE ACCOUNT</u>	2024-25	Notes
	INCOME		
£23,788.04	Cottage rents	£24,900.00	
£8,765.55	Cash funds interest	£9,366.60	
£2,226.55	Investment funds interest	£2,271.09	
£34,780.14		£36,537.69	
	EXPENDITURE		
£1,139.51	Insurance of buildings	£3,041.28	
£10,709.70	Repairs & maintenance	£21,701.33	
£22,500.00	Grants to local organisations	£1,235.00	
£2,882.69	Administration & audit fee	£3,876.40	
£37,231.90		£29,854.01	
-£2,451.76	EXCESS INCOME OVER EXPENDITURE	£6,683.68	
	<u>BALANCE SHEET</u>		
	Fixed Assets		
£1,486,899.61	Land & Buildings	£1,486,899.61	1
	Long Term Assets		
£83,506.20	Long Term Investment Accounts	£83,506.19	
	Current Assets		
£189,072.39	Short Term Investments	£198,438.99	
£27,120.36	Cash in Hand & at Bank	£24,437.44	
£0.00	Debtors	£0.00	
£216,192.75		£222,876.43	
£1,786,598.56	Total Assets	£1,793,282.23	
	Current Liabilities		
£0.00	Creditors	£0.00	
£1,786,598.56	NET ASSETS	£1,793,282.23	
	<u>Represented By</u>		
£10,000.00	Cyclical maintenance Fund	£10,000.00	
£5,000.00	Extraordinary repair fund	£5,000.00	
£1,771,598.56	General Fund	£1,778,282.23	
£1,786,598.56	TOTAL FUNDS	£1,793,282.23	

Notes to the Accounts

1	Land and buildings at cost:	
	Land	
	Donkey Field	£20,499.69
	Bunney's Field	£20,999.92
		£41,499.61
	Buildings	
	5 * cottages (gifted to the charity)	£1,445,400.00
	Total	£1,486,899.61

NB: These properties were revalued on 23/04/2024 with a total reinstatement cost of £1,445,400. On the Land Registry these properties are registered to Rothley Parish Council, who is the custodian trustee of the charity.

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 2025 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.

It will be noted in the Statement of Accounts, attached to this report, that the prior year comparison data for 2023-24 has been restated. This is necessary following the valuation of the five cottages owned by the charity and the inclusion of this valuation (£1,445,400) into the actual accounts of the charity, under the heading of 'Land & Buildings'. This ensures an accurate year on year comparison.

I am also pleased to report that the one remaining recommendation from a previous year's report has now been addressed satisfactorily i.e. the two COIF investment funds, which had been accounted for manually, are now recorded in the Balance Sheet section of the Advantedge accounts system. All accounting data for the charity is now recorded in Advantedge.

There are no new recommendations and observations in this report for the trustees to consider.

Signed:



Name:

Richard Willcocks

Address:

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

Date:

02 August 2025