

# KINGS COTTAGES TRUST

England & Wales · Charity number 232955

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1964-04-20

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 2 Walnut Tree Avenue  
Sawbridgeworth  
Hertfordshire  
CM21 9JR

**Phone** 07896 483218

**Email** [gill.hawkins2@hotmail.co.uk](mailto:gill.hawkins2@hotmail.co.uk)

## Activities

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**Objects:** ALMSHOUSES FOR POOR AGED PERSONS WHO HAVE RESIDED IN EITHER THE URBAN DISTRICT OF BISHOP'S STORTFORD OR THE PARISH OF THORLEY FOR NOT LESS THAN 20 YEARS NEXT PRECEDING THE TIME OF THEIR APPOINTMENT.

**Activities:** Provision of accessible, reasonably-priced accommodation (formerly referred to as 'Almshouses') for older people in Bishop's Stortford. The Charity does not provide 'care', and Residents either live independently or make their own arrangements with family or Social Services if support is needed.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** BISHOP'S STORTFORD AND PARISH OF THORLEY
- Hertfordshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£102,775	£60,868	-	-
2024-03-31	£95,542	£45,617	-	-
2023-03-31	£84,998	£73,674	-	-
2022-03-31	£84,737	£58,329	-	-
2021-03-31	£72,581	£47,278	-	-

## Trustees

Name	Role	Appointed
<b>TIMOTHY ALAN GODFREY PRIBUL</b>	Chair	2001-07-27
Anne Bush		2024-04-18
Catherine Mary Izzard		2015-09-10
Derek Noakes		2018-09-05
Elizabeth Tripp		2018-09-05
Jan Richardson		2012-02-15
Rachel Engel		2017-03-09
SUSAN JANE GILBEY		2002-08-27

## Linked charities

- HENRY CHARLES COOK FOR KINGS COTTAGES (232955-1)

**KINGS COTTAGES TRUST**

England & Wales - Charity number 232955

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# Accounts

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**REGISTERED CHARITY NUMBER: 232955**

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR  
ENDED 31 MARCH 2025  
FOR  
KINGS COTTAGES TRUST**

# **KINGS COTTAGES TRUST**

## **CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025**

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**KINGS COTTAGES TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number 232955**

**Principal address**

Tees House  
95 London Road  
Bishop's Stortford  
Hertfordshire CM23 3GW

**Trustees**

Ms R Engel  
Mrs S Gilbey  
Mr T Pribul  
Mrs J Richardson  
Mrs C Izzard  
Mrs E Tripp  
Mr D Noakes  
Mrs A Bush

**Independent Examiner**

Garry M Slark  
Chartered Certified Accountant  
Goldings, Sheering Road  
Old Harlow  
Essex CM17 0LJ

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**ON BEHALF OF THE BOARD:**



Mr T Pribul - Trustee

Date: 3rd December 2025

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS TO THE TRUSTEES OF  
KINGS COTTAGES TRUST**

I report on the accounts for the year ended 31 March 2025 set out on pages three to seven.

**Respective responsibilities of Trustees and Examiner**

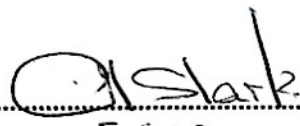
As the charity's Trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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.

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 .....  .....  
FCCA

Date ..... 19 November 2025 .....

Name ..... CARRI M. STARK .....

**KINGS COTTAGES TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
<b>INCOMING RESOURCES</b>					
<b>Incoming resources from generated funds</b>					
Maintenance contributions and investment income	2	102,775	-	102,775	95,542
<b>RESOURCES EXPENDED</b>					
<b>Costs of generating funds</b>					
Costs of generating income		60,868	-	60,868	45,617
<hr/>					
Net incoming/(outgoing) resources available for charitable application		41,907	-	41,907	49,925
<b>Governance costs</b>		200	-	200	200
<b>NET INCOME/(EXPENDITURE) FOR THE YEAR</b>					
		41,707	-	41,707	49,725
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		330,380	-	330,380	268,124
Investments at market value adjustment	9	3,951		3,951	3,333
Restricted deferred funds to General fund					9,198
<hr/>					
<b>TOTAL FUNDS CARRIED FORWARD</b>		376,038	-	376,038	330,380
		=====	=====	=====	=====

The notes form part of these financial statements

**KINGS COTTAGES TRUST  
BALANCE SHEET  
AT 31 MARCH 2025**

		2025		2024
		Total funds		Total funds
	Notes	£		£
<b>FIXED ASSETS</b>				
Tangible assets	5	39,296		39,296
Investments	6	83,549		79,598
		122,845		118,894
<b>CURRENT ASSETS</b>				
Debtors	7	-		-
Cash at bank		253,728		216,654
		253,728		216,654
<b>CURRENT LIABILITIES</b>				
Creditors				
Amounts falling due within one year	8	-	535	-
Deferred income		-		-
<b>NET CURRENT ASSETS</b>		253,193		211,486
		=====		=====
<b>NET ASSETS</b>		376,038		330,380
		=====		=====
<b>FUNDS</b>				
Unrestricted funds:	9			
General fund brought forward		330,380		239,432
Surplus for the year		45,658		53,058
Release of Restricted funds to General fund	9	-		28,692
Restricted deferred funds to General fund	9	-		9,198
		376,038		330,380
Restricted funds		-		-
<b>TOTAL FUNDS</b>		376,038		330,380
		=====		=====

The financial statements were approved by the Board of Trustees on 3rd Dec 2025 and were signed on its behalf by:

Mr T Pribul

Mr T Pribul - Trustee

The notes form part of these financial statements

**KINGS COTTAGES TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), the Charities Act 1993 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

**Incoming resources**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

**Resources expended**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible fixed assets**

Fixed Assets are shown at lower of Cost or Net Realisable Value.

**Investments**

Investments are shown at Market Value.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

**2. MAINTENANCE CONTRIBUTIONS AND INVESTMENT INCOME**

	2025	2024
	£	£
Maintenance contributions received	94,586	91,655
Other investment income	6,039	1,482
Deposit account interest	610	1,530
Other Income	1,539	875
	102,775	95,542
	=====	=====

**3. Trustees' REMUNERATION AND BENEFITS**

There were no Trustees' remunerations or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**Trustees' Expenses**

There were no Trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**4. STAFF COSTS**

	2025	2024
	£	£
Wages and salaries	6,409	6,200
	=====	=====

## KINGS COTTAGES TRUST

### NOTES TO THE FINANCIAL STATEMENTS – CONTINUED FOR THE YEAR ENDED 31 MARCH 2025

#### 5. TANGIBLE FIXED ASSETS

	Freehold Property £
<b>COST</b>	
At 1 April 2024 and 31 March 2025	39,296
	-----
<b>NET BOOK VALUE</b>	
At 31 March 2025	39,296
	=====
At 31 March 2024	39,296
	=====

#### 6. FIXED ASSET INVESTMENTS

	2025	2024
Other	83,549	79,598
	=====	=====

There were no investment assets outside the UK.

Investments were as follows:

	2025	2024
M & G Charity Multi Asset Funds:	£	£
Kings Cottages Accumulation Account	48,167	45,041
Kings Cottages General Fund	35,382	34,557
	-----	-----
	83,549	79,598
	=====	=====

#### 7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Debtors	0	0
	-----	-----
	0	0
	=====	=====

#### 8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	535	5,168
	=====	=====

## KINGS COTTAGES TRUST

### NOTES TO THE FINANCIAL STATEMENTS – CONTINUED FOR THE YEAR ENDED 31 MARCH 2025

#### 9. MOVEMENT IN FUNDS

	At 1.4.24	Net movement in funds	At 31.3.25
	£	£	£
<b>Unrestricted funds</b>			
General fund	330,380	41,707	372,087
Investments at market value (net change)		3,951	3,951
<b>TOTAL FUNDS</b>	330,380	45,658	376,038
	=====	=====	=====

Net movements in funds, included in the above are as follows:

	Incoming Resources	Resources expended	Movement in funds
	£	£	£
<b>Unrestricted funds</b>			
General fund	102,775	61,068	41,707
<b>TOTAL FUNDS</b>	102,775	61,068	41,707
	=====	=====	=====

## KINGS COTTAGES TRUST

### DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2025

	2025	2024
	£	£
<b>INCOMING RESOURCES</b>		
<b>Maintenance contributions and investment income</b>		
Maintenance contributions received	94,586	91,655
Other investment income	6,039	1,482
Deposit account interest	610	1,530
Other income	1,539	875
	102,775	95,542
<b>Total incoming resources</b>	<b>102,775</b>	<b>95,542</b>
<b>RESOURCES EXPENDED</b>		
<b>Costs of generating income</b>		
Warden's salary	6,409	6,200
Water Rates	5,604	5,019
Council Tax	-	-
Insurance	1,237	1,334
Light & Heat	191	29
Maintenance and Repairs	37,553	22,543
Secretarial and Professional costs	8,400	9,006
Security costs	617	627
Sundries	858	859
	60,868	45,617
<b>Governance costs</b>		
Accountancy	200	200
	61,068	45,817
<b>Total resources expended</b>	<b>61,068</b>	<b>45,817</b>
<b>Net (expenditure)/income</b>	<b>41,707</b>	<b>49,725</b>
	=====	=====

This page does not form part of the statutory financial statements

**KINGS COTTAGES TRUST**

England & Wales - Charity number 232955

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# Accounts

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**REGISTERED CHARITY NUMBER: 232955**

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR  
ENDED 31 MARCH 2024  
FOR  
KINGS COTTAGES TRUST**

# **KINGS COTTAGES TRUST**

## **CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024**

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**KINGS COTTAGES TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2024**

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number 232955**

**Principal address**

Tees House  
95 London Road  
Bishop's Stortford  
Hertfordshire CM23 3GW

**Trustees**

Ms R Engel  
Mrs S Gilbey  
Mr T Pribul  
Mrs J Richardson  
Mrs C Izzard  
Mrs E Tripp  
Mr D Noakes  
Mrs A Bush

**Independent Examiner**

Garry M Slark  
Chartered Certified Accountant  
Goldings, Sheering Road  
Old Harlow  
Essex CM17 0LJ

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**ON BEHALF OF THE BOARD:**

.....TAG Pribul.....

Mr T Pribul - Trustee

Date: .....5th December 2024.....

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS TO THE TRUSTEES OF  
KINGS COTTAGES TRUST**

I report on the accounts for the year ended 31 March 2024 set out on pages three to seven.

**Respective responsibilities of Trustees and Examiner**

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.

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 .....  .....

Date ..... 5 November 2024 .....

Name ..... CARRY H SLARK, B A FCCA .....

**KINGS COTTAGES TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2024**

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
<b>INCOMING RESOURCES</b>					
<b>Incoming resources from generated funds</b>					
Maintenance contributions and investment income	2	95,542	-	95,542	84,998
<b>RESOURCES EXPENDED</b>					
<b>Costs of generating funds</b>					
Costs of generating income		45,617	-	45,617	73,674
<b>Net incoming/(outgoing) resources available for charitable application</b>					
		49,925	-	49,925	11,324
<b>Governance costs</b>		200	-	200	150
<b>NET INCOME/(EXPENDITURE) FOR THE YEAR</b>					
		49,725	-	49,725	11,174
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		268,124	-	268,124	257,456
Investments at market value adjustment	6	3,333		3,333	-506
Restricted deferred funds to General fund	9	9,198		9,198	
<b>TOTAL FUNDS CARRIED FORWARD</b>		330,380	0	330,380	268,124

The notes form part of these financial statements

**KINGS COTTAGES TRUST  
BALANCE SHEET  
AT 31 MARCH 2024**

	Notes	2024 Total funds £	2023 Total funds £
<b>FIXED ASSETS</b>			
Tangible assets	5	39,296	39,296
Investments	6	79,598	76,265
		<u>118,894</u>	<u>115,561</u>
<b>CURRENT ASSETS</b>			
Debtors	7	0	0
Cash at bank		216,654	163,249
		<u>216,654</u>	<u>163,249</u>
<b>CURRENT LIABILITIES</b>			
Creditors			
Amounts falling due within one year	8	-5,168	-1,488
Deferred income	9	0	-9,198
		<u>211,486</u>	<u>152,563</u>
<b>NET CURRENT ASSETS</b>		<u>211,486</u>	<u>152,563</u>
<b>NET ASSETS</b>		<u>330,380</u>	<u>268,124</u>
<b>FUNDS</b>			
Unrestricted funds:	10		
General fund brought forward		239,432	227,941
Surplus for the year		53,058	11,491
Release of Restricted funds to General fund	9	28,692	0
Restricted deferred funds to General fund	9	9,198	0
		<u>330,380</u>	<u>239,432</u>
Restricted funds	9	0	28,692
		<u>330,380</u>	<u>268,124</u>
<b>TOTAL FUNDS</b>		<u>330,380</u>	<u>268,124</u>

The financial statements were approved by the Board of Trustees on ..... and were signed on its behalf by:

.....  


Mr T Pribul - Trustee

The notes form part of these financial statements

**KINGS COTTAGES TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2024**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), the Charities Act 1993 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

**Incoming resources**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

**Resources expended**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible fixed assets**

Fixed Assets are shown at lower of Cost or Net Realisable Value.

**Investments**

Investments are shown at Market Value.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Refer to note 9 on page 7.

Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

**2. MAINTENANCE CONTRIBUTIONS AND INVESTMENT INCOME**

	2024	2023
	£	£
Maintenance contributions received	91,655	83,468
Other investment income	1,482	1,330
Deposit account interest	1,530	200
Other Income	875	0
	95,542	84,998
	=====	=====

**3. Trustees' REMUNERATION AND BENEFITS**

There were no Trustees' remunerations or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

**Trustees' Expenses**

There were no Trustees' expenses paid for the year ended 31 March 2024 nor for the year ended 31 March 2023.

**4. STAFF COSTS**

	2024	2023
	£	£
Wages and salaries	6,200	5,822
	=====	=====

## KINGS COTTAGES TRUST

### NOTES TO THE FINANCIAL STATEMENTS – CONTINUED FOR THE YEAR ENDED 31 MARCH 2024

#### 5. TANGIBLE FIXED ASSETS

	Freehold Property £
<b>COST</b>	
At 1 April 2023 and 31 March 2024	39,296
	-----
<b>NET BOOK VALUE</b>	
At 31 March 2024	39,296
	=====
At 31 March 2023	39,296
	=====

#### 6. FIXED ASSET INVESTMENTS

	2024 £	2023 £
Other	79,598	76,265
	=====	=====

There were no investment assets outside the UK.

Investments were as follows:

	2024 £	2023 £
M & G Charity Multi Asset Funds:		
HC Cook Bequest	0	23,940
Cribb/Cook Bequest	0	1,986
Kings Cottages Accumulation Account	45,041	42,313
Kings Cottages General Fund	34,557	5,260
Miss ME Cribb Bequest	0	2,766
	-----	-----
	79,598	76,265
	=====	=====

#### 7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Debtors	0	1,259
	-----	-----
	0	1,259
	=====	=====

#### 8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Other creditors	5,168	1,488
	=====	=====

# KINGS COTTAGES TRUST

## NOTES TO THE FINANCIAL STATEMENTS – CONTINUED FOR THE YEAR ENDED 31 MARCH 2024

### 9. ACCRUALS AND DEFERRED INCOME

	2024	2023
	£	£
Cribb/Cook bequests No 1	0	2,766
Cribb/Cook bequests No 2	0	23,940
Cribb/Cook bequests No 3	0	1,986
The Trustees unanimously agreed at a meeting on 7th December 2023 that the three restricted funds should be transferred to unrestricted since it had not been possible to determine their precise intention from the Trust's records due to their age. The Trustees have therefore assumed that the donations were in respect of maintenance expenditure and for the benefit of the residents. The total value of the three funds has been completely expended over the past years.		
	0	28,692
	0	28,692

### 10. MOVEMENT IN FUNDS

	At 1.4.23	Net movement in funds	At 31.3.24
	£	£	£
<b>Unrestricted funds</b>			
General fund	277,322	49,725	327,047
Investments at market value (net change)		3,333	3,333
<b>TOTAL FUNDS</b>	277,322	53,058	330,380
	277,322	53,058	330,380

Net movements in funds, included in the above are as follows:

	Incoming Resources	Resources expended	Movement in funds
	£	£	£
<b>Unrestricted funds</b>			
General fund	95,542	45,817	49,725
<b>TOTAL FUNDS</b>	95,542	45,817	49,725
	95,542	45,817	49,725

## KINGS COTTAGES TRUST

### DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2024

	2024	2023
	£	£
<b>INCOMING RESOURCES</b>		
<b>Maintenance contributions and investment income</b>		
Maintenance contributions received	91,655	83,468
Other investment income	1,482	1,330
Deposit account interest	1,530	200
Other income	875	0
	95,542	84,998
<b>Total incoming resources</b>	95,542	84,998
<b>RESOURCES EXPENDED</b>		
<b>Costs of generating income</b>		
Warden's salary	6,200	5,822
Water Rates	5,019	5,841
Council Tax	0	760
Insurance	1,334	1,276
Light & Heat	29	-33
Maintenance and Repairs	22,543	54,647
Secretarial and Professional costs	9,006	3,967
Security costs	627	738
Sundries	859	656
	45,617	73,674
<b>Governance costs</b>		
Accountancy	200	150
	45,817	73,824
<b>Total resources expended</b>	45,817	73,824
<b>Net (expenditure)/income</b>	49,725	11,174

This page does not form part of the statutory financial statements

**KINGS COTTAGES TRUST**

England & Wales - Charity number 232955

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# Accounts

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**REGISTERED CHARITY NUMBER: 232955**

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR  
ENDED 31 MARCH 2023  
FOR  
KINGS COTTAGES TRUST**

# **KINGS COTTAGES TRUST**

## **CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**

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**KINGS COTTAGES TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2023**

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number 232955**

**Principal address**

Tees House  
95 London Road  
Bishop's Stortford  
Hertfordshire CM23 3GW

**Trustees**

Ms R Engel  
Mrs S Gilbey  
Mr T Pribul  
Mrs J Richardson  
Mrs C Izzard  
Mrs E Tripp  
Mr D Noakes

**Independent Examiner**

Garry M Slark  
Chartered Certified Accountant  
Goldings  
Sheering Road  
Old Harlow  
Essex CM17 0LJ

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**ON BEHALF OF THE BOARD:**

.....  
  
.....  
Mr T Pribul - Trustee

Date: 12th October 2023

# INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS TO THE TRUSTEES OF KINGS COTTAGES TRUST

I report on the accounts for the year ended 31 March 2023 set out on pages three to seven.

## Respective responsibilities of Trustees and Examiner

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.

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 .....  .....

Date ..... 26 Sept 2023 .....

Name ..... CARYN M. CLARK .....

**KINGS COTTAGES TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
<b>INCOMING RESOURCES</b>					
<b>Incoming resources from generated funds</b>					
Maintenance contributions and investment income	2	84,998	-	84,998	84,737
<b>RESOURCES EXPENDED</b>					
<b>Costs of generating funds</b>					
Costs of generating income		73,674	-	73,674	57,561
<b>Net incoming/(outgoing) resources available for charitable application</b>					
		11,324	-	11,324	27,176
<b>Governance costs</b>		150	-	150	768
<b>NET INCOME/(EXPENDITURE) FOR THE YEAR</b>					
		11,174	-	11,174	26,408
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		257,456	-	257,456	179,521
Investments at market value adjustment	6	317	-823	-506	51,527
<b>TOTAL FUNDS CARRIED FORWARD</b>		268,947	-823	268,124	257,456

The notes form part of these financial statements

**KINGS COTTAGES TRUST  
BALANCE SHEET  
AT 31 MARCH 2023**

	Notes	2023 Total funds £	2022 Total funds £
<b>FIXED ASSETS</b>			
Tangible assets	5	39,296	39,296
Investments	6	76,265	76,771
		<u>115,561</u>	<u>116,067</u>
<b>CURRENT ASSETS</b>			
Debtors	7	0	1,259
Cash at bank		163,249	150,662
		<u>163,249</u>	<u>151,921</u>
<b>CURRENT LIABILITIES</b>			
Creditors			
Amounts falling due within one year	8	-1,488	-1,334
Deferred income	9	-9,198	-9,198
		<u>152,563</u>	<u>141,389</u>
<b>NET CURRENT ASSETS</b>			
		152,563	141,389
<b>NET ASSETS</b>			
		<u>268,124</u>	<u>257,456</u>
<b>FUNDS</b>			
	10		
Unrestricted funds:			
General fund brought forward		227,941	170,323
Surplus for the year		11,491	57,618
		<u>239,432</u>	<u>227,941</u>
Restricted funds		28,692	29,515
		<u>268,124</u>	<u>257,456</u>
<b>TOTAL FUNDS</b>			
		<u>268,124</u>	<u>257,456</u>

The financial statements were approved by the Board of Trustees on 12th October 2023 and were signed on its behalf by:

TAG Pribul

Mr T Pribul - Trustee

The notes form part of these financial statements

**KINGS COTTAGES TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), the Charities Act 1993 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

**Incoming resources**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

**Resources expended**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible fixed assets**

Fixed Assets are shown at lower of Cost or Net Realisable Value.

**Investments**

Investments are shown at Market Value.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

**2. MAINTENANCE CONTRIBUTIONS AND INVESTMENT INCOME**

	2023	2022
	£	£
Maintenance contributions received	83,468	83,441
Other investment income	1,330	1,254
Deposit account interest	200	42
	84,998	84,737
	=====	=====

**3. Trustees' REMUNERATION AND BENEFITS**

There were no Trustees' remunerations or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

**Trustees' Expenses**

There were no Trustees' expenses paid for the year ended 31 March 2023 nor for the year ended 31 March 2022.

**4. STAFF COSTS**

	2023	2022
	£	£
Wages and salaries	5,822	5,583
	=====	=====

## KINGS COTTAGES TRUST

### NOTES TO THE FINANCIAL STATEMENTS – CONTINUED FOR THE YEAR ENDED 31 MARCH 2023

#### 5. TANGIBLE FIXED ASSETS

	Freehold Property £
<b>COST</b>	
At 1 April 2022 and 31 March 2023	39,296
<b>NET BOOK VALUE</b>	
At 31 March 2023	39,296
	=====
At 31 March 2022	39,296
	=====

#### 6. FIXED ASSET INVESTMENTS

	2023 £	2022 £
Other	76,265	76,771
	=====	=====

There were no investment assets outside the UK.

Investments were as follows:

	2023 £	2022 £
M & G Charity Multi Asset Funds:		
HC Cook Bequest	23,940	24,627
Cribb/Cook Bequest	1,986	2,042
Kings Cottages Accumulation Account	42,313	41,845
Kings Cottages General Fund	5,260	5,411
Miss ME Cribb Bequest	2,766	2,846
	=====	=====
	76,265	76,771
	=====	=====

#### 7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Debtors	0	1,259
	=====	=====
	0	1,259
	=====	=====

#### 8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other creditors	1,488	1,334
	=====	=====

# KINGS COTTAGES TRUST

## NOTES TO THE FINANCIAL STATEMENTS – CONTINUED FOR THE YEAR ENDED 31 MARCH 2023

### 9. ACCRUALS AND DEFERRED INCOME

	2023	2022
	£	£
Cribb/Cook bequests No 1	2,766	2,846
Cribb/Cook bequests No 2	23,940	24,627
Cribb/Cook bequests No 3	1,986	2,042
	28,692	29,515
	=====	=====

### 10. MOVEMENT IN FUNDS

	At 1.4.22	Net movement in funds	At 31.3.23
	£	£	£
<b>Unrestricted funds</b>			
General fund	237,139	11,174	248,313
Investments at market value (net change)		317	317
	237,139	11,491	248,630
	=====	=====	=====

Net movements in funds, included in the above are as follows:

	Incoming Resources	Resources expended	Movement in funds
	£	£	£
<b>Unrestricted funds</b>			
General fund	84,998	73,824	11,174
	84,998	73,824	11,174
	=====	=====	=====

## KINGS COTTAGES TRUST

### DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2023

	2023	2022
	£	£
<b>INCOMING RESOURCES</b>		
<b>Maintenance contributions and investment income</b>		
Maintenance contributions received	83,468	83,441
Other investment income	1,330	1,254
Deposit account interest	200	42
	84,998	84,737
<b>Total incoming resources</b>	<b>84,998</b>	<b>84,737</b>
<b>RESOURCES EXPENDED</b>		
<b>Costs of generating income</b>		
Warden's salary	5,822	5,583
Water Rates	5,841	5,662
Council Tax	760	2,288
Insurance	1,276	1,425
Light & Heat	-33	1,443
Maintenance and Repairs	54,647	32,491
Secretarial and Professional costs	3,967	4,146
Security costs	738	3,988
Sundries	656	535
	73,674	57,561
<b>Governance costs</b>		
Accountancy	150	768
	73,824	58,329
<b>Total resources expended</b>	<b>73,824</b>	<b>58,329</b>
<b>Net (expenditure)/income</b>	<b>11,174</b>	<b>26,408</b>
	11,174	26,408

This page does not form part of the statutory financial statements

**KINGS COTTAGES TRUST**

England & Wales - Charity number 232955

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# Accounts

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**REGISTERED CHARITY NUMBER: 232955**

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR  
ENDED 31 MARCH 2022  
FOR  
KINGS COTTAGES TRUST**

# **KINGS COTTAGES TRUST**

## **CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

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**KINGS COTTAGES TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2022**

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

**REFERENCE AND ADMINISTRATIVE DETAILS**

Registered Charity number 232955

**Principal address**

Tees House  
95 London Road  
Bishop's Stortford  
Hertfordshire CM23 3GW

**Trustees**

Ms R Engel  
Mrs S Gilbey  
Mr T Pribul  
Mrs J Richardson  
Ms C Izzard  
Ms E Tripp  
Mr D Noakes

**Independent Examiner**

Garry M Slark  
Chartered Certified Accountant  
Goldings  
Sheering Road  
Old Harlow  
Essex CM17 0LJ

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**ON BEHALF OF THE BOARD:**



Mr T Pribul - Trustee

Date: 12th January 2023

# INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS TO THE TRUSTEES OF KINGS COTTAGES TRUST

I report on the accounts for the year ended 31 March 2022 set out on pages three to seven.

## Respective responsibilities of Trustees and Examiner

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.

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 .....  .....

Date ..... 13 January 2023 .....

Name ..... CARRY MALCOLM STARK .....

**KINGS COTTAGES TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
<b>INCOMING RESOURCES</b>					
<b>Incoming resources from generated funds</b>					
Maintenance contributions and investment income	2	84,737	-	84,737	72,581
<b>RESOURCES EXPENDED</b>					
<b>Costs of generating funds</b>					
Costs of generating income		57,561	-	57,561	47,278
		-----	-----	-----	-----
Net incoming/(outgoing) resources available for charitable application		27,176	-	27,176	25,303
<b>Governance costs</b>		768	-	768	768
		-----	-----	-----	-----
<b>NET INCOME/(EXPENDITURE) FOR THE YEAR</b>		26,408	-	26,408	24,535
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		179,521	-	179,521	154,986
Investments at market value adjustment	6	31,210	20,317	51,527	
		-----	-----	-----	-----
<b>TOTAL FUNDS CARRIED FORWARD</b>		237,139	20,317	257,456	179,521
		=====	=====	=====	=====

The notes form part of these financial statements

**KINGS COTTAGES TRUST  
BALANCE SHEET  
AT 31 MARCH 2022**

	Notes	2022 Total funds £	2021 Total funds £
<b>FIXED ASSETS</b>			
Tangible assets	5	39,296	39,296
Investments	6	76,771	25,244
		<hr/>	<hr/>
		116,067	64,540
		<hr/>	<hr/>
<b>CURRENT ASSETS</b>			
Debtors	7	1,259	13,152
Cash at bank		150,662	114,132
		<hr/>	<hr/>
		151,921	127,284
<b>CURRENT LIABILITIES</b>			
Creditors			
Amounts falling due within one year	8	-1,334	-3,105
Deferred income	9	-9,198	-9,198
		<hr/>	<hr/>
<b>NET CURRENT ASSETS</b>		141,389	114,981
		=====	=====
<b>NET ASSETS</b>		257,456	179,521
		=====	=====
<b>FUNDS</b>	10		
Unrestricted funds:			
General fund brought forward		170,323	145,788
Surplus for the year		57,618	24,535
		<hr/>	<hr/>
		227,941	170,323
Restricted funds		29,515	9,198
		<hr/>	<hr/>
<b>TOTAL FUNDS</b>		257,456	179,521
		=====	=====

The financial statements were approved by the Board of Trustees on 12th January 2023 and were signed on its behalf by:

TAG Pribul

Mr T Pribul - Trustee

The notes form part of these financial statements

**KINGS COTTAGES TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), the Charities Act 1993 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

**Incoming resources**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

**Resources expended**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible fixed assets**

Fixed Assets are shown at lower of Cost or Net Realisable Value.

**Investments**

Investments are shown at Market Value.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

**2. MAINTENANCE CONTRIBUTIONS AND INVESTMENT INCOME**

	2022	2021
	£	£
Maintenance contributions received	83,441	71,183
Other investment income	1,254	1,330
Deposit account interest	42	68
	84,737	72,581
	=====	=====

**3. Trustees' REMUNERATION AND BENEFITS**

There were no Trustees' remunerations or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

**Trustees' Expenses**

There were no Trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

**4. STAFF COSTS**

	2022	2021
	£	£
Wages and salaries	5,583	5,500
	=====	=====

## KINGS COTTAGES TRUST

### NOTES TO THE FINANCIAL STATEMENTS – CONTINUED FOR THE YEAR ENDED 31 MARCH 2022

#### 5. TANGIBLE FIXED ASSETS

	Freehold Property £
<b>COST</b>	
At 1 April 2021 and 31 March 2022	39,296
<b>NET BOOK VALUE</b>	
At 31 March 2022	39,296
	=====
At 31 March 2021	39,296
	=====

#### 6. FIXED ASSET INVESTMENTS

	2022	2021	**2021
**2021 at Cost	£	£	£
Other	76,771	70,363	25,244
	=====	=====	=====

There were no investment assets outside the UK.

Investments were as follows:

	2022	2021	**2021
M & G Charity Multi Asset Funds:	£	£	£
HC Cook Bequest	24,627	23,024	7,697
Cribb/Cook Bequest	2,042	1,910	791
Kings Cottages Accumulation Account	41,845	37,710	13,546
Kings Cottages General Fund	5,411	5,059	2,500
Miss ME Cribb Bequest	2,846	2,660	710
	-----	-----	-----
	76,771	70,363	25,244
	=====	=====	=====

#### 7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Debtors	1,259	13,152
	-----	-----
	1,259	13,152
	=====	=====

#### 8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Other creditors	1,334	3,105
	=====	=====

## KINGS COTTAGES TRUST

### NOTES TO THE FINANCIAL STATEMENTS – CONTINUED FOR THE YEAR ENDED 31 MARCH 2022

#### 9. ACCRUALS AND DEFERRED INCOME

	2022	2021	**2021
	£	£	
Cribb/Cook bequests No 1	2,846	2,660	710
Cribb/Cook bequests No 2	24,627	23,024	7,697
Cribb/Cook bequests No 3	2,042	1,910	791
	29,515	27,594	9,198
	=====	=====	=====

#### 10. MOVEMENT IN FUNDS

	At 1.4.21	Net movement in funds	At 31.3.22
	£	£	£
<b>Unrestricted funds</b>			
General fund	179,521	26,408	205,929
Investments at market value (net change)		31,210	31,210
	179,521	57,618	237,139
	=====	=====	=====

Net movements in funds, included in the above are as follows:

	Incoming Resources	Resources expended	Movement in funds
	£	£	£
<b>Unrestricted funds</b>			
General fund	84,737	58,329	26,408
	84,737	58,329	26,408
	=====	=====	=====

## KINGS COTTAGES TRUST

### DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	2022	2021
	£	£
<b>INCOMING RESOURCES</b>		
<b>Maintenance contributions and investment income</b>		
Maintenance contributions received	83,441	71,183
Other investment income	1,254	1,330
Deposit account interest	42	68
	<hr/>	<hr/>
	84,737	72,581
	<hr/>	<hr/>
<b>Total incoming resources</b>	84,737	72,581
<b>RESOURCES EXPENDED</b>		
<b>Costs of generating income</b>		
Warden's salary	5,583	5,500
Water Rates	5,662	2,703
Council Tax	2,288	762
Insurance	1,425	1,385
Light & Heat	1,443	668
Maintenance and Repairs	32,491	29,845
Secretarial and Professional costs	4,146	5,354
Security costs	3,988	-
Sundries	535	1,061
	<hr/>	<hr/>
	57,561	47,278
	<hr/>	<hr/>
<b>Governance costs</b>		
Accountancy	768	768
	<hr/>	<hr/>
<b>Total resources expended</b>	58,329	48,046
<b>Net (expenditure)/income</b>	26,408	24,535
	=====	=====

This page does not form part of the statutory financial statements

**KINGS COTTAGES TRUST**

England & Wales - Charity number 232955

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# Accounts

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**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR  
ENDED 31 MARCH 2021  
FOR  
KINGS COTTAGES TRUST**

Dongworth Limited  
Menor House  
The Maltings  
Station Road  
Sawbridgeworth  
Hertfordshire  
CM21 9JX

**KINGS COTTAGES TRUST**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**KINGS COTTAGES TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**  
232955

**Principal address**

Tees House  
95 London Road  
Bishop's Stortford  
Hertfordshire  
CM23 3GW

**Trustees**

Ms R Engel  
Mrs S Gilbey  
Mr T Pribul  
Mrs J Richardson  
Ms C Izzard  
Ms L Martin  
Mr D Noakes

**Independent Examiner**

Dongworth Limited  
Chartered Accountants  
Menor House  
The Maltings  
Station Road  
Sawbridgeworth  
Hertfordshire  
CM21 9JX

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**ON BEHALF OF THE BOARD:**

  
.....  
Mr T Pribul - Trustee

Date: 6th January 2022

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
KINGS COTTAGES TRUST**

I report on the accounts for the year ended 31 March 2021 set out on pages three to seven.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 43(2) of the Charities Act 1993 (the 1993 Act)) and that an independent examination is required.

It is my responsibility to:

- examine the accounts under Section 43 of the 1993 Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under Section 43(7)(b) of the 1993 Act); and
- to state whether particular matters have come to my attention.

**Basis of the independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charities Commission. An examination includes a review of the accounting records kept by the charity and 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 statements below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements
- to keep accounting records in accordance with Section 41 of the 1993 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 1993 Act.

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*Dongworth Limited*

*15th December 2021.*

Dongworth Limited  
Chartered Accountants  
Menor House  
The Maltings  
Station Road  
Sawbridgeworth  
Hertfordshire  
CM21 9JX

KINGS COTTAGES TRUST

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
<b>INCOMING RESOURCES</b>					
<b>Incoming resources from generated funds</b>					
Maintenance contributions and investment income	2	72,581	-	72,581	72,587
<b>RESOURCES EXPENDED</b>					
<b>Costs of generating funds</b>					
Costs of generating income		47,278	-	47,278	86,917
<hr/>					
Net incoming/(outgoing) resources available for charitable application		25,303	-	25,303	(14,330)
Governance costs		768	-	768	768
<hr/>					
<b>NET INCOME/(EXPENDITURE) FOR THE YEAR</b>		24,535	-	24,535	(15,098)
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		154,986	-	154,986	170,084
<hr/>					
<b>TOTAL FUNDS CARRIED FORWARD</b>		179,521	-	179,521	154,986
<hr/> <hr/>					

The notes form part of these financial statements

**KINGS COTTAGES TRUST**

**BALANCE SHEET  
AT 31 MARCH 2021**

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	5	39,296	-	39,296	39,296
Investments	6	16,046	9,198	25,244	25,244
		<hr/>	<hr/>	<hr/>	<hr/>
		55,342	9,198	64,540	64,540
<b>CURRENT ASSETS</b>					
Debtors	7	13,152	-	13,152	5,809
Cash at bank		114,132	-	114,132	94,506
		<hr/>	<hr/>	<hr/>	<hr/>
		127,284	-	127,284	100,315
<b>CREDITORS</b>					
Amounts falling due within one year	8	(3,105)	-	(3,105)	( 671)
<b>NET CURRENT ASSETS</b>		<hr/>	<hr/>	<hr/>	<hr/>
		124,179	-	124,179	99,644
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<hr/>	<hr/>	<hr/>	<hr/>
		179,521	9,198	188,719	164,184
<b>ACCRUALS AND DEFERRED INCOME</b>	9	-	(9,198)	(9,198)	(9,198)
<b>NET ASSETS</b>		<hr/>	<hr/>	<hr/>	<hr/>
		179,521	-	179,521	154,986
<b>FUNDS</b>	10				
Unrestricted funds:					
General fund		179,521		179,521	154,986
<b>TOTAL FUNDS</b>		<hr/>	<hr/>	<hr/>	<hr/>
		179,521		179,521	154,986

The financial statements were approved by the Board of Trustees on 6<sup>th</sup> January 2022 and were signed on its behalf by:

  
.....  
Mr T Pribul - Trustee

The notes form part of these financial statements

## KINGS COTTAGES TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

#### 1. ACCOUNTING POLICIES

##### Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), the Charities Act 1993 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

##### Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

##### Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

##### Tangible fixed assets

Fixed Assets are shown at lower of Cost or Net Realisable Value.

##### Investments

Investments are shown at lower of Cost or Net Realisable Value.

##### Taxation

The charity is exempt from tax on its charitable activities.

##### Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

#### 2. MAINTENANCE CONTRIBUTIONS AND INVESTMENT INCOME

	2021	2020
	£	£
Maintenance contributions received	71,183	71,171
Other investment income	1,330	1,330
Deposit account interest	68	86
	<u>72,581</u>	<u>72,587</u>
	=====	=====

#### 3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

##### Trustees' Expenses

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

#### 4. STAFF COSTS

	2021	2020
	£	£
Wages and salaries	5,500	5,674
	<u>5,500</u>	<u>5,674</u>
	=====	=====

**KINGS COTTAGES TRUST**

**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2021**

**5. TANGIBLE FIXED ASSETS**

	Freehold Property £
<b>COST</b>	
At 1 April 2020 and 31 March 2021	39,296
	<hr/>
<b>NET BOOK VALUE</b>	
At 31 March 2021	39,296
	<hr/> <hr/>
At 31 March 2020	39,296
	<hr/> <hr/>

**6. FIXED ASSET INVESTMENTS**

	2020 £	2020 £
Other	25,244	25,244
	<hr/> <hr/>	<hr/> <hr/>

There were no investment assets outside the UK.

Investments were as follows:

	2021 £	2020 £
M & G Charity Multi Asset Funds		
HC Cook Bequest	7,697	7,697
Cribb/Cook Bequest	791	791
Kings Cottages Accumulation Account	13,546	13,546
Kings Cottages General Fund	2,500	2,500
Miss NE Cribb Bequest	710	710
	<hr/>	<hr/>
	25,244	25,244
	<hr/> <hr/>	<hr/> <hr/>

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021 £	2020 £
Debtors	13,152	5,809
	<hr/>	<hr/>
	13,152	5,809
	<hr/> <hr/>	<hr/> <hr/>

**8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021 £	2020 £
Other creditors	3,105	671
	<hr/> <hr/>	<hr/> <hr/>

**KINGS COTTAGES TRUST**

**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2021**

**9. ACCRUALS AND DEFERRED INCOME**

	2021 £	2020 £
Cribb/Cook bequests No 1	710	710
Cribb/Cook bequests No 2	7,697	7,697
Cribb/Cook bequests No 3	791	791
	9,198	9,198
	9,198	9,198

**10. MOVEMENT IN FUNDS**

	At 1.4.20 £	Net movement in funds £	At 31.3.21 £
<b>Unrestricted funds</b>			
General fund	154,986	24,535	179,521
	154,986	24,535	179,521
<b>TOTAL FUNDS</b>	154,986	24,535	179,521

Net movements in funds, included in the above are as follows:

	Incoming Resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	72,581	48,046	24,535
	72,581	48,046	24,535
<b>TOTAL FUNDS</b>	72,581	48,046	24,535

**KINGS COTTAGES TRUST**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2021**

	2021	2020
	£	£
<b>INCOMING RESOURCES</b>		
<b>Maintenance contributions and investment income</b>		
Maintenance contributions received	71,183	71,171
Other investment income	1,330	1,330
Deposit account interest	68	86
	<hr/>	<hr/>
	72,581	72,587
	<hr/>	<hr/>
<b>Total incoming resources</b>	72,581	72,587
	<hr/>	<hr/>
<b>RESOURCES EXPENDED</b>		
<b>Costs of generating income</b>		
Warden's salary	5,500	5,674
Water Rates & Council Tax	3,465	5,463
Insurance	1,385	1,359
Light & Heat	668	414
Sundries	420	295
Maintenance and repairs	29,845	61,500
Secretarial and Professional Costs	5,354	10,447
Security costs	-	1,765
Overdue PAYE	641	-
	<hr/>	<hr/>
	47,278	86,917
	<hr/>	<hr/>
<b>Governance costs</b>		
Accountancy	768	768
	<hr/>	<hr/>
<b>Total resources expended</b>	48,046	87,685
	<hr/>	<hr/>
<b>Net (expenditure)/income</b>	24,535	(15,098)
	<hr/> <hr/>	<hr/> <hr/>

This page does not form part of the statutory financial statements