

WHITE'S CHARITY

Registered Charity No: 236069

Chair: Neil Serjeant, 3 The Wytchwoods, Pettaugh, Stowmarket, Suffolk, IP14 6TB

Secretary: Jeremy Havers, 8 John Shepherd Road, Fressingfield, Eye, IP21 5SW

Treasurer: Robert Cooper, Hepwood Lodge, Stradbroke, Eye, IP21 5JN

TRUSTEES' ANNUAL REPORT for the year ended 5 April 2024

TRUSTEES

The Trustees in office during the period were:

- Robert Cooper
- Paul Debenham
- Jeremy Havers
- Peter Jackson
- Neil Serjeant

INDEPENDENT EXAMINER

Mr S J Whayman
51 Cowper Street
Ipswich
IP4 5JA

CHARITABLE PURPOSE

In accordance with its Trust Deed, the charity provides housing and help to elderly adults. In the event property becomes vacant and no elderly people come forward, the charity provides housing to others in need.

All the charity's properties remained occupied in the year apart from 5 months during which 3 Whites Close was refurbished following the death of the previous licensee, prior to being let to new residents. The charity maintains a waiting list of applicants for properties.

The Trustees believe that the charity's primary responsibility is to provide safe, warm, and affordable housing. Trustees continue to make themselves available to support residents but believe the primary caring responsibility rests with the families of the occupants and the local churches to which they belong.

PUBLIC BENEFIT

The public benefit provided by the charity includes:

- Good quality accommodation often adapted and designed to suit older people.
- Enabling residents to enjoy a good quality of life
- Enabling residents to remain in the community in which they have lived and worked, remaining close to family and friends.
- Caring local trustees meet with and support residents.
- Providing affordable housing.

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FINANCE

The accounts for the year report income of £27,194, expenditure of £23,365, giving rise to a net surplus of £3,829. This increased cash funds from £24,372 at the beginning of the year to £28,201 at the end of the year. However, the balance on the charity's account with M&G Charifund remained unchanged at £127,000. Cash and near-cash reserves, therefore, amounted to £155,201.

Income

At £27,015, income was about £1,700 less than the previous year. Almost all the charity's income is from license fees for the properties. Whilst license fees remained steady, one property was vacant for 5 months.

The charity does not engage in fundraising.

Expenditure

Expenditure increased from £17,371 in the previous year to £23,365 this year. The charity spent £17,882 improving 3 Whites Close prior to re-letting it to new licensees. This was offset by reductions in routine maintenance and legal fees.

None of the Trustees is remunerated for their role and no expenses were reimbursed to Trustees in the year.

Reserves

The charity ended the year with Cash Funds of £28,201, which is in line with the charity's stated reserves policy. Whilst the Trustees have no immediate plans to invest in further properties, a future development opportunity has been discussed with a local landowner. Consequently, the trustees are content that any surplus funds be retained as reserves against this potential opportunity.

The charity's investment assets at year-end were reported at just under £506,000, of which the M&G Charifund (reported at cost) accounts for £127,000, and property (also valued at cost) for £378,759.

Approved by the Trustees on 16 March 2025 and signed on their behalf by:

Neil Serjeant
Trustee



Charity Name Whites Charity	No (if any) 236069
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Receipts and payments accounts

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For the period from	Period start date 6th April 2023	To	Period end date 5th April 2024
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Rents on properties	-	27,015	-	27,015	28,750
Interest	-	179	-	179	64
Other Income	-	-	-	-	10
Sub total (Gross income for AR)	-	27,194	-	27,194	28,824
A2 Asset and investment sales, (see table).					
Sub total	-	-	-	-	0
Total receipts	-	27,194	-	27,194	28,824
A3 Payments					
Insurances	-	1,275	-	1,275	1,121
Electricity	-	43	-	43	393
Repairs & Maintenance	-	907	-	907	5,630
Improvements to Properties	-	17,882	-	17,882	3,110
Management fees for 16 Willow Close	-	810	-	810	900
The Almshouse Association - Subscription	-	343	-	343	196
Council Tax	-	177	-	177	164
Legal Expenses	-	1,854	-	1,854	5,632
Other Expenses	-	74	-	74	225
	-	23,365	-	23,365	17,371
A4 Asset and investment purchases, (see table)					
Loan Repayment	-	-	-	-	0
Investment purchase	-	0	-	0	1,500
Sub total	-	0	-	0	1,500
Total payments	-	23,365	-	23,365	18,871
Net of receipts/(payments)	-	3,829	-	3,829	9,953
A5 Transfers between funds					
			-	-	0
A6 Cash funds last year end	-	24,372	-	24,372	14,419
Cash funds this year end	-	28,201	-	28,201	24,372

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	CAF Bank Current Account		21,521	-
	CAF Bank Deposit Account		6,680	-
				-
	Total cash funds	-	28,201	-

(agree balances with receipts and payments account(s))

OK	OK	OK
Unrestricted funds	Restricted funds	Endowment funds
to nearest £	to nearest £	to nearest £
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

B2 Other monetary assets

Details			
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
1 - 5 Whites Close, Wilby Road, Stradbroke Suffolk	Capital Fund	222,554	-
16 Willow Close, Stradbroke, Suffolk	Capital Fund	156,205	-
M & G Charifund	Capital Fund	127,000	-
		-	-
		-	-

B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-
			-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval

Independent examiner's report to the trustees of Whites Charity

I report to the trustees on my examination of the accounts of Whites Charity (the Trust) for the period ended 5th April 2024.

Responsibilities and basis of report

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.

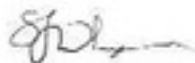
Independent examiner's statement

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:-

- accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and contents of accounts 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 in order to enable a proper understanding of the accounts to be reached.

Signed:-



Name:-

Mr S J Whayman

Address:-

51 Cowper Street
Ipswich
IP4 5JA

Date:- 10th February 2025