

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 2025

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 and 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 receipts of £30,386, payments of £7,509, giving rise to a net surplus of £22,877. This increased cash funds from £28,201 at the beginning of the year to £51,078 at the end of the year. The trustees maintained the balance on the charity's account with M&G Charifund at £127,000. Cash and near-cash reserves, therefore, amounted to £178,078.

Income

At £30,386, income was about £10,000 more than the previous year. This was driven by all properties being occupied for the whole year.

The charity does not engage in fundraising.

Expenditure

Expenditure decreased from £23,365 in the previous year to £7,509 this year. The charity incurred significant refurbishment costs in the year ended 5 April 2024 which did not recur in the current year.

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 £51,078, 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 and the likely need to refurbish existing properties as and when they become vacant.

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 12 February 2026 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

For the period from	Period start date 6th April 2024	To	Period end date 5th April 2025
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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	-	29,990	-	29,990	27,015
Interest	-	396	-	396	179
Other Income	-	-	-	-	10
Sub total (Gross income for AR)	-	30,386	-	30,386	27,204
A2 Asset and investment sales, (see table).					
Sub total	-	-	-	-	0
Total receipts	-	30,386	-	30,386	27,204
A3 Payments					
Insurances	-	1,367	-	1,367	1,275
Electricity	-	156	-	156	43
Repairs & Maintenance	-	4,474	-	4,474	907
Improvements to Properties	-	0	-	0	17,882
Management fees for 16 Willow Close	-	900	-	900	810
The Almshouse Association - Subscription	-	353	-	353	343
Council Tax	-	186	-	186	177
Legal Expenses	-	0	-	0	1,854
Other Expenses	-	73	-	73	74
	-	7,509	-	7,509	23,365
A4 Asset and investment purchases, (see table)					
Loan Repayment	-	-	-	-	0
Investment purchase	-	0	-	0	0
Sub total	-	0	-	0	0
Total payments	-	7,509	-	7,509	23,365
Net of receipts/(payments)	-	22,877	-	22,877	3,839
A5 Transfers between funds					
	-	-	-	-	0
A6 Cash funds last year end	-	28,201	-	28,201	24,362
Cash funds this year end	-	51,078	-	51,078	28,201

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		34,049	-
	CAF Bank Deposit Account		17,029	-
				-
	Total cash funds	-	51,078	-

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

B2 Other monetary assets

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

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
	NEIL SERJEANT	12/02/2026

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)**
Charity Number 236069 for the year ended 5th April 2025.

Responsibilities and basis of report

As the charity's 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').

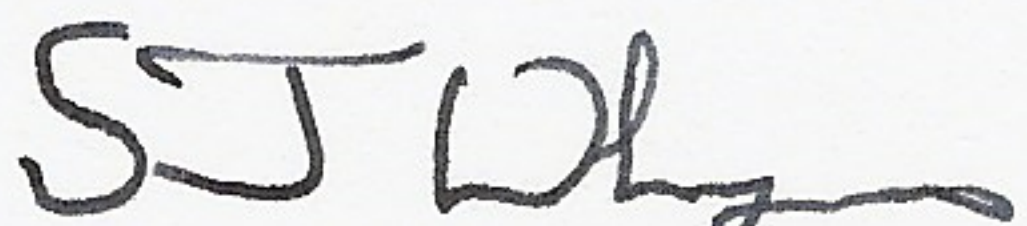
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 which gives me cause to believe that in, any material respect:-

- accounting records were not kept in accordance with section 130 of the Act; or
- the accounts did not accord with the accounting records;

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn 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:- 20th January 2026