

# COTTAGE CHARITIES

England & Wales · Charity number 236512

## Details

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**Status** Registered

**Legal form** Trust

**Registered** 1967-03-14

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

## Contact

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**Address** The Fairground  
Weyhill  
Andover  
Hampshire  
SP11 0QN

**Phone** 01264772460

**Email** [richard.waterman150@btinternet.com](mailto:richard.waterman150@btinternet.com)

## Activities

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**Objects:** COTTAGES TO BE OCCUPIED BY POOR AND DESERVING PERSONS IN CLANVILLE OF CLANFIELD AND WEYHILL IN THE PARISH OF PENTON GRAFTON.

**Activities:** The Cottage Charitie has undertaken a rolling programme over the next few years of up-dating the cottages owned by the Charity. Double Glazed window and door have been fitted to Pear Tree Cottage during this finaancial year. General repairs are regularly undertaken.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** The General Public/mankind

## Geography

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- **Area of benefit:** SEE OBJECTS
- Hampshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	-	-	-	-
2024-03-31	£51,919	£49,605	-	-
2023-03-31	£66,721	£79,693	-	-
2022-03-31	£52,046	£59,967	-	-
2021-03-31	£84,101	£49,886	-	-
2020-03-31	£68,383	£97,602	-	-

## Trustees

Name	Role	Appointed
<b>Gary Light</b>	Chair	2015-01-01
Julian Marsh		2015-01-01
Patricia West		2016-11-08
Pauline Jane Foster		2017-05-11

**COTTAGE CHARITIES**

England & Wales - Charity number 236512

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# Accounts

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Tel (07815) 435 380

24 October, 2024

E-mail: [paulreynolds48@hotmail.com](mailto:paulreynolds48@hotmail.com)

**Cottage Charities 31<sup>st</sup> March 2024**

**Registered Charity No. 236512**

**Financial Statements**



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Notes to the Financial Statements	7

PAUL REYNOLDS, FMAAT

# **COTTAGE CHARITIES**

## **OFFICERS AND PROFESSIONAL ADVISORS**

**31<sup>st</sup> MARCH 2024**

### **Trustees**

Mrs P Foster

Mr N Blackmore

Mr J Neil

Mrs Z Smale

Mrs P West

### **Principal Office**

The Fairground

Weyhill

Andover

HANTS

SP11 0QN

### **Accountants**

Fair Account

1 Roker Way

Fair Oak

HANTS

SO50 7LD

### **Bankers**

Lloyds Bank

22 High Street

Andover

HANTS

### **Solicitors**

Middletons Solicitors

24-32 London Street

Andover

HANTS. SP10 2PE

## **COTTAGE CHARITIES**

### **TRUSTEES REPORT YEAR ENDED 31<sup>st</sup> MARCH 2024**

#### **GOVERNING DOCUMENT**

The Cottage Charities is governed by the Trust Deed dated 1801.

#### **APPOINTMENT OF TRUSTEES**

Penton Grafton Parish Council nominates the Trustees.

#### **RELATED PARTIES**

Penton Grafton Parish Council provides full administrative support for the Charity.

#### **OBJECTS AND ACTIVITIES**

The objects of the charity are to provide low-cost housing to members of the Parish.

#### **ACHIEVEMENTS AND PERFORMANCE**

All the nine properties are now in excellent condition and of a high standard. However continuous work will have to be carried out in future years to ensure that the properties continue to keep their current high standard and meet any new regulations which may be brought in. The charity continues to provide low-cost housing to members of the Parish and all properties have remained let throughout the year.

#### **FINANCIAL REVIEW**

Financially the charity is again in a sound position with adequate reserves but, as stated in previous years, the properties are of chalk or flint and brick and require adequate reserves for maintenance and, in addition, the Trustees would like to see further low-cost housing in the Parish. Bearing in mind all the factors it is considered that the current reserves are prudent and at a satisfactory level but should be kept under review for future maintenance needs.

**COTTAGE CHARITIES**  
**TRUSTEES REPORT (continued)**  
**YEAR ENDED 31<sup>ST</sup> MARCH 2024**

**INFORMATION**

The registered charity number is 236512.

See page 1 for details of principal office and other relevant organisations.

The trustees who served the charity throughout the period, except where indicated, were as follows:

- Mrs P Foster
- Mr N Blackmore
- Mr J Neil
- Mrs Z Smale
- Mrs P West

All assets held by the charity are disclosed on the statement of assets and liabilities. The charity holds no other assets. All trustees are Councillors at Penton Grafton Parish Council.

7 October 2024

.....

On behalf of the trustees

# **COTTAGE CHARITIES**

## **INDEPENDENT EXAMINER'S REPORT**

**YEAR ENDED 31<sup>ST</sup> MARCH 2024**

### **Independent Examiner's Report to the Trustees of the Cottages Charities**

I report on the accounts of the charity for the year ended 31<sup>st</sup> March 2024 which are set out on pages 5 to 7.

### **Respective responsibilities of trustees and examiner**

The charity's trustees consider that an audit is not required for this year (under section 43 (2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006 and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 43 of the Act, as amended)
- To follow the procedures laid down in the General Directions given by the Charity Commission (under section 43 (7) (b) of the Act, as amended), and
- To state whether particular matters have come to my attention

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

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

### **Independent examiner's statement**

In the course of my examination, no matter has come to my attention

1. Which gives me reasonable cause to believe that in, any material respect, the trustees have not met the requirements to ensure that:
  - Proper accounting records are kept (in accordance with section 41 of the Act); and
  - Accounts are prepared which agree with the accounting records and comply with the accounting requirements of the Act; or
2. To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....  
Independent Examiner

.....  
Date

**Paul Reynolds FMAAT  
Fair Account  
1 Roker Way  
Fair Oak  
Eastleigh. SO50 7LD**

**COTTAGE CHARITIES**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**YEAR ENDED 31<sup>ST</sup> MARCH 2024**

	2023/24		2022/23	
	Total Funds		Total Funds	
	£	£	£	£
<b>Receipts</b>				
Rent	50,982		50,984	
Bank Interest	751		134	
VAT Refunds / Grants / Refunds	0		15,541	
Allotments	186		62	
<b>Total Receipts</b>		<b><u>51,919</u></b>		<b><u>66,721</u></b>
<b>Payments</b>				
General Administration & Bank Charges	15,601		13,882	
Insurance	2,955		2,641	
General maintenance	4,830		4,289	
Cottage Maintenance and Expenses	23,711		48,278	
Accountancy	970		925	
Allotments	276		994	
VAT Paid	1,262		8,684	
<b>Total Payments</b>		<b><u>49,605</u></b>		<b><u>79,693</u></b>
<b>Net Receipts for the year</b>		<b><u>£2,314</u></b>		
<b>Net Payments for the year</b>				<b><u>£12,972</u></b>
Bank Deposit & Current accounts <b>at 31/3/24</b>		<b><u>£93,831</u></b>		
Bank Deposit & Current accounts <b>at 31/3/23</b>				<b><u>£91,517</u></b>

**COTTAGE CHARITIES**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**AS AT 31<sup>ST</sup> MARCH 2024**

	31/3/2024	
	£	£
<b>MONETARY ASSETS</b>		
Bank and Cash balances:		
▪ Bank Current Account	30,668	
▪ Bank Deposit Account	0	
▪ Premium 10-day notice Account	63,163	
▪ 60-day notice Account	0	
▪ Business Bond Account	<u>0</u>	
<b>Total for General Purpose Funds</b>		<b><u>£93,831</u></b>
<b>NON-MONETARY ASSETS</b>		
Fixed Assets used by the Charity:		
▪ 1 New Cottage            b. 1860 excellent condition	250, 000	
▪ 2 New Cottage            b. 1860 excellent condition	260, 000	
▪ Pear Tree Cottage        b. 1910 excellent condition	330, 000	
▪ Meadow View Cottage    b. 1930 excellent condition	320, 000	
▪ 1 Weyhill Bottom        b. 1800 excellent condition	235, 000	
▪ 2 Weyhill Bottom        b. 1800 excellent condition	180, 000	
▪ 3 Weyhill Bottom        b. 1800 excellent condition	170, 000	
▪ 4 Weyhill Bottom        b. 1800 excellent condition	250, 000	
▪ 20 Michaelmas Drive    b. 1987 excellent condition	139,000	
▪ New Computer (19/11/20)	<u>675</u>	
		<b><u>£2,134, 675</u></b>
<b>LIABILITIES</b>		
Future Liabilities	0	
Public Works Loan	<u>0</u>	
		<b><u>0</u></b>

These financial statements were approved by the Trustees and are signed on their behalf by:

.....  
On behalf of the Trustees

.....  
Date

**COTTAGE CHARITIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31<sup>ST</sup> MARCH 2024**

**ACCOUNTING POLICIES**

The Accounting Policies adopted by the Company are as follows:

▪ **Basis of Accounting**

The Accounts have been prepared in accordance with applicable accounting standards and are on a Receipts and Payments basis.

▪ **Income**

Income is represented by Rental Receipts, and other income as shown.

▪ **Fixed Assets**

Fixed Assets shown here are included at market value subject to tenancy; there are no uncapitalised fixed assets.

Assets listed below are at July 2007 valuations, except for the more recent property purchase of 20 Michaelmas Drive, which is at August 2016 valuation.

▪ 1 New Cottage	b. 1860 excellent condition	180, 000
▪ 2 New Cottage	b. 1860 excellent condition	250, 000
▪ Pear Tree Cottage	b. 1910 excellent condition	320, 000
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▪ 2 Weyhill Bottom	b. 1800 excellent condition	170, 000
▪ 3 Weyhill Bottom	b. 1800 excellent condition	120, 000
▪ 4 Weyhill Bottom	b. 1800 excellent condition	240, 000
▪ <u>20 Michaelmas Drive</u>	<u>b. 1987</u> excellent condition	<u>139,000</u>
		<b><u>£ 1, 771, 000</u></b>

▪ **Depreciation**

No depreciation is provided as the Accounts are on a Receipts and Payments basis.

**COTTAGE CHARITIES**

England & Wales - Charity number 236512

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# Accounts

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Tel (07815) 435 380

16 September, 2024

E-mail: [paulreynolds48@hotmail.com](mailto:paulreynolds48@hotmail.com)

**Cottage Charities 31<sup>st</sup> March 2023**

**Registered Charity No. 236512**

**Financial Statements**



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PAUL REYNOLDS, FMAAT

# **COTTAGE CHARITIES**

## **OFFICERS AND PROFESSIONAL ADVISORS**

**31<sup>st</sup> MARCH 2023**

### **Trustees**

Mr Gary Light  
Mrs Pauline Foster  
Mr Jim Neal  
Ms Caro Nugent  
Mrs Pat West

### **Principal Office**

The Fairground  
Weyhill  
Andover  
HANTS  
SP11 0QN

### **Accountants**

Fair Account  
1 Roker Way  
Fair Oak  
HANTS  
SO50 7LD

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Lloyds Bank  
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Andover  
HANTS

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Middletons Solicitors  
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HANTS. SP10 2PE

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**COTTAGE CHARITIES**  
**TRUSTEES REPORT (continued)**  
**YEAR ENDED 31<sup>ST</sup> MARCH 2023**

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See page 1 for details of principal office and other relevant organisations.

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Mr Gary Light

Mrs Pauline Foster

Mr Jim Neal

Ms Caro Nugent

Mrs Pat West

All assets held by the charity are disclosed on the statement of assets and liabilities. The charity holds no other assets. All trustees are Councillors at Penton Grafton Parish Council.

18 December 2023

.....

On behalf of the trustees

# **COTTAGE CHARITIES**

## **INDEPENDENT EXAMINER'S REPORT**

**YEAR ENDED 31<sup>ST</sup> MARCH 2023**

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### **Respective responsibilities of trustees and examiner**

The charity's trustees consider that an audit is not required for this year (under section 43 (2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006 and that an independent examination is needed.

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.....  
Independent Examiner

.....  
Date

**Paul Reynolds FMAAT  
Fair Account  
1 Roker Way  
Fair Oak  
Eastleigh. SO50 7LD**

**COTTAGE CHARITIES**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**YEAR ENDED 31<sup>ST</sup> MARCH 2023**

	2021/22		2022/23	
	Total Funds		Total Funds	
	£	£	£	£
<b>Receipts</b>				
Rent	49,589		50,984	
Bank Interest	6		134	
VAT Refunds / Grants / Refunds	1,469		15,541	
Allotments	982		62	
<b>Total Receipts</b>		<b><u>52,046</u></b>		<b>66,721</b>
<b>Payments</b>				
General Administration & Bank Charges	13,780		13,882	
Insurance	2,253		2,641	
General maintenance	2,202		4,289	
Cottage Maintenance and Expenses	35,101		48,278	
Accountancy	900		925	
Allotments	0		994	
VAT Paid	5,731		8,684	
<b>Total Payments</b>		<b><u>59,967</u></b>		<b>79,693</b>
<b>Net Receipts for the year</b>				
<b>Net Payments for the year</b>		<b><u>£7,921</u></b>		<b><u>£12,972</u></b>
Bank Deposit & Current accounts <b>at 31/3/22</b>		<b><u>£104,489</u></b>		
Bank Deposit & Current accounts <b>at 31/3/23</b>				<b><u>£91,517</u></b>

**COTTAGE CHARITIES**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**AS AT 31<sup>ST</sup> MARCH 2023**

	2023	
	£	£
<b>MONETARY ASSETS</b>		
Bank and Cash balances:		
▪ Bank Current Account	29,105	
▪ Bank Deposit Account	0	
▪ Premium 10-day notice Account	62,412	
▪ 60-day notice Account	0	
▪ Business Bond Account	0	
<b>Total for General Purpose Funds</b>		<b><u>£91,517</u></b>
<b>NON-MONETARY ASSETS</b>		
Fixed Assets used by the Charity:		
▪ 1 New Cottage            b. 1860 excellent condition	250, 000	
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▪ 20 Michaelmas Drive    b. 1987 excellent condition	139,000	
▪ New Computer (19/11/20)	675	
		<b><u>£2,134, 675</u></b>
<b>LIABILITIES</b>		
Future Liabilities	0	
Public Works Loan	0	
		<b>0</b>

These financial statements were approved by the Trustees and are signed on their behalf by:

.....  
On behalf of the Trustees

.....  
Date

**COTTAGE CHARITIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31<sup>ST</sup> MARCH 2023**

**ACCOUNTING POLICIES**

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**COTTAGE CHARITIES**

England & Wales - Charity number 236512

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# Accounts

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Tel (07815) 435 380

12 September, 2024

E-mail: [paulreynolds48@hotmail.com](mailto:paulreynolds48@hotmail.com)

**Cottage Charities 31<sup>st</sup> March 2022**

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PAUL REYNOLDS, FMAAT

**AAT**  
ASSOCIATION  
OF ACCOUNTING  
TECHNICIANS

.....

# **COTTAGE CHARITIES**

## **OFFICERS AND PROFESSIONAL ADVISORS**

**31<sup>st</sup> MARCH 2022**

### **Trustees**

Mr Gary Light  
Mrs Pauline Foster  
Mr Jim Neal  
Ms Caro Nugent  
Mrs Pat West

### **Principal Office**

The Fairground  
Weyhill  
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17 November 2022

.....

On behalf of the trustees

**COTTAGE CHARITIES**  
**INDEPENDENT EXAMINER’S REPORT**  
**YEAR ENDED 31<sup>ST</sup> MARCH 2022**

**Independent Examiner’s Report to the Trustees of the Cottages Charities**

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.....  
Independent Examiner

.....  
Date

**Paul Reynolds FMAAT**  
**Fair Account**  
**1 Roker Way**  
**Fair Oak**  
**Eastleigh. SO50 7LD**

**COTTAGE CHARITIES**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**YEAR ENDED 31<sup>ST</sup> MARCH 2022**

	2021/22		2020/21	
	Total Funds		Total Funds	
	£	£	£	£
<b>Income Receipts</b>				
Rent	49,589		50,729	
Bank Interest	6		28	
VAT Refunds / Grants / Refunds	1,469		33,292	
Allotments	982		52	
<b>Total Receipts</b>		<b><u>52,046</u></b>		<b>84,101</b>
<b>Payments</b>				
General Administration & Bank Charges	13,780		12,449	
Insurance	2,253		2,189	
General maintenance & Car Barns	2,202		7,739	
Cottage Maintenance and Expenses	35,101		25,281	
Accountancy	900		875	
Allotments	0		0	
VAT Paid	5,731		1,353	
<b>Total Payments</b>		<b><u>59,967</u></b>		<b><u>49,886</u></b>
<b>Net Receipts for the year</b>				<b><u>£34,215</u></b>
<b>Net Payments for the year</b>		<b><u>£7,921</u></b>		
Bank Deposit & Current accounts <b>at 31/3/22</b>		<b><u>£104,489</u></b>		
Bank Deposit & Current accounts <b>at 31/3/21</b>				<b><u>£112,410</u></b>

**COTTAGE CHARITIES**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**AS AT 31<sup>ST</sup> MARCH 2022**

	2022	
	£	£
<b>MONETARY ASSETS</b>		
Bank and Cash balances:		
▪ Bank Current Account	42,212	
▪ Bank Deposit Account	3,909	
▪ Premium 10-day notice Account	58,368	
▪ 60-day notice Account	0	
▪ Business Bond Account	0	
<b>Total for General Purpose Funds</b>		<b><u>£104,489</u></b>
<b>NON-MONETARY ASSETS</b>		
Fixed Assets used by the Charity:		
▪ 1 New Cottage            b. 1860 excellent condition	250, 000	
▪ 2 New Cottage            b. 1860 excellent condition	260, 000	
▪ Pear Tree Cottage        b. 1910 excellent condition	330, 000	
▪ Meadow View Cottage    b. 1930 excellent condition	320, 000	
▪ 1 Weyhill Bottom        b. 1800 excellent condition	235, 000	
▪ 2 Weyhill Bottom        b. 1800 excellent condition	180, 000	
▪ 3 Weyhill Bottom        b. 1800 excellent condition	170, 000	
▪ 4 Weyhill Bottom        b. 1800 excellent condition	250, 000	
▪ 20 Michaelmas Drive    b. 1987 excellent condition	139,000	
▪ New Computer (19/11/20)	675	
		<b><u>£2,134, 675</u></b>
<b>LIABILITIES</b>		
Future Liabilities	0	
Public Works Loan	0	
		<b>0</b>

These financial statements were approved by the Trustees and are signed on their behalf by:

.....  
On behalf of the Trustees

.....  
Date

**COTTAGE CHARITIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31<sup>ST</sup> MARCH 2022**

**ACCOUNTING POLICIES**

The Accounting Policies adopted by the Company are as follows:

▪ **Basis of Accounting**

The Accounts have been prepared in accordance with applicable accounting standards and are on a Receipts and Payments basis.

▪ **Income**

Income is represented by Rental Receipts, and other income as shown.

▪ **Fixed Assets**

Fixed Assets shown here are included at market value subject to tenancy; there are no uncapitalised fixed assets.

Assets listed below are at July 2007 valuations, except for the more recent property purchase of 20 Michaelmas Drive, which is at August 2016 valuation.

▪ 1 New Cottage	b. 1860 excellent condition	180, 000
▪ 2 New Cottage	b. 1860 excellent condition	250, 000
▪ Pear Tree Cottage	b. 1910 excellent condition	320, 000
▪ Meadow View Cottage	b. 1930 excellent condition	192, 000
▪ 1 Weyhill Bottom	b. 1800 excellent condition	160, 000
▪ 2 Weyhill Bottom	b. 1800 excellent condition	170, 000
▪ 3 Weyhill Bottom	b. 1800 excellent condition	120, 000
▪ 4 Weyhill Bottom	b. 1800 excellent condition	240, 000
▪ <u>20 Michaelmas Drive</u>	<u>b. 1987</u> excellent condition	<u>139,000</u>
		<b><u>£ 1, 771, 000</u></b>

▪ **Depreciation**

No depreciation is provided as the Accounts are on a Receipts and Payments basis.