

Moss Cottage Homes
Charity No. 238596

Chairman's Report
May 2023 – 2024

Natalie Terry resigned in June 2023, we thank her for her work as Clerk which commenced under Madeleine Legg's chairmanship, a busy and challenging time. In July the Trustees agreed to share between them the Clerk's traditional duties. The financial policies were reviewed, and the terminology updated. Yvonne Wright was appointed as accounts clerk. Yvonne's professionalism has greatly improved the charity's day to day and annual financial reporting and relieved uncertainty in this area. The accounts have fully changed to online banking. Jonathan Merrell was appointed as Independent Examiner to succeed Jacqueline Pritchard. Jonathan has approved the annual accounts 2022-23, which were also accepted by the Trustees.

Several different works were required on the cottages during the year, inevitably causing some disruption to the residents. The Trustees thank them for their equanimity and patience. The health of some have been of concern during the winter. So far those affected have been able to manage with the support of friends and family.

In June replacement exterior lighting was installed in three porches for six cottages to improve the safety and security of the residents. Trustees thank the Ashwell Show Committee for the generous grant of over £1,000 which covered this expenditure. In July the 5-yearly EICRs were carried out on six cottages. This is a 5-yearly legal requirement, additional electrical work was undertaken as necessary.

Autumn 2023: external walls to bedrooms were insulated in nos. 8, 10 and 12 and the bedroom floor was replaced in no. 8. Nos. 8 and 10 also experienced problems with the instant water heaters, which were replaced with alternatives.

December 2023 – April 2024: Leaks to the shared flat roof over the shower/toilet area in nos. 8 and 10 led to the successful replacement of the roof and the removal of the small, pitched roof over the rear lobby.

Jonathan Ruch was appointed May 2023 – 2026 replacing Madeleine Legg. Rachel Godschalk resigned as from May 2024 (co-opted May 2019). We thank her for her contribution and legal advice to the Trustees. Phillida Shaw and Ann Robertshaw are standing for re-election at AGM (Parish Council nominees) 2024 - 2028. Stephen Fleming has received Parish Council nomination as a Trustee, May 2024 – 26, replacing Cath Connolly. This will be considered at the AGM on 15 May.

The Board is delighted to have received the promise of a major private donation for immediate application to the cottages. We look forward to spending this wisely in the next few months for the benefit of the residents.

Phillida Shaw
May 2024

The Moss Cottage Homes

REPORT OF THE COMMITTEE OF MANAGEMENT
For the year ended 31 December 2023

The Moss Cottage Homes
Financial Statements
Year ended 31 December 2023

Contents of the Financial Statements

The Moss Cottage Homes

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For the year ended 31 December 2023**

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Charity Information

COMMITTEE OF MANAGEMENT

Phillida Shaw – (Chair)

The Moss Cottage Homes

**REPORT OF THE COMMITTEE OF MANAGEMENT
For the year ended 31 December 2023**

Julia Mitchell

Rev Christine Campbell

John Rhodes

Pamela Jane Munns

Rachel Godschalk

Anne Robertshaw

In attendance:

Jon Ruch

Yvonne Wright - bookkeeper

REGISTERED OFFICE

40 High Street

Ashwell

Baldock

Hertfordshire

SG7 5NW

BANKERS

Barclays Bank PLC

Strategic Report

The Committee presents its report and the financial statements for the year ended 31 December 2023.

OBJECTIVE

The Moss Cottage Homes

REPORT OF THE COMMITTEE OF MANAGEMENT For the year ended 31 December 2023

The principal objective of the Charity is the provision of homes for poor, aged or infirm persons who are inhabitants of the parish of Ashwell with a preference for widows. The Charity is based in Ashwell, Hertfordshire.

PRINCIPAL ACTIVITY

The principal activity of the Charity continues to be the development and management of housing for those in need. The Moss Cottage Homes is a not-for-profit organisation. The Group has made a surplus of £9,982 for the year (2022 loss of £8,358).

The Charity has 6 owned properties and has no external borrowings.

FINANCIAL RISK MANAGEMENT

The Charity's activities expose it to a number of potential financial risks including credit risk and cash flow risk. The Charity's principal financial assets are bank balances, maintenance charges arrears, other receivables, and investments.

VALUE FOR MONEY

The Moss Cottage Homes believes that a focus on expenditure levels ensures that efficiency continues to improve. We are committed to achieving value for money on behalf of our residents by ensuring competitive procurement of goods and services.

This year we spent £13,058 (2022 £54,424) on maintenance as part of a programme designed to maintain our assets to a high standard both now and for the future.

Report of the Committee of Management

The Committee of Management present their report and the financial statements for the year ended 31 December 2023.

COMMITTEE OF MANAGEMENT

The Moss Cottage Homes

REPORT OF THE COMMITTEE OF MANAGEMENT For the year ended 31 December 2023

The members set out below held office during the year and up to the date of this report.

Phillida Shaw (Chair)
Julia Mitchell
Rev Christine Campbell
John Rhodes
Pamela Jane Munns
Rachel Godschalk
Anne Robertshaw
In attendance:
Jon Ruch

TRUSTEES RESPONSIBILITIES

The trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity as at the end of the financial year and of the Statement of Comprehensive Income of the Charity for the year ended on that date.

In preparing these financial statements the Trustees are required to:

- Select suitable accounting policies, and then apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed.
- Prepare the accounts on a going concern basis unless it is inappropriate.

The trustees of Moss Cottage Homes are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities, by establishing and maintaining a satisfactory system of control over the Charity's accounting records, cash holdings and all its receipts and remittances.

AUDITOR

The trustees have considered that an audit is not required for this year under Section 43(2) of the Charities Act 1993 (the act) and that an independent examination is required for this year.

COMPLIANCE WITH THE HCA GOVERNANCE AND FINANCIAL VIABILITY STANDARD

The Board confirms that the Association complies with the requirements of the Governance and Financial Viability Standard applicable for the year from 1 January 2023 to 31 December 2023.

The Strategic Report and Report of the Committee of Management were approved by the Board on 15th May 2024 and signed on its behalf by:



Phillida Shaw
Chair.

The Moss Cottage Homes
For the year ended 31 December 2023

Statement of Comprehensive Income

	2023	2022
	£	£
TURNOVER	27,248	52,988
Operating costs	(17,892)	(61,969)
OPERATING SURPLUS	9,356	(8,981)
Finance income	626	623
SURPLUS FOR THE YEAR	9,982	(8,358)
Other comprehensive income	-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	9,982	(8,358)

The Financial Statements were approved by the Committee of Management on 15th May 2024 and were signed on its behalf by:


Phillida Shaw
Chair

Statement of Financial Position

The Moss Cottage Homes
For the year ended 31 December 2023

	2023 £	2022 £
TANGIBLE FIXED ASSETS		
CCLA Investment	92,729	82,231 7,889
		90,120
CURRENT ASSETS		
Cash at bank and in hand	27,751	14,562
	120,480	104,682
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	(50)	4,633
NET CURRENT ASSETS	120,530	100,049
TOTAL ASSETS LESS CURRENT LIABILITIES	120,530	100,049
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	0	0
CAPITAL AND RESERVES		
CCLA Investment Revaluation Reserves	10,499	
Accumulated reserves	110,031	100,049
	120,530	100,049

The Financial Statements were approved by the Committee of Management on 15th May 2024 and were signed on its behalf by:

Phillida Shaw.

Phillida Shaw
Chair

Report to the Trustees of Moss Cottages, Ashwell, on the financial statements for the year ended 31st December 2023

Basis of Independent Examiner's Statement

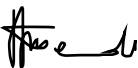
My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept, and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items in the financial statements and seeking explanations from the Officers of Moss Cottages 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 financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no material matters have come to my attention 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 financial statements do not accord with the accounting records

I 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.

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Jonathan Merrell ACMA
Pendle
6 Claybush Road
Ashwell Hertfordshire
SG7 5RA