

# ELLEN'S COTTAGES

England & Wales · Charity number 240005

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1965-03-01

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

## Contact

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**Address** 10 South Street  
Burnham-on-Sea  
TA8 1BS

**Phone** 07887802922

**Email** [bruce.poole02@gmail.com](mailto:bruce.poole02@gmail.com)

## Activities

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**Objects:** ALMSHOUSES FOR POOR WOMEN OF GOOD CHARACTER WHO ARE NOT LESS THAN 60 YEARS OF AGE. PREFERENCE SHALL BE GIVEN TO PERSONS QUALIFIED AS AFORESAID WHO ARE WIDOWS OR SPINSTERS RESIDENT IN THE PARISH OF BURNHAM-ON-SEA AND HIGHBRIDGE.

**Activities:** Provision of accommodation for residents aged 60 and over

## 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:** PARISH OF BURNHAM-ON-SEA AND HIGHBRIDGE
- Somerset

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£51,414	£32,206	-	-
2023-12-31	£49,703	£46,807	-	-
2022-12-31	£46,807	£26,640	-	-
2021-12-31	£69,402	£92,828	-	-
2020-12-31	£47,118	£28,673	-	-

## Trustees

Name	Role	Appointed
David Tratt		2024-12-09
Diedre Cornish		2022-02-23
Jane Elizabeth Kendall		2021-11-17
Rev Cheryl Hawkins		2024-12-09
TIMOTHY CHARLES HANNAH		2021-10-06

**ELLEN'S COTTAGES**

England & Wales - Charity number 240005

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# Accounts

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**ELLEN'S COTTAGES**  
**REGISTERED CHARITY NO. 240005**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**ELLEN'S COTTAGES  
REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**CHARITY NAME**

Ellen's Cottages

**CLERK TO THE TRUSTEES**

Mr B Poole  
Rooftops  
10 South Street  
Burnham-on-Sea  
Somerset  
TA8 1BS

**BANKERS**

Lloyds Bank plc  
25 Cornhill  
Bridgwater  
Somerset  
TA6 3AY

**SOLICITORS**

Powells Law  
7-13 Oxford Street  
Weston-super-Mare  
North Somerset  
BS23 1TE

**INDEPENDENT EXAMINER**

Westcotts  
Chartered Accountants  
80 Oxford Street  
Burnham-on-Sea  
Somerset  
TA8 1EF

## **OBJECTIVES**

Ellen's Cottages is constituted by a deed of trust dated 3 April 1868 and is a registered charity, No.240005. It's address is 59 Berrow Road, Burnham-on-Sea, Somerset.

The object of the charity is to apply its income for the benefit of the alms people who shall be poor widows and spinsters of good character of not less than 60 years of age, resident in the parish of Burnham-on-Sea. If no suitable applicant is available to fill any vacancy this may be offered by the trustees to a poor man or a married couple who are both not less than 60 years of age.

The charity derives its income from 7 self-contained units by way of rents paid by the occupiers, supplemented by income from its investments.

## **TRUSTEES**

Trustees serve for a period of five years and are elected by resolution of the trustees.

The charity trustees during the year to December 2024 were:

Mr D Tratt  
Mr T Hannah  
Mrs J E Kendall  
Mrs D Cornish

The trust is administered by the trustees who normally meet three times a year

## **RISK MANAGEMENT**

The major risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems have been established to mitigate these risks.

## **SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS**

The main activities are to administer and manage the charity's property in accordance with the trust deed.

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**SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS** (continued)

The charity continues to maintain the property to the required standard, by renovating and upgrading the seven units.

The monitoring of investments by the trustees has been continued.

**SIGNED ON BEHALF OF THE TRUSTEES**



.....  
Trustee

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**STATEMENT OF TRUSTEE'S RESPONSIBILITIES**

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

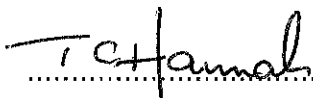
The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a "true and fair" view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and estimates that are reasonable and prudent;
- Make judgements that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume the charity will continue in business.

The trustees are responsible for keeping proper accounting records that 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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements.

Signed on behalf of the trustee's by:

..... TRUSTEE

**Responsibilities and basis of report**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2024

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:

- the 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 content 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.

  
MRS C WILLIAMS  
WESTCOTTS  
CHARTERED ACCOUNTANTS  
47 BOUTPORT STREET  
BARNSTAPLE  
EX31 1SQ

4<sup>th</sup> September 2025

**ELLEN'S COTTAGES**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

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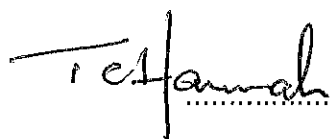
	2024	2023 (restated)
	£	£
<b>INCOME (all unrestricted)</b>		
Rents	48,216	49,362
Charities deposit fund interest	2,616	39
NAACIF income shares	282	265
Other	300	30
TV Licence refund	-	8
<b>TOTAL RECEIPTS</b>	<b>51,414</b>	<b>49,704</b>
<b>EXPENDITURE (all unrestricted)</b>		
Water and drainage rates	1,448	1,319
Outside lighting	846	867
Gas	3,792	2,256
Insurance	1,633	1,633
Property maintenance	608	6,485
Garden maintenance	6,440	4,972
Repairs & maintenance	2,425	9,314
National Association of Almshouses	403	539
Clerk's fees	6,000	6,000
Accountancy	1,020	1,080
General expenses	52	298
Piper lifeline	252	337
Depreciation	7,287	7,287
<b>TOTAL EXPENDITURE</b>	<b>32,206</b>	<b>42,386</b>
Net Surplus/(deficit) for the year	19,208	7,318
Unrestricted funds B/F	68,282	60,964
Unrestricted funds C/F	87,490	68,282
Revaluation Reserve movement	4,149	3,339
Unrestricted Revaluation Reserve B/F	960,768	957,429
Unrestricted Revaluation Reserve C/F	964,917	960,768
Total funds	<b>1,052,407</b>	<b>1,029,051</b>

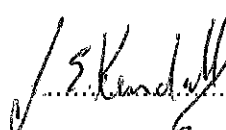
**ELLEN'S COTTAGES  
BALANCE SHEET  
FOR THE YEAR ENDED 31 DECEMBER 2024**

PAGE 7

	Note	2024		2023 (restated)	
		£	£	£	£
<b>ASSETS</b>					
<b>FIXED ASSETS</b>					
Freehold property	4		910,747		918,034
<b>CURRENT ASSETS</b>					
Debtors and prepayments	5	-		-	
Investments	8	59,533		55,384	
Cash at bank		42,273		26,212	
COIF deposit funds		53,547		50,931	
			155,353		132,527
			<u>1,066,100</u>		<u>1,050,561</u>
<b>LIABILITIES</b>					
<b>CREDITORS</b>					
	6		(13,693)		(21,510)
			<u>1,052,407</u>		<u>1,029,051</u>
<b>REPRESENTED BY</b>					
Unrestricted funds			87,490		68,282
Unrestricted Revaluation Reserve			964,917		960,768
			<u>1,052,407</u>		<u>1,029,051</u>

**APPROVED ON BEHALF OF THE TRUSTEES:**

.....Trustee

.....Trustee

10.8.25.....DATE

12.8.25.....DATE

### **1. General Information**

The company is a registered charity (No. 240005), registered in England and Wales. The address of the registered office is 59 Berrow Road, Burnham-on-Sea, Somerset.

### **2. Statement of Compliance**

These financial statements have been prepared in compliance with the provisions of FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

The charity has taken the exemption from including a cashflow statement as it's a small charity.

### **3. Accounting policies**

#### **Basis of preparation**

The financial statements have been prepared on the historical cost basis. These accounts have been prepared in accordance with the S.O.R.P and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014.

#### **Charges in accounting policy**

The following have been applied for the first time from 31 December 2024 and have had an effect on the financial statements:

##### Freehold property

The accounting policy in respect of the depreciation of freehold property has been revised in the year under review, with the result that there is a restatement of the previous year. The restatement was made by the trustees so that the valuation and depreciation of the property reflected the provisions of FRS 102. As a result of this restatement, accumulated depreciation in respect of prior years of £53,583 has been adjusted.

##### Social Housing Grant

The accounting policy in respect of the social housing grant has been revised in the year under review, with the result that there is a restatement of the previous year. As the grant is unlikely to be repaid the grant has been amortised in full. As a result of this restatement, the grant of £35,717 has been adjusted.

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### **3. Accounting policies (continued)**

#### **Judgements of key sources of estimation**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

#### **Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for rent, stated net of discounts and of Value Added Tax.

#### **Tangible assets**

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

#### **Depreciation**

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

<b>Asset Class</b>	<b>Depreciation method and rate</b>
Freehold property	1% straight line

#### **Investments**

Investments are shown at market value at the year end date.

**4. FIXED ASSETS**

	<b>Freehold property £</b>
<b>COST</b>	
At 1 January 2024	971,617
At 31 December 2024	<u>971,617</u>
<b>DEPRECIATION</b>	
At 1 January 2024	53,583
Charge for the year	7,287
At 31 December 2024	<u>60,870</u>
<b>NET BOOK VALUE</b>	
At 1 January 2024	<u>918,034</u>
At 31 December 2024	<u>910,747</u>

Ellens's Cottages were constructed in the late nineteenth century. There is no record of the original cost and no value attributed thereto. The above deemed cost is based on the insurance valuation at December 2015.

**5. DEBTORS AND PREPAYMENTS**

	<b>2024 £</b>	<b>2023 £</b>
Debtors	-	-
Prepayments	-	-
	<u>-</u>	<u>-</u>

**6. CREDITORS**

	2024	2023
	£	£
Insurance	1,633	-
Accountancy	960	960
Loan From Almshouses Association	11,100	20,550
	<u>13,693</u>	<u>21,510</u>

**7. CONTROLLING PARTIES**

The charity is controlled by the Trustees: Mr T Hannah, Mrs J E Kendall and Mrs D Cornish, Mr D Tratt

**8. INVESTMENTS**

	COST	MARKET VALUE	
		2024	2023
	£	£	£
NAACIF Accumulation	11,798	53,065	49,125
NAACIF Income	2,731	6,468	6,259
	<u>14,529</u>	<u>59,533</u>	<u>55,384</u>

**9. TRANSACTIONS WITH TRUSTEE'S**

During the year there were no transactions with trustees.

**10. UNRESTRICTED RESERVES**

This reserve records retained earnings and accumulated losses.

**11. UNRESTRICTED REVALUATION RESERVE**

The revaluation reserve consists of the difference between, the cost of the original properties left in deed to the charity and valuation placed on the properties, as well as the movement in the valuation of the investments.

**12. CONTINGENT LIABILITY**

A Social Housing Grant (SHG) was originally paid by the Housing Corporation to reduce the cost of development of the freehold property. As the grant is unlikely to be repaid, the amount of the grant has been fully amortised in the Balance Sheet. The SHG is however repayable under certain circumstances, primarily following the sale of a property (but will normally be restricted to net proceeds of sale). As a result there is a contingent liability of £35,717.

**13. RELATED PARTY TRANSACTIONS**

There are no related party transactions.

**14. STAFF COSTS**

There are no staff costs.

**ELLEN'S COTTAGES**

England & Wales - Charity number 240005

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# Accounts

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**ELLEN'S COTTAGES**  
**REGISTERED CHARITY NO. 240005**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**ELLEN'S COTTAGES  
REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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**CHARITY NAME**

Ellen's Cottages

**CLERK TO THE TRUSTEES**

Mr B Poole  
Rooftops  
10 South Street  
Burnham-on-Sea  
Somerset  
TA8 1BS

**BANKERS**

Lloyds Bank plc  
25 Cornhill  
Bridgwater  
Somerset  
TA6 3AY

**SOLICITORS**

Powells Law  
7-13 Oxford Street  
Weston-super-Mare  
North Somerset  
BS23 1TE

**INDEPENDENT EXAMINER**

David Wright of  
Westcotts  
Chartered Accountants  
80 Oxford Street  
Burnham-on-Sea  
Somerset  
TA8 1EF

## **OBJECTIVES**

Ellen's Cottages is constituted by a deed of trust dated 3 April 1868 and is a registered charity, No.240005. It's address is 59 Berrow Road, Burnham-on-Sea, Somerset.

The object of the charity is to apply its income for the benefit of the alms people who shall be poor widows and spinsters of good character of not less than 60 years of age, resident in the parish of Burnham-on-Sea. If no suitable applicant is available to fill any vacancy this may be offered by the trustees to a poor man or a married couple who are both not less than 60 years of age.

The charity derives its income from 7 self-contained units by way of rents paid by the occupiers, supplemented by income from its investments.

## **TRUSTEES**

Trustees serve for a period of five years and are elected by resolution of the trustees.

The charity trustees during the year to December 2023 were:

Mr T Roost  
Mr J Attwater  
Mr T Hannah  
Mrs J E Kendall  
Mrs D Cornish

The trust is administered by the trustees who normally meet three times a year

## **RISK MANAGEMENT**

The major risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems have been established to mitigate these risks.

## **SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS**

The main activities are to administer and manage the charity's property in accordance with the trust deed.

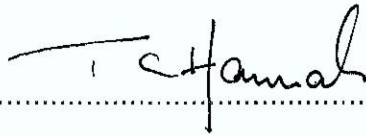
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**SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS** (continued)

The charity continues to maintain the property to the required standard, by renovating and upgrading the seven units.

The monitoring of investments by the trustees has been continued.

**SIGNED ON BEHALF OF THE TRUSTEES**

A handwritten signature in black ink, appearing to read 'T Hannah', is written over a horizontal dotted line.

Mr T Hannah

---

**STATEMENT OF TRUSTEE'S RESPONSIBILITIES**

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

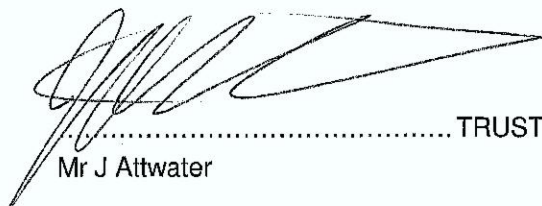
The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a "true and fair" view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and estimates that are reasonable and prudent;
- Make judgements that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume the charity will continue in business.

The trustees are responsible for keeping proper accounting records that 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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements.

Signed on behalf of the trustee's by:



..... TRUSTEE  
Mr J Attwater

**Responsibilities and basis of report**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2023

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:

- the 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 content 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.



DAVID WRIGHT (FC/A)  
WESTCOTTS  
CHARTERED ACCOUNTANTS  
80 OXFORD STREET  
BURNHAM-ON-SEA  
SOMERSET  
TA8 1EF

11.6.24

**ELLEN'S COTTAGES**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

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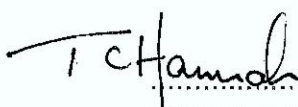
	<b>2023</b>	<b>2022</b>
	£	£
<b>INCOME (all unrestricted)</b>		
Rents	49,362	46,554
Charities deposit fund interest	39	9
NAACIF income shares	265	244
Other	30	-
TV Licence refund	8	-
<b>TOTAL RECEIPTS</b>	<b><u>49,703</u></b>	<b><u>46,807</u></b>
<b>EXPENDITURE (all unrestricted)</b>		
Water and drainage rates	1,319	1,225
Outside lighting	867	505
Gas	2,256	1,668
Insurance	1,633	1,561
Property maintenance	6,485	4,392
Garden maintenance	4,972	4,761
Repairs & maintenance	9,314	4,041
National Association of Almshouses	539	187
Clerk's fees	6,000	6,000
Accountancy	1,080	960
Professional fees	-	720
General expenses	298	246
Piper lifeline	337	374
	-	
<b>TOTAL EXPENDITURE</b>	<b><u>35,099</u></b>	<b><u>26,640</u></b>
Net Surplus/(deficit) for the year	14,605	20,167
Unrestricted funds B/F	61,325	41,158
Unrestricted funds C/F	75,930	61,325
Revaluation Reserve movement	3,339	(1,324)
Unrestricted Revaluation Reserve B/F	968,010	969,334
Unrestricted Revaluation Reserve C/F	971,349	968,010
<b>Total funds</b>	<b><u>1,047,279</u></b>	<b><u>1,029,335</u></b>

**ELLEN'S COTTAGES  
BALANCE SHEET  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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	Note	2023		2022	
		£	£	£	£
<b>ASSETS</b>					
<b>FIXED ASSETS</b>					
Freehold property	4		971,617		971,617
Less social housing grant			(35,717)		(35,717)
			<u>935,900</u>		<u>935,900</u>
<b>CURRENT ASSETS</b>					
Debtors and prepayments	5	-	-	-	-
Investments	8	55,746		52,407	
Cash at bank		26,212		64,796	
COIF deposit funds		50,931		892	
			<u>132,889</u>	<u>892</u>	<u>118,095</u>
			<u>1,068,789</u>		<u>1,053,995</u>
<b>LIABILITIES</b>					
<b>CREDITORS</b>					
	6		(21,510)		(24,660)
			<u>1,047,279</u>		<u>1,029,335</u>
<b>REPRESENTED BY</b>					
Unrestricted funds			75,930		61,325
Unrestricted Revaluation Reserve			971,349		968,010
			<u>1,047,279</u>		<u>1,029,335</u>

**APPROVED ON BEHALF OF THE TRUSTEES:**

  
.....Trustee  
Mr T Hannah

  
.....Trustee  
Mr J Attwater

29.05.24.....DATE

20.5.24.....DATE

**1. General Information**

The company is a registered charity (No. 240005), registered in England and Wales. The address of the registered office is 59 Berrow Road, Burnham-on-Sea, Somerset.

**2. Statement of Compliance**

These financial statements have been prepared in compliance with the provisions of FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

The charity has taken the exemption from including a cashflow statement as it's a small charity.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis. These accounts have been prepared in accordance with the S.O.R.P and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014.

**Judgements of key sources of estimation**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for rent, stated net of discounts and of Value Added Tax.

**Tangible assets**

The tangible assets (freehold properties) are shown at current insurance valuation.

**Investments**

Investments are shown at market value at the year end date.

<b>4. FIXED ASSETS</b>	<b>Total</b>
	<b>£</b>
<b>VALUATION</b>	
At 1 January 2023	971,617
At 31 December 2023	<u>971,617</u>
Less	
<b>SOCIAL HOUSING GRANT</b>	
At 1 January 2023 and 31 December 2023	35,717
<b>NET BOOK VALUE</b>	
At 1 January 2023	<u>935,900</u>
At 31 December 2023	<u>935,900</u>

Ellens's Cottages were constructed in the late nineteenth century. There is no record of the original cost and no value attributed thereto. The above details are based on the current insurance valuation. The costs were funded by a Social Housing Grant and residual mortgage loan repayable with interest which has been fully repaid. The balance was provided from Ellen's Cottages own resources.

Social Housing Grant (SHG) was paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of housing properties on the balance sheet. SHG is repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to net proceeds of sale.

**5. DEBTORS AND PREPAYMENTS**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Debtors	-	-
Prepayments	-	-
	<u>-</u>	<u>-</u>

**6. CREDITORS**

	2023	2022
	£	£
Accountancy	960	960
Loan From Almshouses Association	20,550	23,700
	<u>21,510</u>	<u>24,660</u>

**7. CONTROLLING PARTIES**

The charity is controlled by the Trustees: Mr T Roost, Mr J Attwater, Mr T Hannah, Mrs J E Kendall and Mrs D Cornish.

**8. INVESTMENTS**

	COST	MARKET VALUE	
		2023	2022
	£	£	£
NAACIF Accumulation	11,798	49,125	46,254
NAACIF Income	2,731	6,621	6,153
	<u>14,529</u>	<u>55,746</u>	<u>52,407</u>

**9. TRANSACTIONS WITH TRUSTEE'S**

During the year there were no transactions with trustees.

**10. UNRESTRICTED RESERVES**

This reserve records retained earnings and accumulated losses.

**11. UNRESTRICTED REVALUATION RESERVE**

The revaluation reserve consists of the difference between, the cost of the original properties left in deed to the charity and valuation placed on the properties by the current insurance company as the value needed to replace the properties.

**12. RELATED PARTY TRANSACTIONS**

There are no related party transactions.

**13. STAFF COSTS**

There are no staff costs.

**ELLEN'S COTTAGES**

England & Wales - Charity number 240005

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# Accounts

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**ELLEN'S COTTAGES**  
**REGISTERED CHARITY NO. 240005**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**ELLEN'S COTTAGES  
REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**CHARITY NAME**

Ellen's Cottages

**CLERK TO THE TRUSTEES**

Mr B Poole  
Rooftops  
10 South Street  
Burnham-on-Sea  
Somerset  
TA8 1BS

**BANKERS**

Lloyds Bank plc  
25 Cornhill  
Bridgwater  
Somerset  
TA6 3AY

**SOLICITORS**

Powells Law  
7-13 Oxford Street  
Weston-super-Mare  
North Somerset  
BS23 1TE

**INDEPENDENT EXAMINER**

David Wright of  
Westcotts  
Chartered Accountants  
80 Oxford Street  
Burnham-on-Sea  
Somerset  
TA8 1EF

## **OBJECTIVES**

Ellen's Cottages is constituted by a deed of trust dated 3 April 1868 and is a registered charity, No.240005. It's address is 59 Berrow Road, Burnham-on-Sea, Somerset.

The object of the charity is to apply its income for the benefit of the alms people who shall be poor widows and spinsters of good character of not less than 60 years of age, resident in the parish of Burnham-on-Sea. If no suitable applicant is available to fill any vacancy this may be offered by the trustees to a poor man or a married couple who are both not less than 60 years of age.

The charity derives its income from 7 self-contained units by way of rents paid by the occupiers, supplemented by income from its investments.

## **TRUSTEES**

Trustees serve for a period of five years and are elected by resolution of the trustees.

The charity trustees during the year to December 2022 were:

Mr T Roost  
Mr J Attwater  
Mr T Hannah  
Mrs J E Kendall  
Mrs D Cornish                    appointed on 23/02/2022

The trust is administered by the trustees who normally meet three times a year

## **RISK MANAGEMENT**

The major risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems have been established to mitigate these risks.

## **SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS**

The main activities are to administer and manage the charity's property in accordance with the trust deed.

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**SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS** (continued)

The charity continues to maintain the property to the required standard, by renovating and upgrading the seven units.

The monitoring of investments by the trustees has been continued.

**SIGNED ON BEHALF OF THE TRUSTEES**

.....  .....

Mr T Hannah

---

### STATEMENT OF TRUSTEE'S RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

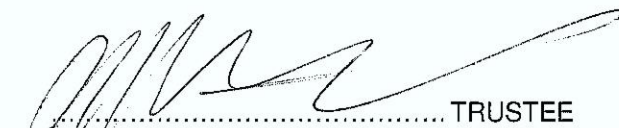
The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a "true and fair" view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and estimates that are reasonable and prudent;
- Make judgements that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume the charity will continue in business.

The trustees are responsible for keeping proper accounting records that 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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements.

Signed on behalf of the trustee's by:

  
..... TRUSTEE  
Mr J Attwater

**Responsibilities and basis of report**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2022

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:

- the 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 content 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.



DAVID WRIGHT (FCCA)  
WESTCOTTS  
CHARTERED ACCOUNTANTS  
80 OXFORD STREET  
BURNHAM-ON-SEA  
SOMERSET  
TA8 1EF

5.6.23

**ELLEN'S COTTAGES**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

PAGE 6

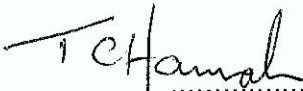
	2022	2021
	£	£
<b>INCOME (all unrestricted)</b>		
Rents	46,554	46,872
Charities deposit fund interest	9	-
NAACIF income shares	244	230
Clarks Foundation	-	6,500
Somerset Community Foundation	-	10,000
Bernard Sunley Grant	-	5,000
Sale of storage unit	-	800
<b>TOTAL RECEIPTS</b>	<b>46,807</b>	<b>69,402</b>
<b>EXPENDITURE (all unrestricted)</b>		
Water and drainage rates	1,225	1,156
Outside lighting	505	511
Gas	1,668	2,698
Insurance	1,561	1,410
Property maintenance	4,392	2,535
Garden maintenance	4,761	3,580
Repairs & maintenance	4,041	72,615
National Association of Almshouses	187	182
Clerk's fees	6,000	6,000
Accountancy	960	960
Professional fees	720	480
General expenses	246	327
Piper lifeline	374	374
<b>TOTAL EXPENDITURE</b>	<b>26,640</b>	<b>92,828</b>
Net Surplus/(deficit) for the year	20,167	(23,426)
Unrestricted funds B/F	41,158	64,584
Unrestricted funds C/F	61,325	41,158
Revaluation Reserve movement	(1,324)	7,355
Unrestricted Revaluation Reserve B/F	969,334	961,979
Unrestricted Revaluation Reserve C/F	968,010	969,334
<b>Total funds</b>	<b>1,029,335</b>	<b>1,010,492</b>

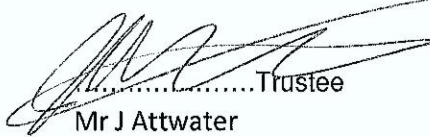
ELLEN'S COTTAGES  
BALANCE SHEET  
FOR THE YEAR ENDED 31 DECEMBER 2022

PAGE 7

	Note	£	2022 £	£	2021 £
<b>ASSETS</b>					
<b>FIXED ASSETS</b>					
Freehold property	4		971,617		971,617
Less social housing grant			(35,717)		(35,717)
			<u>935,900</u>		<u>935,900</u>
<b>CURRENT ASSETS</b>					
Debtors and prepayments	5	-		-	
Investments	8	52,407		53,731	
Cash at bank		64,796		50,938	
COIF deposit funds		892		883	
			<u>118,095</u>	<u>105,552</u>	
			<u>1,053,995</u>	<u>1,041,452</u>	
<b>LIABILITIES</b>					
<b>CREDITORS</b>	6		(24,660)		(30,960)
			<u>1,029,335</u>		<u>1,010,492</u>
<b>REPRESENTED BY</b>					
Retained earnings			61,325		41,158
Revaluation Reserve			968,010		969,334
			<u>1,029,335</u>		<u>1,010,492</u>

APPROVED ON BEHALF OF THE TRUSTEES:

  
.....Trustee  
Mr T Hannah  
18/05/23 DATE

  
.....Trustee  
Mr J Attwater  
21.5.2023 DATE

**1. General Information**

The company is a registered charity (No. 240005), registered in England and Wales. The address of the registered office is 59 Berrow Road, Burnham-on-Sea, Somerset.

**2. Statement of Compliance**

These financial statements have been prepared in compliance with the provisions of FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis. These accounts have been prepared in accordance with the S.O.R.P and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014.

**Judgements of key sources of estimation**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for rent, stated net of discounts and of Value Added Tax.

**Tangible assets**

The tangible assets (freehold properties) are shown at current insurance valuation.

**Investments**

Investments are shown at market value at the year end date.

4. FIXED ASSETS	Total £
<b>VALUATION</b>	
At 1 January 2022	971,617
At 31 December 2022	<u>971,617</u>
Less	
<b>SOCIAL HOUSING GRANT</b>	
At 1 January 2022 and 31 December 2022	35,717
<b>NET BOOK VALUE</b>	
At 1 January 2022	<u>935,900</u>
At 31 December 2022	<u>935,900</u>

Ellens's Cottages were constructed in the late nineteenth century. There is no record of the original cost and no value attributed thereto. The above details are based on the current insurance valuation. The costs were funded by a Social Housing Grant and residual mortgage loan repayable with interest which has been fully repaid. The balance was provided from Ellen's Cottages own resources.

Social Housing Grant (SHG) was paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of housing properties on the balance sheet. SHG is repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to net proceeds of sale.

**5. DEBTORS AND PREPAYMENTS**

	2022 £	2021 £
Debtors	-	-
Prepayments	-	-
	<u>-</u>	<u>-</u>

**6. CREDITORS**

	2022	2021
	£	£
Accountancy	960	960
Loan From Almshouses Association	23,700	30,000
	<u>24,660</u>	<u>30,960</u>

**7. CONTROLLING PARTIES**

The charity is controlled by the Trustees: Mr T Roost, Mr J Attwater, Mr T Hannah, Mrs J E Kendall and Mrs D Cornish.

**8. INVESTMENTS**

	COST	MARKET VALUE	
		2022	2021
	£	£	£
NAACIF Accumulation	11,798	46,254	45,891
NAACIF Income	2,731	6,153	7,840
	<u>14,529</u>	<u>52,407</u>	<u>53,731</u>

**9. TRANSACTIONS WITH TRUSTEE'S**

During the year there were no transactions with trustees.

**10. UNRESTRICTED RESERVES**

This reserve records retained earnings and accumulated losses.

**11. UNRESTRICTED REVALUATION RESERVE**

The revaluation reserve consists of the difference between, the cost of the original properties left in deed to the charity and valuation placed on the properties by the current insurance company as the value needed to replace the properties.

**12. RELATED PARTY TRANSACTIONS**

There are no related party transactions.

**13. STAFF COSTS**

There are no staff costs.

**10. UNRESTRICTED RESERVES**

This reserve records retained earnings and accumulated losses.

**11. UNRESTRICTED REVALUATION RESERVE**

The revaluation reserve consists of the difference between, the cost of the original properties left in deed to the charity and valuation placed on the properties by the current insurance company as the value needed to replace the properties.

**12. RELATED PARTY TRANSACTIONS**

There are no related party transactions.

**13. STAFF COSTS**

There are no staff costs.

**ELLEN'S COTTAGES**

England & Wales - Charity number 240005

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# Accounts

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**ELLEN'S COTTAGES**

**REGISTERED CHARITY NO. 240005**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

**ELLEN'S COTTAGES  
REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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**CHARITY NAME**

Ellen's Cottages

**CLERK TO THE TRUSTEES**

Mr B Poole  
Rooftops  
10 South Street  
Burnham-on-Sea  
Somerset  
TA8 1BS

**BANKERS**

Lloyds Bank plc  
25 Cornhill  
Bridgwater  
Somerset  
TA6 3AY

**SOLICITORS**

John Shirley & Co  
24 College Street  
Burnham-on-Sea  
TA8 1AS

**INDEPENDENT EXAMINER**

Thomas Westcott  
Chartered Accountants  
80 Oxford Street  
Burnham-on-Sea  
Somerset  
TA8 1EF

## **OBJECTIVES**

Ellen's Cottages is constituted by a deed of trust dated 3 April 1868 and is a registered charity, No.240005. Its address is 59 Berrow Road, Burnham-on-Sea, Somerset.

The object of the charity is to apply its income for the benefit of the alms people who shall be poor widows and spinsters of good character of not less than 60 years of age, resident in the parish of Burnham-on-Sea. If no suitable applicant is available to fill any vacancy this may be offered by the trustees to a poor man or a married couple who are both not less than 60 years of age.

The charity derives its income from 7 self-contained units by way of rents paid by the occupiers, supplemented by income from its investments.

## **TRUSTEES**

Trustees serve for a period of five years and are elected by resolution of the trustees.

The charity trustees during the year to December 2021 were:

Mr T Roost

Mr J Attwater

Mr T Hannah (Appointed 28/07/2021)

The trust is administered by the trustees who normally meet three times a year

## **RISK MANAGEMENT**

The major risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems have been established to mitigate these risks.

## **SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS**

The main activities are to administer and manage the charity's property in accordance with the trust deed.

---

**SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS** (continued)

The charity continues to maintain the property to the required standard, by renovating and upgrading the seven units.

The monitoring of investments by the trustees has been continued.

**SIGNED ON BEHALF OF THE TRUSTEES**



.....  
Mr T Roost - Chairman

---

### STATEMENT OF TRUSTEE'S RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

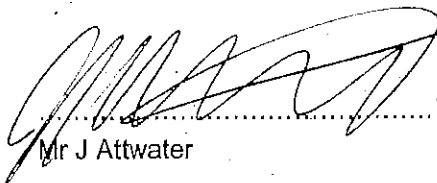
The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a "true and fair" view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and estimates that are reasonable and prudent;
- Make judgements that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume the charity will continue in business.

The trustees are responsible for keeping proper accounting records that 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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements.

Signed on behalf of the trustee's by:



..... TRUSTEE

Mr J Attwater

The report on the statements of Ellen's Cottages for the year ended 31 December 2021, which are set out on pages 6-11 is in respect of an examination carried out in accordance with FRS 102 and the Statement of Recommended Practice 2015 (S.O.R.P) of the Charities Act (based on FRS102).

#### RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The charity's trustees are responsible for the preparation of the accounts. The charity trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 and that an Independent examination is required.

It is my responsibility to:

- . examine the accounts under section 145 of the 2011 Act
- . to follow the procedures laid down in the S.O.R.P which has been drawn up in reference to FRS102; and
- . to state whether particular matters have come to my attention

#### BASIS OF INDEPENDENT EXAMINERS REPORT

My examination was carried out in accordance with the general directions of the S.O.R.P 2015 given by the charities commission in relation to FRS102. 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 you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required by an audit, and consequently I do not express an audit opinion on the view given by the accounts.

#### INDEPENDENT EXAMINERS STATEMENT

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

(1) which reasonably gives me cause to believe that in any material respect the requirements

- . to keep accounting records in accordance with FRS102; and
- . to prepare accounts which accord the accounting records and to comply with the accounting requirements of FRS102 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.

*Thomas Westcott*

THOMAS WESTCOTT  
CHARTERED ACCOUNTANTS  
80 OXFORD STREET  
BURNHAM-ON-SEA  
SOMERSET  
TA8 1EF

9.6.22

ELLEN'S COTTAGES  
 STATEMENT OF FINANCIAL ACTIVITIES  
 FOR THE YEAR ENDED 31 DECEMBER 2021

PAGE 6

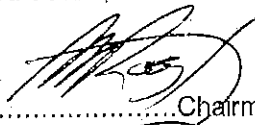
	2021	2020
	£	£
<b>INCOME</b>		
Rents	46,872	46,872
Charities deposit fund Interest	-	2
NAACIF Income shares	230	244
Clarks Foundation	6,500	-
Somerset Community Foundation	10,000	-
Bernard Sunley Grant	5,000	-
Sale of storage unit	800	-
<b>TOTAL RECEIPTS</b>	<b><u>69,402</u></b>	<b><u>47,118</u></b>
<b>EXPENDITURE</b>		
Water and drainage rates	1,156	1,138
Outside lighting	511	526
Gas	2,698	3,121
Insurance	1,410	1,248
Property maintenance	2,535	6,543
Garden maintenance	3,580	3,723
Repairs & maintenance	72,615	-
National Association of Almshouses	182	179
Clerk's fees	6,000	6,000
Accountancy	480	4,329
Professional fees	960	912
General expenses	327	523
Piper lifeline	374	431
<b>TOTAL EXPENDITURE</b>	<b><u>92,828</u></b>	<b><u>28,673</u></b>
Net Surplus/(deficit) for the year	(23,426)	18,445
Retained earnings B/F	64,584	46,139
Retained earnings C/F	<b><u>41,158</u></b>	<b><u>64,584</u></b>

ELLEN'S COTTAGES  
BALANCE SHEET  
FOR THE YEAR ENDED 31 DECEMBER 2021

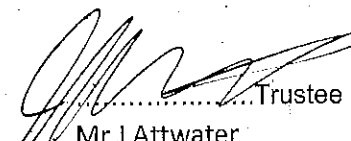
PAGE 7

	Note	£	2021 £	£	2020 £
<b>ASSETS</b>					
<b>FIXED ASSETS</b>					
Freehold property	4		971,617		971,617
Less social housing grant			(35,717)		(35,717)
			<u>935,900</u>		<u>935,900</u>
<b>CURRENT ASSETS</b>					
Debtors and prepayments	5	-			-
Investments	8	53,731		46,376	
Cash at bank		50,938		44,364	
COIF deposit funds		883		883	
			<u>105,552</u>	<u>91,623</u>	
			<u>1,041,452</u>	<u>1,027,523</u>	
<b>LIABILITIES</b>					
<b>CREDITORS</b>	6		(30,960)		(960)
			<u>1,010,492</u>	<u>1,026,563</u>	
<b>REPRESENTED BY</b>					
Retained earnings			41,158		64,584
Revaluation Reserve			969,334		961,979
			<u>1,010,492</u>	<u>1,026,563</u>	

APPROVED ON BEHALF OF THE TRUSTEES:

  
.....Chairman  
Mr T Roost

18/5/2022  
.....DATE

  
.....Trustee  
Mr J Attwater

18.5.22  
.....DATE

**1. General Information**

The company is a registered charity (No. 240005), registered in England and Wales. The address of the registered office is 59 Berrow Road, Burnham-on-Sea, Somerset.

**2. Statement of Compliance**

These financial statements have been prepared in compliance with the provisions of FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis. These accounts have been prepared in accordance with the S.O.R.P and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) Issued on 16 July 2014.

**Judgements of key sources of estimation**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for rent, stated net of discounts and of Value Added Tax.

**Tangible assets**

The tangible assets (freehold properties) are shown at current insurance valuation.

**Investments**

Investments are shown at market value at the year end date.

4. FIXED ASSETS	Total £
<b>VALUATION</b>	
At 1 January 2021	971,617
At 31 December 2021	<u>971,617</u>
Less	
<b>SOCIAL HOUSING GRANT</b>	
At 1 January 2021 and 31 December 2021	35,717
<b>NET BOOK VALUE</b>	
At 1 January 2021	<u>935,900</u>
At 31 December 2021	<u>935,900</u>

Ellens's Cottages were constructed in the late nineteenth century. There is no record of the original cost and no value attributed thereto. The above details are based on the current insurance valuation. The costs were funded by a Social Housing Grant and residual mortgage loan repayable with interest which has been fully repaid. The balance was provided from Ellen's Cottages own resources.

Social Housing Grant (SHG) was paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of housing properties on the balance sheet. SHG is repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to net proceeds of sale.

**5. DEBTORS AND PREPAYMENTS**

	2021 £	2020 £
Debtors	-	-
Prepayments	-	-
	<u>-</u>	<u>-</u>

**6. CREDITORS**

	2021	2020
	£	£
Accountancy	960	960
Loan From Almshouses Association	30,000	
	<u>30,960</u>	<u>960</u>

**7. CONTROLLING PARTIES**

The charity is controlled by the Trustees Mr T Roost and Mr J Attwater

**8. INVESTMENTS**

	COST	MARKET VALUE	
		2021	2020
	£	£	£
NAACIF Accumulation	11,798	45,891	40,549
NAACIF Income	2,731	7,840	5,827
	<u>14,529</u>	<u>53,731</u>	<u>46,376</u>

**9. TRANSACTIONS WITH TRUSTEE'S**

During the year there were no transactions with trustees.

**10. RESERVES**

Profit and loss account - This reserve records retained earnings and accumulated losses

**11. REVALUATION RESERVE**

The revaluation reserve consists of the difference between, the cost of the original properties left in deed to the charity and valuation placed on the properties by the current insurance company as the value needed to replace the properties.



**ELLEN'S COTTAGES**

England & Wales - Charity number 240005

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# Accounts

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**ELLEN'S COTTAGES**  
**REGISTERED CHARITY NO. 240005**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

ELLEN'S COTTAGES  
REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

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Statement of Trustees' Repsonsibilities	4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Accounts	8-11

**CHARITY NAME**

Ellen's Cottages

**CLERK TO THE TRUSTEES**

Mr B Poole  
Rooftops  
10 South Street  
Burnham-on-Sea  
Somerset  
TA8 1BS

**BANKERS**

Lloyds Bank plc  
25 Cornhill  
Bridgwater  
Somerset  
TA6 3AY

**SOLICITORS**

John Shirley & Co  
24 College Street  
Burnham-on-Sea  
TA8 1AS

**INDEPENDENT EXAMINER**

Thomas Westcott  
Chartered Accountants  
80 Oxford Street  
Burnham-on-Sea  
Somerset  
TA8 1EF

## OBJECTIVES

Ellen's Cottages is constituted by a deed of trust dated 3 April 1868 and is a registered charity, No.240005. It's address is 59 Berrow Road, Burnham-on-Sea, Somerset.

The object of the charity is to apply its income for the benefit of the alms people who shall be poor widows and spinsters of good character of not less than 60 years of age, resident in the parish of Burnham-on-Sea. If no suitable applicant is available to fill any vacancy this may be offered by the trustees to a poor man or a married couple who are both not less than 60 years of age.

The charity derives its income from 7 self-contained units by way of rents paid by the occupiers, supplemented by income from its investments.

## TRUSTEES

Trustees serve for a period of five years and are elected by resolution of the trustees.

The charity trustees during the year to December 2020 were:

Mr T Roost  
Mr J Attwater

The trust is administered by the trustees who normally meet three times a year

## RISK MANAGEMENT

The major risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems have been established to mitigate these risks.

## SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS

The main activities are to administer and manage the charity's property in accordance with the trust deed.

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**SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS** (continued)

The charity continues to maintain the property to the required standard, by renovating and upgrading the seven units.

The monitoring of investments by the trustees has been continued.

**SIGNED ON BEHALF OF THE TRUSTEES**



.....  
Mr T Roost - Chairman

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### STATEMENT OF TRUSTEE'S RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

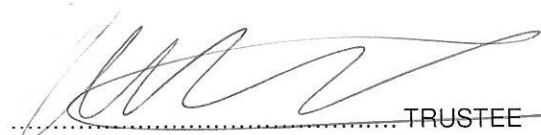
The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a "true and fair" view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and estimates that are reasonable and prudent;
- Make judgements that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume the charity will continue in business.

The trustees are responsible for keeping proper accounting records that 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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements.

Signed on behalf of the trustee's by:



..... TRUSTEE

Mr J Attwater

The report on the statements of Ellen's Cottages for the year ended 31 December 2020, which are set out on pages 6-11 is in respect of an examination carried out in accordance with FRS 102 and the Statement of Recommended Practice 2015 (S.O.R.P) of the Charities Act (based on FRS102).

#### **RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER**

The charity's trustees are responsible for the preparation of the accounts. The charity trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 and that an independent examination is required.

It is my responsibility to:

- . examine the accounts under section 145 of the 2011 Act
- . to follow the procedures laid down in the S.O.R.P which has been drawn up in reference to FRS102; and
- . to state whether particular matters have come to my attention

#### **BASIS OF INDEPENDENT EXAMINERS REPORT**

My examination was carried out in accordance with the general directions of the S.O.R.P 2015 given by the charities commission in relation to FRS102. 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 you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required by an audit, and consequently I do not express an audit opinion on the view given by the accounts.

#### **INDEPENDENT EXAMINERS STATEMENT**

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

(1) which reasonably gives me cause to believe that in any material respect the requirements

- . to keep accounting records in accordance with FRS102; and
- . to prepare accounts which accord the accounting records and to comply with the accounting requirements of FRS102 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.

*Thomas Westcott*

THOMAS WESTCOTT  
CHARTERED ACCOUNTANTS  
80 OXFORD STREET  
BURNHAM-ON-SEA  
SOMERSET  
TA8 1EF

15.4.21

ELLEN'S COTTAGES  
 STATEMENT OF FINANCIAL ACTIVITIES  
 FOR THE YEAR ENDED 31 DECEMBER 2020

PAGE 6


	2020 £	2019 £
<b>INCOME</b>		
Rents	46,872	44,961
Charities deposit fund interest	2	5
NAACIF income shares	244	244
<b>TOTAL RECEIPTS</b>	<b><u>47,118</u></b>	<b><u>45,210</u></b>
<b>EXPENDITURE</b>		
Water and drainage rates	1,138	1,176
Outside lighting	526	543
Gas	3,121	2,410
Insurance	1,248	1,809
Property maintenance	6,543	8,000
Garden maintenance	3,723	3,528
National Association of Almshouses	179	200
Clerk's fees	6,000	6,000
Accountancy	4,329	1,008
Professional fees	912	140
General expenses	523	644
Piper lifeline	431	284
<b>TOTAL EXPENDITURE</b>	<b><u>28,673</u></b>	<b><u>25,742</u></b>
Net Surplus/(deficit) for the year	18,445	19,468
Retained earnings B/F	46,139	26,671
Retained earnings C/F	<b><u>64,584</u></b>	<b><u>46,139</u></b>

ELLEN'S COTTAGES  
BALANCE SHEET  
FOR THE YEAR ENDED 31 DECEMBER 2020

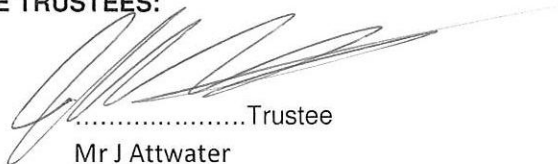
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	Note	£	2020 £	£	2019 £
<b>ASSETS</b>					
<b>FIXED ASSETS</b>					
Freehold property	4		971,617		971,617
Less social housing grant			(35,717)		(35,717)
			<u>935,900</u>		<u>935,900</u>
<b>CURRENT ASSETS</b>					
Debtors and prepayments	5	-			-
Investments	8	46,376		48,179	
Cash at bank		44,364		25,969	
COIF deposit funds		883		881	
			<u>91,623</u>	<u>75,029</u>	
			<u>1,027,523</u>	<u>1,010,929</u>	
<b>LIABILITIES</b>					
<b>CREDITORS</b>	6		(960)		(1,008)
			<u>1,026,563</u>	<u>1,009,921</u>	
<b>REPRESENTED BY</b>					
Retained earnings c/f			64,584		46,139
Revaluation Reserve			961,979		963,782
			<u>1,026,563</u>	<u>1,009,921</u>	

APPROVED ON BEHALF OF THE TRUSTEES:

  
.....Chairman  
Mr T Roost

2/4/2021  
.....DATE

  
.....Trustee  
Mr J Attwater

6-4-2021  
.....DATE

**1. General Information**

The company is a registered charity (No. 240005), registered in England and Wales. The address of the registered office is 59 Berrow Road, Burnham-on-Sea, Somerset.

**2. Statement of Compliance**

These financial statements have been prepared in compliance with the provisions of FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis. These accounts have been prepared in accordance with the S.O.R.P and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014.

**Judgements of key sources of estimation**

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**Tangible assets**

The tangible assets (freehold properties) are shown at current insurance valuation.

**Investments**

Investments are shown at market value at the year end date.

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	<b>£</b>
<b>VALUATION</b>	
At 1 January 2020	971,617
At 31 December 2020	<u>971,617</u>
Less	
<b>SOCIAL HOUSING GRANT</b>	
At 1 January 2020 and 31 December 2020	35,717
<b>NET BOOK VALUE</b>	
At 1 January 2020	<u>935,900</u>
At 31 December 2020	<u>935,900</u>

Ellens's Cottages were constructed in the late nineteenth century. There is no record of the original cost and no value attributed thereto. The above details are based on the current insurance valuation. The costs were funded by a Social Housing Grant and residual mortgage loan repayable with interest which has been fully repaid. The balance was provided from Ellen's Cottages own resources.

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**5. DEBTORS AND PREPAYMENTS**

	2020	2019
	£	£
Debtors	-	-
Prepayments	-	-
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>

6. CREDITORS

	2020	2019
	£	£
Accountancy	960	1,008
	<u>960</u>	<u>1,008</u>

7. CONTROLLING PARTIES

The charity is controlled by the Trustees Mr T Roost and Mr J Attwater

8. INVESTMENTS

	COST	MARKET VALUE	
		2020	2019
	£	£	£
NAACIF Accumulation	11,798	40,549	41,882
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	<u>14,529</u>	<u>46,376</u>	<u>48,179</u>

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During the year there were no transactions with trustees.

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