

THE LITTLE HOUGHTON CHARITY

Little Houghton in the County of West Northamptonshire

**FINANCIAL STATEMENTS for the year ended
31 December 2024**

Charity No 243452

LH Charity 2024

THE LITTLE HOUGHTON CHARITY**Financial Statements for the year ended 31 December 2024****Legal and Administrative details**

Charity Registration number	243452
Address	48 Bedford Road Northampton NN7 1AB
Trustees	Colin Edward Stanton Maurice John Ford
Bankers	NatWest Bank plc 41 Drapery Northampton NN1 2EY
	CCLA Investment Management Limited One Angel Lane London EC4R 3AB
Investment Advisers	Brewin Dolphin 12 Smithfield Street London EC1A 9BD
Solicitors	hcrlaw Elgin House Billing Road Northampton NN1 5AU
Independent Examiner	G M B Moser Chartered Accountant Badby Daventry Northamptonshire NN11 3AN

THE LITTLE HOUGHTON CHARITY
Financial Statements for the year ended 31 December 2024

Report of the trustees

The trustees present their report with financial statements for the year ended 31 December 2024.

Structure, governance and management

The Little Houghton Charity ("the Charity") was established for charitable purposes by a Scheme dated 4 May 2004 to govern charities previously known as (1) Little Houghton Town Estates Charity (2) Little Houghton Charity and (3) Little Houghton Church Land and Little Houghton Church Cottages.

Trustees

The present membership of the governing body is set out on page 1.

The trustees are appointed under the Scheme and subject to specific exclusions, trustees are appointed for life.

Risk assessment

The trustees have assessed any risks to which the Charity may be exposed, and conclude that they are of minimal, if any, significance. No Risk policy has therefore been written.

Objectives and activities

In accordance with the Scheme the Charity's principal objective is to hold assets and income therefrom for the purposes of the Charity namely for the provision of housing accommodation, for the relief of persons resident in the area of benefit who are in need, hardship or distress, and for the repair and maintenance of the Church of St Mary the Virgin in the parish of Little Houghton in the County of West Northamptonshire and the Diocese of Peterborough, together with its goods and ornaments and its churchyard.

The role of the trustees is to hold the funds of the Charity and to apply the income therefrom for the benefit of individuals and the parish church.

Achievements and performance

The trustees maintain their policy of providing accommodation for eligible persons, for the help of those in need, and for the purposes of the Church of St Mary the Virgin, Little Houghton.

The main works during the year related to the re-roofing of the four cottages.

Assets

The freehold property was professionally revalued on 31 December 2019. The valuation for the land has been estimated at a figure reflecting recent sale transactions for small parcels of agricultural land in Northamptonshire.

Investment policy and financial review

The trustees continued to ensure that a reasonable level of income was achieved in order to maintain properties in a good state of repair and to further the objects of the Charity.

Reserves policy

All of the funds of the Charity are restricted and therefore there are no 'free' reserves.

Public benefit


In accordance with its constitution the Charity provides housing accommodation and funds for the assistance of those in need, and for the maintenance of the parish church.

Trustees' responsibilities and financial statements

The trustees are responsible for maintaining proper accounting records; for preparing annual financial statements; for safeguarding the assets of the Charity and for taking reasonable steps for the prevention and detection of fraud or other irregularities.

ON BEHALF OF THE TRUSTEES

Dated 29 day of July 2025

 Trustee

 Trustee

THE LITTLE HOUGHTON CHARITY
Financial Statements for the year ended 31 December 2024

PRINCIPAL ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared following the recommendations in the Statement of Recommended Practice: accounting and Reporting by Charities (SORP) 2015.

The accrual basis of accounting is used for preparation of the accounts.

Securities are stated at market value; and land and property is valued as indicated in the Report of the trustees.

The principal accounting policies of the Charity remained unchanged from the previous year and are set out below.

Income

Income is recognised when receivable.

Dividends and Interest on Shareholdings

All income is re-invested.

Expenditure

Expenditure is recognised on an accruals basis.

Fund accounting

The income fund is restricted and is used for the specific purposes as laid down in the Charity Scheme. Expenditure for those purposes is charged to the fund.

THE LITTLE HOUGHTON CHARITY

Financial Statements for the year ended 31 December 2024

REPORT of the Independent Examiner to the trustees

I report on the financial statements of the Little Houghton Charity for the year ended 31 December 2024 which are set out on pages 5, 6 and 7.

My report is made in accordance with the regulations made by the Charities Act 2011. Under that Act, the trustees are of the opinion that a full audit is not required.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the general directions given by the Charity Commission.

That examination included a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records.

The procedures undertaken did not provide all the evidence that would be required in an audit and consequently I give no opinion 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

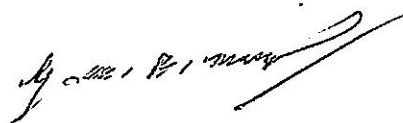
In connection with my examination, no matter has come to my attention:

which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with the said Act and to prepare statements which accord with the accounting records and comply with the accounting requirements of the Act:

have not been met; or

to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

G M B Moser FCA
Independent Examiner
Badby, Daventry
Northamptonshire



37 July 2025

THE LITTLE HOUGHTON CHARITY
Financial Statements for the year ended 31 December 2024

Balance Sheet at 31 December 2024

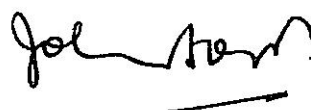
	Note	£	<u>2024</u> £	£	<u>2023</u> £
Fixed Assets					
Land and property	1		784,000		784,000
			<u>784,000</u>		<u>784,000</u>
Current Assets					
NatWest Bank current account		18,594		45,393	
CCLA Fund Deposit		2,417		2,299	
Brewin Dolphin Securities		158,936		141,742	
44.76 units CCLA Accumulation units		11,665		11,100	
Payments in advance: Insurance		1,887		1,844	
			<u>193,499</u>	<u>202,378</u>	
			£ 193,499		202,378
Deduct creditors			-		-316
Total Net Current Assets at 31 December 2024			<u>£193,499</u>		<u>£202,062</u>
TOTAL NET ASSETS at 31 December 2024			<u>£977,499</u>		<u>£986,062</u>
REPRESENTED BY:					
Endowment Funds	2		784,000		784,000
Income Funds:					
Restricted Funds	3		<u>193,499</u>		<u>202,062</u>
			£ 977,499		£ 986,062

The financial statements were approved by the Trustees on 2025

C E Stanton
Trustee



M J Ford
Trustee



The accompanying accounting policies and notes form an integral part of these financial statements

THE LITTLE HOUGHTON CHARITY
Financial Statements for the year ended 31 December 2024
Statement of Financial Activities
GENERAL INCOME & EXPENDITURE ACCOUNT

	<u>2024</u>	<u>2023</u>
	£	£
Rents : Cottages	28,830	25,642
Land	720	720
COIF deposit interest	118	96
Brewin Dolphin dividends	3,740	3,262
Total income	<u>£ 33,408</u>	<u>£ 29,720</u>
Expenditure		
General repairs and renewals	3,554	7,766
Property insurance	1,844	1,530
Management/re-letting fees: Greener Rentals	2,934	2,904
Management fees: Brewin Dolphin	1,512	1,606
Social/Pastoral	477	640
Council tax	-	296
Re-roofing cottages	45,174	-
Repairs to boundary wall	1,488	-
Grant: for Church Vicars' board	518	-
Total Expenditure	<u>57,501</u>	<u>14,742</u>
Net expenditure over income for the year	<u>£ -24,093</u>	<u>£ 14,978</u>

FUNDS

Restricted : Income

Balance brought forward	202,062	184,143
Net expenditure for the year /net income	-24,093	14,978
Unrealized Gain on Investments	15,530	2,941
Balance carried forward	<u>193,499</u>	<u>202,062</u>

Endowment

Balance brought forward: Property	730,000	730,000
Land	<u>54,000</u>	<u>54,000</u>
	784,000	784,000

Total Funds at 31 December 2024

£ 977,499 £ 986,062

All income and expenditure derives from continuing activities

The accompanying accounting policies and notes form an integral part of these financial statements

LH Charity I&E 2024

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Notes to the financial statements

1 Fixed Assets : Land and property

The fixed assets comprise:

- (1) 7,9,11 and 15 Meadow Lane, Little Houghton, together with gardens thereto
- (2) 8.288 acres or thereabout of agricultural land situated off the Bedford Road, Little Houghton, and commonly known as 'Sandy's allotment'.

Basis for Valuations:

- (1) The properties – professional valuation on 31 December 2019 at Freehold with Vacant Possession: £730,000
- (2) The land – by the trustees based on average current sale prices for small parcels in Northamptonshire at £6,500 per acre: £54,000. Values are periodically reviewed and compared with current land prices.

2 Endowment Funds

The Endowment Fund comprises historic bequests and assets, the earliest of which dates from 1653, which are held to provide income in perpetuity for the furtherance of the Trust's objectives.

3 Restricted Funds

	01.01.2024	INCOME	EXPENDITURE	31.12.2024
	£	£	£	£
Endowment	784,000	-	-	784,000
Income and Investments/Gains	<u>202,062</u>	<u>48,938</u>	<u>-57,501</u>	<u>193,409</u>
	<u>£986,062</u>	<u>£48,938</u>	<u>£-57,501</u>	<u>£977,499</u>

4 Capital commitments

There were no capital commitments at 31 December 2024 (2023 NIL)

5 Creditors and contingent liabilities

There were no creditors or contingent liabilities at 31 December 2024 (2023 NIL)