

# THAXTED RELIEF IN NEED CHARITIES

England & Wales · Charity number 243782

## Details

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**Other names** HUNTS AND OTHER CHARITIES

**Status** Registered

**Legal form** Other

**Registered** 1965-07-22

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

## Contact

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**Address** 6A Cole End Lane  
Sewards End  
Saffron Walden  
Essex  
CB10 2LQ

**Phone** 07802805091

**Email** [amckernan@hotmail.com](mailto:amckernan@hotmail.com)

## Activities

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**Objects:** SEE INDIVIDUAL CONSTITUENTS

**Activities:** Operation of Almshouses Distribution of funding to poor and needy within the parish of Thaxted

## Classification

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- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** The General Public/mankind

## Geography

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- **Area of benefit:** PARISH OF THAXTED
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£56,480	£20,988	-	-
2023-12-31	£54,835	£50,001	-	-
2022-12-31	£51,370	£33,680	-	-
2021-12-31	£67,018	£53,781	-	-
2020-12-31	£44,958	£428,414	-	-

## Trustees

Name	Role	Appointed
<b>ANDREW CLARK MCKERNAN</b>	Chair	
ADRIAN PETER LOWE		
Joe Oliver Stagg		2019-10-29
Peter Colin Burns		2023-04-19
ROBERT DRAPER CATON		
SUSAN LYDIA FREEMAN		
Victoria Mary Alma Knight		2019-10-29
Victoria Melanie Saych		2019-10-29

## Linked charities

- UNKNOWN DONOR NO 2 (243782-1)
- WILTONS GIFT (243782-10)
- PATTERSALL'S CHARITY (243782-11)
- HAYWOODS CHARITY (243782-2)
- RAYNER OF THAXTED'S GIFT (243782-3)
- ELLIST'S GIFT (243782-4)
- MOORE'S CHARITY (243782-5)
- BELL ROPE PIECE (243782-6)
- UNKNOWN DONOR NO 1 (243782-7)
- UNKNOWN DONOR NO 3 (243782-8)
- THOMAS RAYNER OF BRENTFORD'S GIFT (243782-9)

**THAXTED RELIEF IN NEED CHARITIES**

England & Wales - Charity number 243782

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# Accounts

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# HUNTS & OTHER CHARITIES

(Taxted Relief in Need Charities)

Registered Charity number: 243782

Financial Report and Statements  
for the year ended 31st December 2023

# HUNTS & OTHER CHARITIES

(Taxted Relief in Need Charities)

## CONTENTS

Legal and Administrative Information	Page 1
Report to the Trustees	Page 2
Statement of Financial Activities	Page 4
Balance Sheet	Page 5
Notes forming part of the Financial Statements	Page 6
Report of the Independent Assessor	Page 7

## HUNTS & OTHER CHARITIES

(Taxted Relief in Need Charities)

### **Legal and Administrative Information**

#### **Trustees**

Andrew McKernan (Chair)  
Susan Freeman (Vice Chair)  
Peter Burns  
Victoria Knight  
Victoria Saych  
Joe Stagg  
Adrian Lowe  
Robert Caton  
David Barnard

#### **Independent Assessor**

Thomas Johnson,  
Livermore House,  
High Street,  
Great Dunmow,  
Essex,  
CM6 1AW

#### **Bankers**

Barclays Bank plc.,  
10 North Street,  
Bishop's Stortford,  
Hertfordshire,  
CM23 2LH

#### **Solicitors**

Tees,  
68 High Street,  
Saffron Walden,  
Essex,  
CB10 1AD

# HUNTS & OTHER CHARITIES

(Thaxted Relief in Need Charities)

## Report of the Trustees for the Year 2023

### Constitution and Objects

The objective of the charity is to apply its funds for public benefit and in particular -

- 1) To maintain its almshouses in a good state of repair and to provide accommodation for suitable applicants.
- 2) To relieve either generally or individually persons resident in the parish of Thaxted who are in a condition of need, hardship or distress.

### Organisation

The Trustees are set out in the Legal and Administrative Information appended to this report. The Trustees are appointed by the existing Trustees at such times as they deem necessary.

### Reserves Policy

The charities policy is to aim to distribute all of its income subject to retaining approximately twelve months gross income as a reserve against unforeseen occurrences plus amounts designated for specific future expenditure. These designated sums amounted to £66,195.00 being amounts set aside for building maintenance planned for the medium term and Income Allocations approved but not yet paid.

### Trustees' responsibility in relation to the financial statements

The Law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing these financial statements the Trustees are required to:-

1. select suitable accounting practices and to apply them properly and consistently;
2. make judgements and estimates that are reasonable and prudent;
3. state whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and;
4. prepare the financial statements on the going concern basis unless it is inappropriate to presume the Charity will continue in business.

## HUNTS & OTHER CHARITIES (Taxted Relief in Need Charities)

The Trustees 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 Charities Act 1993. 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.

Approved by the Trustees and signed on their behalf by:-

A. C. McKernan (Chair)   
Date 22/10/2024.

**HUNTS & OTHER CHARITIES**  
(Thaxted Relief in Need Charities)

**Statement of Financial Activities**  
**For the Year Ended 31st December 2023**

	Note	2023		2022	
		£		£	
<b>Unrestricted Receipts in year</b>					
<b>Receipts</b>					
Investment income from COIF		6,982.65		6,957.75	
Interest		2,758.64		607.78	
Property & Land Rentals		18,058.89		20,270.68	
Almshouse Rentals		27,034.00		23,476.50	
Other Income				56.99	
		54,834.18		51,369.70	
<b>Property Expenses</b>					
Heat, Light & Water		12,682.36		4,692.32	
Maintenance Costs		3,813.88		5,006.47	
Insurance & Professional fees		6,226.97	22,723.21	2,772.22	12,471.01
		32,110.97		38,898.69	
<b>Administration Expenses</b>					
General Administration Costs		15.00		3,277.46	
Transfer to Funds		195.00	210.00	6,195.00	9,472.46
<b>Surplus before allocations to those in need</b>		<b>31,900.97</b>		<b>29,426.23</b>	
Less:- Grant allocations paid in year		27,068.44		11,736.48	
Surplus in Year - <b>Unrestricted</b>		4,832.53		17,689.75	
Sum transferred from General funds to Restricted		-		-	
		<b>4,832.53</b>		<b>17,689.75</b>	
<b>Restricted Receipts &amp; Payments in year</b>					
Sale of Hunts Farm Field Corner		-		-	
Less:- Proceeds invested for income		-		-	
Surplus in Year - <b>Restricted</b>		-		-	
<b>Total Surplus in year - All Funds</b>		<b>4,832.53</b>		<b>17,689.75</b>	

**HUNTS & OTHER CHARITIES**  
(Taxted Relief In Need Charities)

**Balance Sheet**  
**For the Year Ended 31st December 2023**

Note	2023	2022
<b>Bank &amp; Deposit Balances</b>		
General Fund - Barclays Current Acc.	60,410.61	58,334.72
General Fund - COIF Deposit Acc.	<u>65,657.71</u>	<u>62,901.07</u>
Total General Fund	126,068.32	121,235.79
Restricted Fund - COIF Deposit Acc.	-	-
Total Cash Balances	<u>126,068.32</u>	<u>121,235.79</u>
<b>Reconciliation of Cash Balances</b>		
Opening Cash Balance - General	121,235.79	103,546.04
Add surplus in year - General	4,832.53	17,689.75
Less:- Transferred to Restricted	-	-
Total General Fund	126,068.32	121,235.79
Opening Cash Balance - Restricted	-	-
Add:- surplus in year - Restricted	-	-
Transferred from General	-	-
Less:- Invested	-	-
Total Restricted Cash Balance	-	-
<b>Total Cash Funds - Cash Balances</b>	<u>126,068.32</u>	<u>121,235.79</u>
<b>Investment with COIF Investment Fund</b>		
<b>General Funds</b>		
Market value 31st December	250,342.37	233,012.85
12820.53 shares (2022 -1820.53)		
<b>Designated Funds</b>		
Accumulating COIF Shares being Cyclical Repair Fund for the Almshouses and No. 19, Lt Maypole.	97,110.91	82,788.61
375.12 shares (2022 - 375.12)		
<b>Restricted Funds</b>		
Accumulating COIF Shares being Extraordinary Repair Fund for the Almshouses.	139,393.53	123,860.69
561.22 shares (2022 - 561.22)		
<b>Amounts designated against bank &amp; deposit balances for Future Expenditure</b>		
Provision for repairs the Almshouses	60,000.00	60,000.00
Allocated to the Windmill Trust		9,000.00
Almshouse improvements / maintenance	2,695.00	2,695.00
Income allocations approved but unpaid		496.30
Repairs and renewals accrual No. 19, Lt Maypole.	<u>3,500.00</u>	<u>3,500.00</u>
	<u>66,195.00</u>	<u>75,691.30</u>
<b>Liabilities</b>		
No significant known liabilities (2022 - £0.00)		

## HUNTS & OTHER CHARITIES

(Taxed Relief in Need Charities)

### Notes to the Financial Statements

31st December 2023

#### 1 Accounting Policies

##### i Income

Income shown in the financial statements represents the Charity's income received in the year based on a Receipts and Payments basis within the provisions of the Charities Act 2011.

##### ii Expenses

Major costs outstanding at the year-end are provided for in the accounts; Routine expenses are dealt with on a cash basis.

##### iii Grants

The Statement of Financial Activities shows grants approved by the Trustees during the period of the financial statements. Grants outstanding at the end of the year are shown within the Balance Sheet under "Amounts designated against bank & deposit balances for Future Expenditure".

HUNTS & OTHER CHARITIES  
(Thaxted Relief in Need Charities)

**Independent Examiner's Report on the Accounts  
For the year to 31st December 2023**

**Responsibilities of the Trustees and the Examiner**

As the Charity's Trustees you are responsible for the preparation of the accounts.

You consider that an audit is not required for this year under Section 43(2) of the Charities Act 1993 (the 1993 Act) and that an independent examination is needed. It is my responsibility to:-

examine the accounts under section 43 of the 1993 Act

follow the procedures laid down in the general directions given by the Charity Commission (under section 43(7)(b) of the 1993 Act, and

state whether particular matters have come to my attention.

**Basis of the 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 by the charity and a comparison of the accounts presented with those records. It also includes a consideration of any unusual items or disclosures in the accounts, and seeking explanations from you concerning such matters. The procedures undertaken do not provide all evidence that would be required in an audit, and consequently no opinion as to whether the accounts present a 'true and fair' view of the accounts 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:-


1. which gives me reasonable cause to believe that in, any material respect, the requirements:-

to keep the accounting records in accordance with section 412 of the 1993 Act; and

to prepare accounts which accord with the accounting records and comply with the accounting records of the 1993 Act 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.

Signed:  Name: T. Johnson Date: 22/10/2024  
Professional Qualification: FMAAT  
Address: Livermore House, Gt Dunmow, CM61ES

**THAXTED RELIEF IN NEED CHARITIES**

England & Wales - Charity number 243782

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# Accounts

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# **HUNTS & OTHER CHARITIES**

**(Taxted Relief in Need Charities)**

Registered Charity number: 243782

**Financial Report and Statements  
for the year ended 31st December 2022**

## HUNTS & OTHER CHARITIES

(Thaxted Relief in Need Charities)

### CONTENTS

Legal and Administrative Information	Page 1
Report to the Trustees	Page 2
Statement of Financial Activities	Page 4
Balance Sheet	Page 5
Notes forming part of the Financial Statements	Page 6
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## **HUNTS & OTHER CHARITIES**

**(Thaxted Relief in Need Charities)**

### **Legal and Administrative Information**

#### **Trustees**

Andrew McKernan (Chair)  
Susan Freeman (Vice Chair)  
Peter Burns  
Victoria Knight  
Victoria Saych  
Joe Stagg  
Richard Hingston  
Philip Leeder  
Adrian Lowe  
Robert Caton  
David Barnard

#### **Independent Assessor**

Thomas Johnson,  
Livermore House,  
High Street,  
Great Dunmow,  
Essex,  
CM6 1AW

#### **Bankers**

Barclays Bank plc.,  
10 North Street,  
Bishop's Stortford,  
Hertfordshire,  
CM23 2LH

#### **Solicitors**

Tees,  
68 High Street,  
Saffron Walden,  
Essex,  
CB10 1AD

## **HUNTS & OTHER CHARITIES** **(Thaxted Relief in Need Charities)**

### **Report of the Trustees for the Year 2022**

#### **Constitution and Objects**

The objective of the charity is to apply its funds for public benefit and in particular -

- 1) To maintain its almshouses in a good state of repair and to provide accommodation for suitable applicants.
- 2) To relieve either generally or individually persons resident in the parish of Thaxted who are in a condition of need, hardship or distress.

#### **Organisation**

The Trustees are set out in the Legal and Administrative Information appended to this report. The Trustees are appointed by the existing Trustees at such times as they deem necessary.

#### **Reserves Policy**

The charities policy is to aim to distribute all of its income subject to retaining approximately twelve months gross income as a reserve against unforeseen occurrences plus amounts designated for specific future expenditure. These designated sums amounted to £75,691.30 being amounts set aside for building maintenance planned for the medium term and Income Allocations approved but not yet paid.

#### **Trustees' responsibility in relation to the financial statements**

The Law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing these financial statements the Trustees are required to:-

1. select suitable accounting practices and to apply them properly and consistently;
2. make judgements and estimates that are reasonable and prudent;
3. state whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and;
4. prepare the financial statements on the going concern basis unless it is inappropriate to presume the Charity will continue in business.

## HUNTS & OTHER CHARITIES (Taxted Relief in Need Charities)

The Trustees 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 Charities Act 1993. 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.

Approved by the Trustees and signed on their behalf by:-

A. C. McKernan (Chair)

Date ..... 

**HUNTS & OTHER CHARITIES**  
(Taxted Relief in Need Charities)

**Statement of Financial Activities**  
**For the Year Ended 31st December 2022**

	Note	2022 £	2021 £
<b>Unrestricted Receipts in year</b>			
<b>Receipts</b>			
Investment income from COIF		6,957.75	6,480.69
Interest		607.78	7.30
Property & Land Rentals		20,270.68	23,050.00
Almshouse Rentals		23,476.50	22,114.00
Other Income		56.99	366.15
		51,369.70	52,018.14
<b>Property Expenses</b>			
Heat, Light & Water		4,692.32	3,327.69
Maintenance Costs		5,006.47	5,185.45
Insurance & Professional fees		2,772.22	1,979.30
		12,471.01	10,492.44
		38,898.69	41,525.70
<b>Administration Expenses</b>			
General Administration Costs		3,277.46	1,646.63
Transfer to Funds		6,195.00	12,195.00
		9,472.46	13,841.63
<b>Surplus before allocations to those in need</b>		<b>29,426.23</b>	<b>27,684.07</b>
Less:- Grant allocations paid in year		11,736.48	14,447.28
		17,689.75	13,236.79
Surplus in Year - <b>Unrestricted</b>		17,689.75	13,236.79
Sum transferred from General funds to Restricted		-	-
		<b>17,689.75</b>	<b>13,236.79</b>
<b>Restricted Receipts &amp; Payments in year</b>			
Sale of Hunts Farm Field Corner		-	15,000.00
Less:- Proceeds invested for income		-	15,000.00
		-	-
Surplus in Year - <b>Restricted</b>		-	-
<b>Total Surplus in year - All Funds</b>		<b>17,689.75</b>	<b>13,236.79</b>

**HUNTS & OTHER CHARITIES**  
(Taxted Relief In Need Charities)

**Balance Sheet**  
For the Year Ended 31st December 2022

Note	2022	2021
<b>Bank &amp; Deposit Balances</b>		
General Fund - Barclays Current Acc.	58,334.72	41,252.75
General Fund - COIF Deposit Acc.	<u>62,901.07</u>	<u>62,293.29</u>
Total General Fund	121,235.79	103,546.04
Restricted Fund - COIF Deposit Acc.	-	-
Total Cash Balances	<u>121,235.79</u>	<u>103,546.04</u>
<b>Reconciliation of Cash Balances</b>		
Opening Cash Balance - General	103,546.04	90,309.25
Add surplus in year - General	17,689.75	13,236.79
Less:- Transferred to Restricted	-	-
Total General Fund	121,235.79	103,546.04
Opening Cash Balance - Restricted	-	-
Add:- surplus in year - Restricted	-	15,000.00
Transferred from General	-	-
Less:- Inveted	-	15,000.00
Total Restricted Cash Balance	<u>-</u>	<u>-</u>
<b>Total Cash Funds - Cash Balances</b>	<b><u>121,235.79</u></b>	<b><u>103,546.04</u></b>
<b>Investment with COIF Investment Fund</b>		
<b>General Funds</b>		
Market value 31st December 12820.53 shares (2021 - 12061.53)	233,012.85	263,292.67
<b>Designated Funds</b>		
Accumulating COIF Shares being Cyclical Repair Fund for the Almshouses and No. 19, Lt Maypole. 375.12 shares (2021 - 348.46)	82,788.61	84,837.70
<b>Restricted Funds</b>		
Accumulating COIF Shares being Extraordinary Repair Fund for the Almshouses. 561.22 shares (2021 - 557.30)	123,860.69	135,694.54
<b>Amounts designated against bank &amp; deposit balances for Future Expenditure</b>		
Transfer to Repair Fund for the Almshouses	60,000.00	
Allocated to the Windmill Trust	9,000.00	
Almshouse improvements / maintenance	2,695.00	19,600.00
Income allocations approved but unpaid	496.30	10,500.00
Repairs and renewals accrual No. 19, Lt Maypole.	<u>3,500.00</u>	<u>4,500.00</u>
	<u>75,691.30</u>	<u>34,600.00</u>
<b>Liabilities</b>		
No significant known liabilities (2020 - £0.00)		

**HUNTS & OTHER CHARITIES**  
**(Taxed Relief in Need Charities)**  
**Notes to the Financial Statements**

**31st December 2022**

**1 Accounting Policies**

**i Income**

Income shown in the financial statements represents the Charity's income received in the year based on a Receipts and Payments basis within the provisions of the Charities Act 2011.

**ii Expenses**

Major costs outstanding at the year-end are provided for in the accounts; Routine expenses are dealt with on a cash basis.

**iii Grants**

The Statement of Financial Activities shows grants approved by the Trustees during the period of the financial statements. Grants outstanding at the end of the year are shown within the Balance Sheet under "Amounts designated against bank & deposit balances for Future Expenditure".

## HUNTS & OTHER CHARITIES (Taxted Relief in Need Charities)

### Independent Examiner's Report on the Accounts For the year to 31st December 2022

#### Responsibilities of the Trustees and the Examiner

As the Charity's Trustees you are responsible for the preparation of the accounts.

You consider that an audit is not required for this year under Section 43(2) of the Charities Act 1993 (the 1993 Act) and that an independent examination is needed. It is my responsibility to:-

examine the accounts under section 43 of the 1993 Act

follow the procedures laid down in the general directions given by the Charity Commission (under section 43(7)(b) of the 1993 Act, and

state whether particular matters have come to my attention.

#### Basis of the 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 by the charity and a comparison of the accounts presented with those records. It also includes a consideration of any unusual items or disclosures in the accounts, and seeking explanations from you concerning such matters. The procedures undertaken do not provide all evidence that would be required in an audit, and consequently no opinion as to whether the accounts present a 'true and fair' view of the accounts 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:-

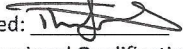
1. which gives me reasonable cause to believe that in, any material respect, the requirements:-

to keep the accounting records in accordance with section 412 of the 1993 Act; and

to prepare accounts which accord with the accounting records and comply with the accounting records of the 1993 Act 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.

Signed:  Name: T. Johnson Date: 25/10/2023  
Professional Qualification: FMA03  
Address: Livermore House, G. Osney, CMB1AW

**THAXTED RELIEF IN NEED CHARITIES**

England & Wales - Charity number 243782

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# Accounts

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# HUNTS & OTHER CHARITIES

(Thaxted Relief in Need Charities : Reg No 243782 )

## Annual Report and Accounts

Year to 31st December 2021

# HUNTS & OTHER CHARITIES

(Thaxted Relief in Need Charities : Reg No 243782 )

c/o The Secretary, 3 Mill Row, Fishmarket Street, Thaxted, Essex CM6 2RQ

## Annual Report for the Year to 31st December 2021

The charity is constituted under two schemes both dated and sealed on 11th June 1974. Notwithstanding the date of these schemes the charity is an ancient charity dating back to at least 1549.

The trustees during the year to 31st December 2020 were:

Mr A McKernan (Chairman)	Mr P Leeder
Mrs S Freeman (Vice Chairman)	Mr A Lowe
Mr D Barnard	Mr G Lowe
Mr R Caton	Mrs V Saych
Mr R Hingston	Mr J Stagg
Mrs V Knight	

The object of the charity is to apply its funds for public benefit and in particular -

- 1) To maintain its almshouses in a good state of repair and to provide accommodation for suitable applicants.
- 2) To relieve either generally or individually persons resident in the parish of Thaxted who are in a condition of need, hardship or distress.

The Trustees are of the opinion that the accounts may be prepared on a Receipts & Payments basis within the provisions of the Charities Act 2011. They also opted for an independent examination of the accounts.

The charity's assets comprise cash, investments with COIF Charity Funds, three almshouses located adjacent to Thaxted church yard, a three bedroom house for letting and approximately forty-four acres of land spread over six sites within the parish.

It is the Charity's policy to aim to distribute all of its income subject to retaining approximately twelve months gross income as a reserve against unforeseen occurrences plus amounts designated for specific future expenditure. These designated sums amounted to £34,600 being amounts set aside for building maintenance planned for the medium term and Income Allocations approved but not yet paid..

Total receipts into the charity's General Fund in 2021 was £52,018.14 which after expenses and income allocations paid left a cash surplus in the year of £13,236.79. This compares with the exceptional deficit last year of £26,693. Total income this year includes £16,450 rentals from the newly purchased property.

The sum of £10,492 was needed to provide services to the almshouses, to maintain and insure the Charity's risks, plus professional fees and running costs in respect of the new property. A further £1,647 was spent to administer the charity.

There were no restricted funds brought forward from last year. During the year a small piece of land forming part of the Charity's endowment was sold for £15,000. This sum has been invested in the Coif Investment Fund to produce regular income.

Because of Covid-19 restrictions no formal trustee meetings took place in 2020. With most restrictions lifted in 2021 normal trustee meetings were resumed in the autumn.

In managing the Charity, the trustees have had regard to the Charity Commission's Public Benefit Guidance. During the year, in addition to providing accommodation in three Almshouse dwellings, grants of £18,196.28 were authorised in support of local organisations and needy individuals.

It is with great sadness that I have to record the deaths of one trustee and one retired trustee who both died in early 2022. These were Mr Gerald Lowe our immediate past Chairman and his predecessor as Chairman Mr J F Knight. Both had made outstanding contributions to the management of the Charity of over more than thirty years each.

A handwritten signature in black ink, appearing to read 'Anne', with a long horizontal flourish extending to the right.

For and on behalf of the Trustees

April 2022



Section A

Independent Examiner's Report

Report to the trustees/ members of

HUNTS & OTHER CHARITIES

On accounts for the year ended

31<sup>ST</sup> DECEMBER 2021

Charity no (if any)

243782

Set out on pages

ONE TO FIVE

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

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 (~~other than that disclosed below~~ \*) in connection with the examination which gives me cause to believe that in, any material respect:

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

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

[Signature]

Date:

29-3-2022

Name:

LEONARD ALBERT FARREN

Relevant professional qualification(s) or body (if any):

CHARTERED CERTIFIED ACCOUNTANT (REG)

Address:

BOROUGH HILL

BONFORD STREET

THAXTED ESSEX CM6 2PY

## Hunts & Other Charities

### Receipts and Payment Account Year to 31st December 2021

2020

**Unrestricted Receipts in year**

Receipts

Investment Income from COIF Investment Fund	6480.69	6254
Interest	7.39	163
Property Rentals	23050.00	16050
Almshouse maintenance contributions	22114.00	21819
Other Income	366.15	57
	52018.23	44343

Property Expenses

Heat, Light & Water	3327.69	2798
Maintenance Costs	5185.45	2984
Insurance & Professional fees	1979.30	5760
	10492.44	11542

Administration	1646.63	1623
Transfers to CCLA Repair & Capital Recovery Funds	12195.00	195
Surplus before allocations to those in need	27,684.16	30,982.99

Less:- Income allocations paid in year 14447.28 11616

Surplus (Deficit) in Year - **Unrestricted** 13,236.88 19,367

Sum transferred from General Funds to Restricted 0.00 46,060

13,236.88 (26,693)

**Restricted Receipts & Payments in year**

Interest Received	0.00	615
Sale of Hunts Farm Field Corner	15000.00	0
Above proceeds invested for income	(15,000.00)	0
Sum transferred from General Funds to Restricted	0.00	46060
Purchase cost of new Investment Property	0.00	(403,437)

Surplus (Deficit) in Year - **Restricted** 0.00 (356,762)

**Total Surplus (Deficit) in year - All Funds** 13,236.88 (383,455)

Signed:   
  


Date 19/4/22  
 Date 19/4/22  
 Date 19/4/22

## Hunts & Other Charities

### Statement of Assets and Liabilities at 31st December 2021

<b>Net Monetary Assets</b>	<u>2021</u>	<u>2020</u>
<b>Bank &amp; Deposit Balances</b>		
General Fund - Barclays Current Account	41252.75	28023.26
General Fund - COIF Deposit Account	62293.29	62285.90
Total General Fund	<u>103546.04</u>	<u>90309.16</u>
Restricted Fund - COIF Deposit Account	0.00	0.00
 Total Cash Balances	 <u>103546.04</u>	 <u>90309.16</u>
<b>Reconciliation of Cash balances</b>		
Opening Cash balances - General Fund	90309.16	117002.27
Add surplus in year - General Fund	13,236.88	19,366.62
Less Transferred to Restricted Funds	0.00	(46,059.73)
Total General Fund	<u>103546.04</u>	<u>90309.16</u>
 Opening Cash balances - Restricted Fund	 0.00	 356762.33
Surplus in Year - Restricted	15000.00	614.94
Sub Total	<u>15000.00</u>	<u>357377.27</u>
Add Transferred from General Funds	0	46059.73
	<u>15000.00</u>	<u>403437.00</u>
Less - Invested	(15,000.00)	(403,437.00)
 Total Restricted Cash Balances	 <u>0.00</u>	 <u>0.00</u>
 Total Cash Funds - Cash Balances	 <u>103546.04</u>	 <u>90309.16</u>
<b>Investments with COIF Investment Fund</b>		
<b>General Funds</b>		
Market value 31st December	263292.67	216814.46
12820.53 shares (2020, 12061.53)		
<b>Designated Funds</b>		
Accumulating COIF Shares being Cyclical Repair Fund for the almshouses.		
348.46 shares (2020, 293.12)	84387.70	60439.56
<b>Restricted Funds</b>		
Accumulating COIF Shares being Extraordinary Repair Fund for the almshouses.		
560.32 shares (2020, 557.30)	135,694.54	115,351.05
<b>Amounts designated against bank &amp; deposit balances for Future Expenditure</b>		
Almshouse improvements / maintenance	19,600.00	17,750
Income allocations approved but unpaid at 31st December 2021	10,500.00	6,200
Repair & Renewal investments delayed from 2020 into 2021	0.00	6,000
Repairs and renewals accrual No 19 Lt Maypole	4,500.00	
	<u>34,600.00</u>	<u>29,950</u>
<b>Non Monetary Assets</b>		
Agricultural Land	<u>Acres</u>	
Hunts Farm	30.00	
Reynolds Croft	2.50	
Moores Mead	1.70	
Princes Croft	3.40	
Jesus Croft	3.64	
Damaries Mead	3.10	
	<u>44.34</u>	
Three terraced 18th century almshouses adjacent to Thaxted church yard for which no record of original cost exists		
No 19, Lt Maypole, Thaxted, Essex - Freehold Cost May 2020, £403,437		
<b>Liabilities</b>		
Nothing significant (2020 Nothing significant)		

**THAXTED RELIEF IN NEED CHARITIES**

England & Wales - Charity number 243782

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# Accounts

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# HUNTS & OTHER CHARITIES

(Thaxted Relief in Need Charities : Reg No 243782 )

## Annual Report and Accounts

Year to 31st December 2020

# HUNTS & OTHER CHARITIES

(Thaxted Relief in Need Charities : Reg No 243782 )

c/o The Secretary, 3 Mill Row, Fishmarket Street, Thaxted, Essex CM6 2RQ

## Annual Report for the Year to 31st December 2020

The charity is constituted under two schemes both dated and sealed on 11th June 1974. Notwithstanding the date of these schemes the charity is an ancient charity dating back to at least 1549.

The trustees during the year to 31st December 2020 were:

Mr A McKernan (Chairman)	Mr P Leeder
Mrs S Freeman (Vice Chairman)	Mr A Lowe
Mr D Barnard	Mr G Lowe
Mr R Caton	Mrs V Saych
Mr R Hingston	Mr J Stagg
Mrs V Knight	

The object of the charity is to apply its funds for public benefit and in particular -

- 1) To maintain its almshouses in a good state of repair and to provide accommodation for suitable applicants.
- 2) To relieve either generally or individually persons resident in the parish of Thaxted who are in a condition of need, hardship or distress.

The Trustees are of the opinion that the accounts may be prepared on a Receipts & Payments basis within the provisions of the Charities Act 2011. They also opted for an independent examination of the accounts.

The charity's assets comprise cash, investments with COIF Charity Funds, three almshouses located adjacent to Thaxted church yard and approximately forty-four acres of land spread over six sites within the parish. In addition, in accordance with the trustees' resolution at its meeting on 29<sup>th</sup> October 2019, a new build, three bedroom house on a small local development was purchased in May 2020 at a total cost of £403,437. This was funded by £357,377.27 Restricted funds and £46,059.73 transferred from General funds.

It is the Charity's policy to aim to distribute all of its income subject to retaining approximately twelve months gross income as a reserve against unforeseen occurrences plus amounts designated for specific future expenditure. These designated sums amounted to £29,950 at 31<sup>st</sup> December 2020 being amounts set aside for Almshouse maintenance planned for the medium term and Income Allocations approved but not paid within the year.

Total receipts into the charity's General Fund in 2020 was £44,343.22 which after payments, income allocations paid and a transfer to Restricted Funds left a cash deficit in the year of £26,693.11. This compares with the exceptional surplus last year of £51,162. Total income this year includes £9,450 rentals from the newly purchased property.

The sum of £11,542 was needed to provide services to the almshouses, to maintain and insure the Charity's risks, plus professional fees and running costs in respect of the new property. A further £1,624 was spent to administer the charity.

Restricted funds brought forward from last year were £356,762.33, which with 2020 interest of £614.94 together with a £46,059.73 from General Funds brought the total of Restricted Funds to the purchase price of the new house investment.

Because of Covid-19 restrictions neither the usual April nor the November trustees' meetings were held. Trustees were kept informed by other means on significant issues. A trustee meeting will be held as soon as possible in 2021 once Covid-19 restrictions permit.

In managing the Charity, the trustees have had regard to the Charity Commission's Public Benefit Guidance. During the year, in addition to providing accommodation in three Almshouse dwellings, grants of £17,818.28 were authorised in support of local organisations and needy individuals.

A handwritten signature in black ink, appearing to be 'M. L.', with a long horizontal flourish extending to the right.

For and on behalf of the Trustees

September 2021

# Independent Examiner's Report

**Report to the trustees of** Charity Name  
Thaxted Relief in Need Charities

<b>On accounts for the year ended</b>	31 <sup>st</sup> December 2020 – set out on pages 4 and 5	<b>Charity no</b>	243782
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**Respective responsibilities of trustees and examiner**

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

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

**Basis of independent examiner's statement**

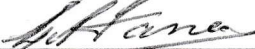
My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures 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 no opinion is given as to whether the accounts 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 cause to believe that in, any material respect:

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

I have come across no other matters in connection to the examination to which attention should be drawn to enable a proper understanding of the accounts to be reached.

**Signed:** 

**Date:** April 2021

**Name:** L. A. Farren

**Address:** Thaxted, Essex

## Hunts & Other Charities

### Receipts and Payment Account Year to 31st December 2020

2019

**Unrestricted Receipts in year**

Receipts

Investment Income from COIF Investment Fund	6253.92	6130.00
Interest	163.31	352.00
Property Rentals	16050.00	6435.00
Almshouse maintenance contributions	21819.00	20958.00
Other Income	56.99	47407.00
	44343.22	81282

Property Expenses

Heat, Light & Water	2797.78	2392.00
Maintenance Costs	2984.06	1909.00
Insurance & Professional fees	5760.23	7683.00
	11542.07	11984

Administration	195.00	1675
Transfer to Almshouses Extraordinary Repair Fund	1623.51	195
Transfer to Almshouse Cyclical Repair Fund	0.00	0
Surplus before allocations to those in need	30,982.64	67,428.00

Less:- Income allocations 11616.02 16266

Surplus (Deficit) in Year - **Unrestricted** 19,366.62 51,162

Sum transferred from General Funds to Restricted 46,059.73 0

(26,693.11) 51,161.99

**Restricted Receipts & Payments in year**

Interest Received	614.94	2019
Sum transferred from General Funds to Restricted	46059.73	0
Purchase cost of new Investment Property	(403,437.00)	0

Surplus (Deficit) in Year - **Restricted** (356,762.33) 2019

**Total Surplus (Deficit) in year - All Funds**

~~(337,395.71)~~ 53,181

(383,455.44)  
14th

Signed:

Date April 21

Date 14th April 21

Date 14th Sept 21

## Hunts & Other Charities

### Statement of Assets and Liabilities at 31st December 2020

<b>Net Monetary Assets</b>	<u>2020</u>	<u>2019</u>
<b>Bank &amp; Deposit Balances</b>		
General Fund - Barclays Current Account	28023.26	54879.68
General Fund - COIF Deposit Account	62285.90	62122.59
Total General Fund	<u>90309.16</u>	<u>117002.27</u>
Restricted Fund - COIF Deposit Account	0.00	356762.33
 Total Cash Balances	 <u>90309.16</u>	 <u>473764.60</u>
<b>Reconciliation of Cash balances</b>		
Opening Cash balances - General Fund	117002.27	65840.48
Add surplus in year - General Fund	19,366.62	51,161.79
Less Transferred to Restricted Funds	<u>(46,059.73)</u>	<u>0.00</u>
Total General Fund	90309.16	117002.27
 Opening Cash balances - Restricted Fund	 356762.33	 354743.27
Surplus in Year - Restricted	614.94	2019.06
Sub Total	<u>357377.27</u>	<u>356762.33</u>
Add Transferred from General Funds	46059.73	0
	<u>403437.00</u>	<u>356762.33</u>
Less - Invested in No 19. Lt Maypole, Thaxted	<u>(403,437.00)</u>	<u>0.00</u>
 Total Restricted Cash Balances	 <u>0.00</u>	 <u>356762.33</u>
 Total Funds - Cash Balances	 <u>90309.16</u>	 <u>473764.60</u>
<b>Investments with COIF Investment Fund</b>		
<b>General Funds</b>		
Market value 31st December	216814.46	204186.04
12061.53 shares (2018, 12061.53)		
<b>Designated Funds</b>		
Accumulating COIF Shares being Cyclical Repair Fund for the almshouses.		
293.12 shares (2018, 293.12)	60439.56	55160.96
<b>Restricted Funds</b>		
Accumulating COIF Shares being Extraordinary Repair Fund for the almshouses.		
558.39 shares (2018, 557.30)	115,351.05	105,080.96
<b>Amounts designated against bank &amp; deposit balances for Future Expenditure</b>		
Almshouse improvements / maintenance	17,750.00	5,900
Income allocations approved but unpaid at 31st December 2020	6,200.00	0
Repair & Renewal investments delayed from 2020 into 2021	<u>6,000.00</u>	<u>0</u>
	<u>29,950.00</u>	<u>5,900</u>
<b>Non Monetary Assets</b>		
Agricultural Land	<u>Acres</u>	
Hunts Farm	30.00	
Reynolds Croft	2.50	
Moore's Mead	1.70	
Princes Croft	3.40	
Jesus Croft	3.64	
Damaris Mead	3.10	
	<u>44.34</u>	
Three terraced 18th century almshouses adjacent to Thaxted church yard for which no record of original cost exists		
No 19, Lt Maypole, Thaxted, Essex - Freehold Cost May 2020, £403,437		
<b>Liabilities</b>		
Nothing significant (2019 Nothing significant)		