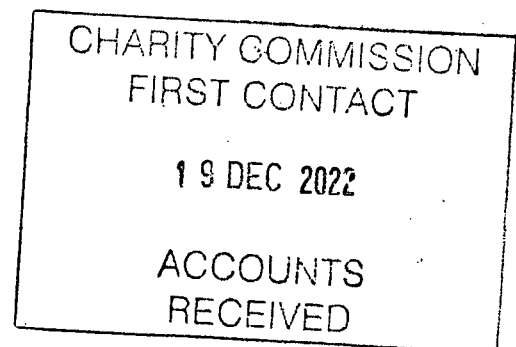


**HADLEIGH GRAND FEOFFMENT CHARITY**  
comprising  
**CHARLES G. TERRY'S TRUST FOR THE GRAND FEOFFMENT CHARITIES**  
**& THE GRAND FEOFFMENT CHARITY (& OTHERS) - HADLEIGH, SUFFOLK**

REGISTERED CHARITY NO. 246018  
HOMES AND COMMUNITIES AGENCY NO. A1752

FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31 DECEMBER 2021



# HADLEIGH GRAND FEOFFMENT CHARITY

## FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

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- 4 Accountants Report

#### January 20 Statement of Comprehensive Income

- 6 Statement of Financial Position
- 7 Statement of Changes in Equity & Reserves
- 8-13 Notes to the Financial Statements

The following pages do not form part of the statutory accounts

- 14 Detailed Income and Expenditure Account
- 15 Detailed Expenditure
- 16 Schedule of Land and Buildings
- 17 Schedule of Investments

### TRUSTEES:

P F Cook (Chairman)  
B L Lazenby (Vice-Chairman)  
Very Rev'd J Delfgou  
V A Aynsley  
M Chisnall  
K Grimsey  
R W Crisp  
R Shearly-Sanders  
C Shleip  
G McLeod  
F Minns

### ADDRESS FOR COMMUNICATIONS

Hadleigh Grand Feoffment  
Office 20, Hadleigh Business Centre  
Crockatt Road  
Hadleigh, Ipswich, Suffolk  
IP7 6RH

## **HADLEIGH GRAND FEOFFMENT CHARITY**

### **TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

Hadleigh Grand Feoffment comprises registered charities, Nos. 246018/1-9.

The Charity's Trustees serving in the year are set out on page 1;

The Trustees have had due regard to the Charity Commission Public Benefit Guidance.

The Charity's main function is the provision and maintenance of almshouses. There are 31 of these, all in Hadleigh. The Charity Scheme of 25 June 1970 provides that they shall be allocated to 'poor persons' of the former Urban District Council of Hadleigh. There are usually some 25 registered eligible applicants. The Trustees' policy is to allocate solely on the basis of perceived need.

The almshouses are occupied by charity licence. The Charity bears the cost of all repairs, external decorations, buildings insurance and water rates. The residents are responsible for internal decorations, electricity and gas charges, and for Council Tax. All 31 almshouse have loft insulation, double glazing and, where possible, cavity wall insulation. At the year end, 17 had gas fired central heating, two had electric warm air heating, and two had modern electric heating. The remaining 10 had night storage heating; two have had gas fired central heating installed since the year end, one has heating on order, and grant applications have been submitted for the last seven.

There were four almshouses vacant at the year end. One has since been reoccupied, and two more await only gas connections.

No rents as such are charged. A maintenance charge is payable on all recent allocations; £130 per month at the year end, since increased to £135 per month. For qualifying residents, the local authority treats this payment as rent for benefit purposes.

The Charity's income drives from agricultural rents and maintenance contributions, with a lesser amount from investment income. The Trustees are mindful of the current uncertainty as to the future stability of farm incomes. They are also aware of the (relatively) imminent increase in minimum Energy Performance certificates for new 'lettings' from E to C. The charity will need to comply with this increase as it is a registered social provider, and would in any event not want its accommodation to be below the standard of a private rented sector dwelling.

The Charity is responsible for the upkeep of the Row Chapel in George Street, a 16<sup>th</sup> Century Listed building. The Chapel is well attended for its weekly services.

## TRUSTEES REPORT CONT. FOR THE YEAR ENDED 31 DECEMBER 2021

### STATEMENTS OF TRUSTEES RESPONSIBILITIES

Charity and registered social housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the Housing Association and of the surplus or deficit for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Housing Association will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Housing Association and to enable it to ensure that the financial statements comply with the Charities Act 2011, the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2015. It has general responsibility for taking reasonable steps to safeguard the assets of the Housing Association and to prevent and detect fraud and other irregularities.



P F Cook Chairman

Dated

8.6.22

For and behalf of the Board of the Trustees

**ACCOUNTANTS REPORT TO THE TRUSTEES  
ON THE UNAUDITED ACCOUNTS OF HADLEIGH GRAND FEOFFMENT CHARITY**

We report on the accounts for the year ended 31 December 2021 set out on pages 5 to 13.

**Respective responsibilities of the Board and reporting accountant**

The Board of the Registered Social Housing Provider is responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

**Basis of opinion**

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

**Opinion**

In our opinion:

- the accounts for the year ended 31 December 2021 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)a of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 December 2021 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2015.

*Walter Wright*

Walter Wright  
Reporting Accountants  
Registered Auditors  
89 High Street  
Hadleigh, Ipswich  
Suffolk  
IP7 5EA

Date 14/06/ 2022


# HADLEIGH GRAND FEOFFMENT CHARITY

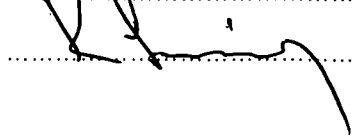
## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	£	2021 £	£	2020 £
TURNOVER	1.3				
Service charges receivable			32,911		31,957
Social Housing Activity Expenditure					
Housing Accommodation (31 units, 2020 31 units)					
Services		17,106		18,941	
Routine Maintenance		19,647		25,328	
Management		5,952		8,134	
Depreciation of Housing Properties		<u>29,924</u>		<u>29,383</u>	
			72,629		81,786
Operating (deficit) from Social Housing Activities			<u>(39,718)</u>		<u>(49,829)</u>
Other Operating Income			59,688		56,123
(Loss)/Gain on Disposal of Investments			-		-
Other Interest Receivable and Other Income	3		5,547		6,108
Net (Deficit)/Surplus from Social Housing Activities			<u>£ 25,517</u>		<u>£ 12,402</u>
MOVEMENT ON REVENUE RESERVES					
Balance Brought Forward			831,722		819,320
Net (Deficit)/Surplus from Social Housing Activities			25,517		12,402
Realisation on Sale of Investment - transfer from Investment Revaluation Reserve	10		<u>-</u>		<u>-</u>
			<u>£ 857,239</u>		<u>£ 831,722</u>

Hadleigh Grand Feoffment Charity has not acquired or discontinued any fundamental activities during the above two financial years.

These financial statements were approved by the Board of Trustees on  
and signed on its behalf by

 P F Cook (Trustee)


 K Grimsey (Trustee)

# HADLEIGH GRAND FEOFFMENT CHARITY

## STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2021

	Notes	£	2021 £	£	2020 £
<b>FIXED ASSETS</b>					
Housing Properties:	6		662,612		651,955
Other Fixed Assets:					
Investments	7.1		162,112		146,882
Other Land & Buildings	7.2		2,100,000		2,100,000
Fixtures, Fittings and Equipment			-		-
			<u>2,924,724</u>		<u>2,898,837</u>
<b>CURRENT ASSETS</b>					
Debtors	8	9,901		8,854	
Cash at Bank and in Hand		<u>69,554</u>		<u>71,041</u>	
		79,455		79,895	
<b>CREDITORS: Amounts Falling Due Within One Year</b>	9	<u>7,892</u>	71,563	<u>21,640</u>	58,255
<b>TOTAL NET ASSETS / (LIABILITIES)</b>			<u><u>£ 2,996,287</u></u>		<u><u>£ 2,957,092</u></u>
<b>RESERVES</b>					
Investment Revaluation Reserve	10		2,138,320		2,124,672
Restricted Reserves	11		728		698
Revenue Reserve	Page 5		857,239		831,722
<b>TOTAL RESERVES</b>			<u><u>£ 2,996,287</u></u>		<u><u>£ 2,957,092</u></u>

These financial statements were approved by the Board of Trustees on  
and signed on its behalf by

 P F Cook (Trustee)

 K Grimsey (Trustee)

# HADLEIGH GRAND FEOFFMENT CHARITY

## STATEMENT OF CHANGES IN RESERVES AS AT 31 DECEMBER 2021

	Income & Expenditure reserve	Revaluation reserve	Restricted reserve	Total
At 1 January 2020 as previously stated	831,722	2,124,672	698	2,957,092
Changes on Transition to FRS102	-	-	-	-
At 1 January 2020 as restated	<u>831,722</u>	<u>2,124,672</u>	<u>698</u>	<u>2,957,092</u>
Surplus/deficit for the year	25,517	13,648	30	39,195
Revaluation of Tangible fixed assets	-	-	-	-
<b>Total Comprehensive Income</b>	<u><u>857,239</u></u>	<u><u>2,138,320</u></u>	<u><u>728</u></u>	<u><u>2,996,287</u></u>



## **HADLEIGH GRAND FEOFFMENT CHARITY**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

#### **1. PRINCIPAL ACCOUNTING POLICIES**

The format of the accounts complies with the Accounting Direction for Private Registered Providers of Social Housing 2015 and Statement of Recommended Practice Accounting by Registered Social Housing Providers 2018. The Financial Statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies is set out below.

##### **1.1 Basis of Accounting:**

The Financial Statements are prepared on the historical cost basis of accounting, modified by the revaluation of investments and freehold land held as an investment to produce income for the charity.

##### **1.2 Charities:**

The Financial Statements comprise the income and expenditure for the year and the assets and liabilities as at 31 December 2021 of the following Charities known as Hadleigh Grand Feoffment Charity:

The Charities known as the Grand Feoffment Charities (exclusive of the Charities of John Alabaster for Schoolmaster and Elias Jordayn);

The Charity of Mary Clark, founded by conveyance dated 23 November 1743;

The Charity of George Robert Jackson, founded by will dated 26 July 1916;

The Charity of Sarah Ann Rand, founded by will dated 6 September 1912;

The Charity of Joseph Rand, founded by will proved at Bury St Edmunds on 5 December 1893;

The Charity of Anna Francis Spooner, founded by will proved at Ipswich on 21 January 1907;

The Charity of Joshua Nunn, founded by will dated 1 June 1787;

The Charity of John Fiske, founded by will dated 20 August 1615;

Charles G Terry's Trust for the Grand Feoffment Charities founded by conveyance dated 23 May 1979.

##### **1.3 Turnover:**

Turnover represents service charges receivable.

##### **1.4 Housing Properties:**

Five Almshouses were constructed in the Sixteenth Century and fourteen in the late Nineteenth Century. There is no record of the original cost and no value is attributed thereto. The Housing Properties cost relates to the construction of ten Almshouses in the period from 1973 to 1983, two almshouses in 2005 and improvements to other properties. The accounts have been prepared on the basis that the capital expenditure is grant funded, funded by loans or from the Charity's own resources.

The trustees consider that the housing properties are maintained in such a state of repair that their residual value is at least equal to their net book value. As a result, the corresponding depreciation would not be material and therefore is not charged in the income and expenditure account. The trustees perform annual impairment reviews to ensure that the recoverable amount is not lower than the carrying value.

## HADLEIGH GRAND FEOFFMENT CHARITY

### NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 DECEMBER 2021

#### 1. PRINCIPAL ACCOUNTING POLICIES

##### 1.4 Housing Properties Contd.

Depreciation is provided at the following annual rates in order to write off the cost of improvements to the housing properties over their useful economic life:

Improvements to housing properties	5 % straight-line basis
------------------------------------	-------------------------

There are no SHG - Assisted Schemes currently incomplete or with capital grants outstanding.

##### 1.5 Other Fixed Assets:

Tangible fixed assets other than housing properties are stated at cost.

##### 1.6 Social Housing Grant:

Social Housing Grant (SHG) is paid by the Homes and Communities Agency 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.

##### 1.7 Cyclical Repairs and Maintenance:

Hadleigh Grand Feoffment Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

##### 1.8 Provisions

Provisions are recognised when the RP has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

###### Recycled Capital Grants Fund

Capital grants can be recycled under certain condition, if a property is sold, or if another relevant event takes place. Recycled grants can be used for projects approved by the Homes and Communities Agency (HCA) and they are credited to the Recycled Capital Grant Fund within liabilities.

In certain circumstances, such as the sale of housing properties, capital grants may be repayable, and, in that event, is subordinated to the repayment of other loans by agreement with the Homes and Communities Agency (HCA). It is accounted for as soon as the liability arises within creditors: amounts falling due within one year. When any grant to be recycled or repaid is less than the grant relating to the disposal, the difference is treated as abated grant. Abated capital grants are treated as a component of the surplus or deficit on disposal.

###### Disposal Proceeds Fund

Net disposal proceeds including grant released on sale of a property under the right to acquire scheme and Voluntary Purchase Grant net disposal proceeds are credited to this fund which appears as a creditor until reinvested in appropriate new social housing.

##### 1.9 Extraordinary Repairs:

Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the Revenue Account in the year in which they are incurred.

# HADLEIGH GRAND FEOFFMENT CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 DECEMBER 2021

### 1. PRINCIPAL ACCOUNTING POLICIES

#### 1.10 Value Added Tax:

Hadleigh Grand Feoffment Charity is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

#### 1.11 Apportionment of Management Expenses:

Finance and Administration costs are apportioned between Management and Service Costs on the basis that 50% of the Finance and Administration Costs are attributable to Service Costs and the balance to Management.

### 2. SENIOR EXECUTIVES' EMOLUMENTS

The senior executives are defined as the Trustees and the Collector appointed by the Trustees.

2021	2020
£	£

None of the Trustees received any emoluments.

Fees charged by collecting Agents in respect of the services of the Collector (including VAT)

£ 7,440	£ 11,520
---------	----------

2021	2020
£	£

### 3. INTEREST RECEIVABLE AND OTHER INCOME

Bank Deposit Interest

25	28
----	----

Misc Income

70	50
----	----

Investment Income

5,452	6,030
-------	-------

£ 5,547	£ 6,108
---------	---------

### 4. (DEFICIT) / SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

(Deficit) / Surplus on Ordinary Activities before Taxation is stated after charging -

Depreciation - Tangible Fixed Assets

£ 29,924	£ 29,382
----------	----------

### 5. TAXATION

Hadleigh Grand Feoffment Charity is a registered Charity, and is, therefore, exempt from liability to taxation on its Income and Capital Gains.

# HADLEIGH GRAND FEOFFMENT CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 DECEMBER 2021

### 6. FIXED ASSETS HOUSING PROPERTIES

	2021 Total Housing Properties £	2020 Total Housing Properties £
Cost:		
As at 1 January 2021	969,944	953,302
Additions	40,581	16,642
Other Grants	-	-
As at 31 December 2021	<u>£ 1,010,525</u>	<u>£ 969,944</u>
Depreciation:		
As at 1 January 2021	317,989	288,607
Charge for the Year	29,924	29,382
As at 31 December 2021	<u>£ 347,913</u>	<u>£ 317,989</u>
Net Book Value	<u>£ 662,612</u>	<u>£ 651,955</u>

Five Almshouses were constructed in the Sixteenth Century and fourteen in the late Nineteenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to the construction of ten Almshouses in the period from 1973 to 1983, two almshouses in 2005 and subsequent improvements in 1999 to 2021.

Grants received are repayable if the property is sold within five years.

### 7. INVESTMENTS

	2021 £	2020 £
7.1 Investments		
Valuation:		
As at 1 January 2021	146,882	156,439
Additions	1,582	1,931
Disposals at Book Value	-	-
Revaluations	13,648	(11,488)
As at 31 December 2021	<u>£ 162,112</u>	<u>£ 146,882</u>
The investments comprise M & G Securities Ltd - NAACIF Common Investment Fund as follows:		
118188 (2020 - 118188) Income Shares	107,728	98,829
834 (2020 - 834) Accumulation Shares	54,384	48,053
Carrying amount at 31 December 2021	<u>£ 162,112</u>	<u>£ 146,882</u>
Historic Cost as at 31 December 2021	<u>£ 82,908</u>	<u>£ 81,326</u>

The fair value of the investments is as valued by M&G Investments.

# HADLEIGH GRAND FEOFFMENT CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 DECEMBER 2021

	2020 £	2019 £
7.2 Freehold Land held as an investment to produce Income for the Charity		
Valuation:		
As at 1 January 2020	2,100,000	2,100,000
Revaluations	-	-
Carrying amount at 31 December 2021	<u>£ 2,100,000</u>	<u>£ 2,100,000</u>

The valuation of the freehold land is the Board's best estimate of fair value.

Historic Cost as at 31 December 2021

All gifted to the Charity with improvements  
stated at cost

£ 40,883	£ 40,883
----------	----------

### 8. DEBTORS: amounts falling due within one year

	2021 £	2020 £
Other Debtors	-	-
Prepayments and Accrued Income	9,901	8,854
	<u>£ 9,901</u>	<u>£ 8,854</u>

### 9. CREDITORS: amounts falling due within one year

	2021 £	2020 £
Other Creditors and Accruals	<u>£ 7,892</u>	<u>£ 21,640</u>

Creditors are paid within thirty days of receipt of invoice from the supplier.

### 10. INVESTMENT REVALUATION RESERVE

	2021 £	2020 £
As at 1 January 2021	2,124,672	2,136,160
Increase / (decrease) in value	13,648	(11,488)
Realisation on sale - transfer to Revenue Reserve	-	-
As at 31 December 2021	<u>£ 2,138,320</u>	<u>£ 2,124,672</u>

### 11. RESTRICTED RESERVES

	Total £	Joshua Nunn Charity £	John Fiske Charity £
As at 1 January 2021	698	277	421
Investment Income	30	12	18
As at 31 December 2021	<u>£ 728</u>	<u>£ 289</u>	<u>£ 439</u>
As at 1 January 2020	<u>£ 661</u>	<u>£ 262</u>	<u>£ 399</u>
As at 31 December 2020	<u>£ 698</u>	<u>£ 277</u>	<u>£ 421</u>

# HADLEIGH GRAND FEOFFMENT CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 DECEMBER 2021

### 12. CAPITAL COMMITMENTS

	2021 £	2020 £
Capital Expenditure that has been contracted for but not provided for in the Financial Statements	<u>£ 20,000</u>	<u>£15,000</u>
Capital Expenditure that has been authorised by the Trustees but has not yet been contracted for	<u>£NIL</u>	<u>£NIL</u>

### 13. CONTINGENT LIABILITIES

As at 31 December 2021 and 2020, there were no known contingent liabilities.

### 14. RELATED PARTY TRANSACTIONS

The charity is under the control of the Trustees.

There were no related party transactions during the year.

**DETAILED INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	£	2021 £	£	2020 £
<b>INCOME</b>				
Maintenance Contributions		32,911		31,957
Bank Deposit Income		25		28
Interest on Endowed Capital		5,452		6,030
Gain on Disposal of Investments		-		-
Miscellaneous Income		70		50
Rental Income:				
Agricultural Rents	63,940		60,455	
Wayleave Rentals	278		278	
	<u>64,218</u>		<u>60,733</u>	
Less: Insurance	4,530		4,377	
Repairs and maintenance	-		233	
	<u>4,530</u>		<u>4,610</u>	
		59,688		56,123
<b>TOTAL INCOME</b>		<u>98,146</u>		<u>94,188</u>
<b>TOTAL EXPENDITURE (per page 15)</b>		<u>72,629</u>		<u>81,786</u>
<b>(DEFICIT) / SURPLUS FOR THE YEAR</b>		<u>25,517</u>		<u>12,402</u>
Accumulated Surplus from Previous Years		831,722		819,320
Transfer from Investment revaluation reserve		-		-
<b>Surplus on General Fund Carried Forward</b>		<u><u>£ 857,239</u></u>		<u><u>£ 831,722</u></u>

## HADLEIGH GRAND FEOFFMENT CHARITY

FOR MANAGEMENT  
INFORMATION ONLYDETAILED EXPENDITURE  
FOR THE YEAR ENDED 31 DECEMBER 2021

	2021 £	2020 £
<b>SERVICE COSTS</b>		
Collector's Fees - 50% Service	3,720	5,760
Care and Catering -		
Heating Allowance	2,780	2,970
Christmas Gifts	900	990
TV Licences	45	83
Insurances	646	2,026
Water Rates	5,495	6,573
Hearing & Lighting - Row Chapel	223	158
Repairs and Cleaning - Row Chapel	481	381
Office costs	2,816	-
	<u>£ 17,106</u>	<u>£ 18,941</u>
 <b>REPAIRS AND MAINTENANCE</b>		
George Street Almshouses	11,212	13,971
Magdalen Road Almshouses	2,499	6,054
Groves Court Almshouses	2,557	536
Benton Street Almshouses	3,379	4,767
	<u>£ 19,647</u>	<u>£ 25,328</u>
 <b>MANAGEMENT COSTS</b>		
Collector's Fees - 50% Management	3,720	5,760
Affiliation Fee/Subscriptions	730	625
Accountancy Fees	1,260	1,260
Meeting Expenses	-	37
Professional fees	-	-
Postage & stationery	-	100
Miscellaneous costs	-	142
Bank charges	242	210
	<u>£ 5,952</u>	<u>£ 8,134</u>
 <b>DEPRECIATION OF HOUSING PROPERTIES -</b>		
Improvements - George Street	14,723	15,117
Magdalen Road	1,690	754
Benton Street	13,511	13,512
	<u>£ 29,924</u>	<u>£ 29,383</u>
 <b>TOTAL EXPENDITURE</b>	<u>£ 72,629</u>	<u>£ 81,786</u>



## HADLEIGH GRAND FEOFFMENT CHARITY

FOR MANAGEMENT  
INFORMATION ONLYSCHEDULE OF LAND AND BUILDINGS AT COST  
AS AT 31 DECEMBER 2021

	Notes	At cost	2020
1. USED FOR THE PURPOSES OF THE CHARITY	1		
(a) 14 Almshouses and Chapel on land having frontage to George Street, Hadleigh Improvements	3	Negligible 305,280	Negligible 294,089
(b) 3 New Almshouses on land in George Street, Hadleigh Improvements	2	16,851 8,220	16,851 8,220
(c) 5 Almshouses on land having frontage to Benton Street, Hadleigh Improvements	3	Negligible 270,211	Negligible 270,211
(d) 7 Almshouses on land having frontage to Magdalen Road, Hadleigh Improvements	2	105,650 50,731	105,650 21,341
(e) 2 Almshouses Groves Court, Inkerman Terrace, Hadleigh	2	253,582	253,582
		<u>£ 1,010,525</u>	<u>£ 969,944</u>
2. HELD AS AN INVESTMENT TO PRODUCE INCOME FOR THE CHARITY	4		
(a) Maskells Hall Farm with land of about 321 acres in parishes of Offton, Elmsett, Whatfield and Naughton - as let Improvements		Gifted 40,883	Gifted 40,883
(b) Peyton Farm, Whatfield, about 139 acres in parishes of Whatfield and Aldham - as let Land at Whatfield, about 8 acres - as let		Gifted Gifted	Gifted Gifted
(c) 10 acres of land or thereabouts, in parishes of Polstead and Layham - as let		Gifted	Gifted
(d) 9.5 acres of land in parish of Whatfield - as let		Gifted	Gifted
(e) 2 acres of allotment land or thereabouts at Gallows Hill, Hadleigh - as let		Gifted	Gifted
(f) 2 acres of land or thereabouts known as Bridge Meadow, Hadleigh - as let		Gifted	Gifted
(g) 22.5 acres or thereabouts at Foxearth, Essex - as let (Mary Clarks Foxearth Charity)		Gifted	Gifted
(h) Yearly wayleaves to Eastern Electricity Board		Gifted	Gifted
		<u>£ 40,883</u>	<u>£ 40,883</u>

See notes on page 17

**SCHEDULE OF LAND AND BUILDINGS AT COST continued**  
**AS AT 31 DECEMBER 2021****NOTES**

1. All lands are freehold and with the exception of the new almshouses at Groves Court, are vested in the Official Custodian for Trustees. The almshouses at Groves Court are vested in the names of the Trustees.
2. Valuation at Cost
3. Built some years ago - cost not available. Improvements are stated at cost.
4. All the land and buildings have been gifted to the Feoffment or acquired at no cost. Improvements are stated at cost. The Trustees do not consider the expense of a current market would be justified. They are vested in the Official Custodian for Charities.

**SCHEDULE OF INVESTMENTS**  
**AS AT 31 DECEMBER 2021****M & G SECURITIES LIMITED - NAACIF**  
**COMMON INVESTMENT FUND**

	Market Value		Cost
	2021	2020	
1168 (2020 - 1168) Income Shares (S A Rand Charity)	1,065	977	Gifts
380 (2020 - 380) Income Shares (J R Rand Charity)	346	318	Gifts
2953 (2020 - 2953) Income Shares (A F Spooner Charity)	2,692	2,469	Gifts
1444 (2020 - 1444) Income Shares (G R Jackson Charity)	1,316	1,208	Gifts
112243 (2020 - 112243) Income Shares (Endowed Capital)	102,309	93,857	41,172
509 (2020 - 509) Accumulation Shares Extra-Ordinary Repair Fund	53,337	47,128	41,007
4 (2020 - 4) Joshua Nunn Charity	419	370	290
6 (2020 - 6) John Fiske Charity	628	555	439
	<u>£ 162,112</u>	<u>£ 146,882</u>	<u>£ 82,908</u>