

RINGMER JUBILEE COTTAGES HOUSING TRUST

England & Wales · Charity number 276147

Details

Status Registered

Legal form Other

Registered 1978-08-16

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

Contact

Address Ringmer Parish Council
Old School Close
Ringmer
Lewes
East Sussex
BN8 5RA

Phone 01273813242

Email clerk@ringmerparishcouncil.gov.uk

Activities

Objects: THE PROVISION OF DWELLINGS AS FIRST HOMES FOR YOUNG RINGMER COUPLES THE MAJORITY OF WHOM IN FACT SHALL BE OF THE WORKING CLASS AND WHO ARE IN NECESSITIOUS CIRCUMSTANCES.

Activities: Provides dwellings as first homes for young Ringmer couples of limited means.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** RINGMER
- East Sussex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£18,635	£10,616	-	-
2024-12-31	£125,259	£339,688	-	-
2023-12-31	£9,125	£4,118	-	-
2022-12-31	£8,097	£10,049	-	-
2021-12-31	£198,389	£13,655	-	-

Trustees

Name	Role	Appointed
David Duke		2024-10-10
Dr JOHN KAY		2016-06-06
John Robert Whitlock		2024-10-10
Margaret Crompton		2024-10-10

RINGMER JUBILEE COTTAGES HOUSING TRUST

England & Wales - Charity number 276147

Accounts

Ringmer Jubilee Cottages Housing Trust

Charity registration number: 276147

Trustees' Annual Report

and

Statement of Accounts

For the year ended

31st December 2024

Reference and Administrative Details

Holding Trustees:	Mr R A R Askew Cllr John Kay Cllr Gordon Sims
Trustees/Management Committee:	Cllr John Whitlock - Chairman Cllr Sarah Phillips Cllr John Kay Cllr Margaret Crompton Cllr Dave Duke
Principal Office:	c/o Ringmer Parish Council Parish Rooms Old School Close Ringmer LEWES East Sussex BN8 5RA
Registered Office:	c/o Ringmer Parish Council Parish Rooms Old School Close Ringmer LEWES East Sussex BN8 5RA
Charity Registration Number:	276147
Bankers:	Barclays Bank Plc
Independent Examiner:	Mr Peter Jonathan Franklin CIOB 9 Delves Close Ringmer East Sussex BN8 5JW

Chairman of Management Committee's report for the year ended 31st December 2024

Sadly, one of the original trustees, Mr Bob Peters passed away this year and we thank him for his contribution to the charity.

I am pleased to report that we continued to meet the Charities objectives to provide dwellings as first homes for young Ringmer couples of limited means.

We welcomed new tenants into No. 2 Jubilee Cottages in April of this year for a 3 year period having made a decision to increase the rental income from £300 pcm to £450 pcm. The property benefitted from a light renovation including painting and new carpets before the new tenants arrival.

The tenants in No 1 Jubilee Cottages moved out in early December. New tenants are in the process of giving notice to their current property and the cottage is being redecorated. A new (second-hand) kitchen is being fitted along with new flooring throughout. Rental income will increase for the new tenancy to align with No 2.

This year saw the completion on 25th July of the purchase of a further property; 51 Shepherds Way in Ringmer, which was funded partially by a bequest left to the trust in 2021 and additionally by a grant received from Ringmer Parish Council. The 2 bedroom semi-detached property is located centrally and received its first tenants in October having been decorated throughout and benefitting from a new bathroom. These improvements were funded by a further grant from Ringmer Parish Council. The cottage has been renamed Blyth Cottage to reflect the bequest left by the donor.

Committee Members carried out routine inspections of the properties throughout the year. Regular reports were fed back to the Management Committee and any issues/ routine maintenance matters were followed-up on.

Discussions continued whether to relocate, No's 1 and 2 Jubilee Cottages. There are issues to overcome concerning the properties' title and these would need to be resolved if a decision to relocate is made.

Cllr. John Whitlock

Trustee/Chairman - Ringmer Jubilee Cottages Housing Trust Management Committee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE RINGMER JUBILEE COTTAGES HOUSING TRUST**
Charity Number 276147

I report on the accounts for the year ended 31 December 2024, which are set out on pages 1 to 3

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 under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed

It is my responsibility to:-

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

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 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 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 material matters have come to my attention which gives me cause to believe that in, any material respect:

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

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



Jonathan Franklin
9 Delves Close,
RINGMER,
East Sussex
BN8 5JW

5/2/25

RINGMER JUBILEE COTTAGES HOUSING TRUST

Registered Charity number 276147

INCOME AND EXPENDITURE ACCOUNT

YEAR ENDED 31ST DECEMBER 2024

	<u>2024</u>		<u>2023</u>	
INCOME	£	£	£	£
Rents receivable (note 1)	10,270.00		7,200.00	
Interest/Dividend	4,795.05		1,914.70	
Sundry Income (note 1.1)	<u>110,194.27</u>	125,259.32	<u>10.71</u>	9,125.41
EXPENDITURE (note 3)				
Maintenance:				
Internal No.1	1,609.50		324.00	
Internal No.2	4,931.24		99.60	
Internal No.3	10,073.04			
External No.1	725.50		77.50	
External No.2	442.00		398.90	
External No.3	141.40			
Cess pit service and emptying	140.00		466.70	
Garden maintenance/grass cutting	717.00		360.00	
Sundry	-		17.94	
Other:				
Insurance: House	1,040.18		713.51	
Sundry	1,941.23		-	
3rd Property purchase	316,926.60		660.00	
Administration:				
Administration fee (note 4)	<u>1,000.00</u>	339,687.69	<u>400.00</u>	3,518.15
SURPLUS/(DEFICIT) FOR YEAR		<u>(214,428.37)</u>		<u>5,607.26</u>
Change in value of investments	(65.36)		3.15	
NET MOVEMENT OF FUNDS		<u>(214,493.73)</u>		<u>5,610.41</u>

RINGMER JUBILEE COTTAGES HOUSING TRUST

Registered Charity number 276147

BALANCE SHEET AS AT 31st DECEMBER 2024

	<u>2024</u>		<u>2023</u>	
<u>FIXED ASSETS</u>	£	£	£	£
Freehold property at valuation (note 5)	405,000.00		90,000.00	
Investment Shares at market value (note 2)	<u>0.00</u>		<u>65.36</u>	
		405,000.00		90,065.36
<u>CURRENT ASSETS</u>				
Redwood Savings	0.00		193,306.60	
Barclays Business Premium account	1,013.24		10,916.13	
Barclays Current account	<u>9,581.83</u>		<u>20,800.71</u>	
		10,595.07		225,023.44
		415,595.07		315,088.80
<u>CURRENT LIABILITIES</u>				
		-		
Creditors		<u>415,595.07</u>		<u>315,088.80</u>
<u>ACCUMULATED FUND</u>				
Balance brought forward		315,088.80		309,478.39
3rd Property		315,000.00		
Surplus/deficit for year		(214,493.73)		5,610.41
		<u>415,595.07</u>		<u>315,088.80</u>

Signed on behalf of the Trustees

RINGMER JUBILEE COTTAGES HOUSING TRUST

Registered Charity number 276147

NOTES TO THE ACCOUNTS 2024

- 1) Rent at No. 1 remains static. A new tenancy in No. 2 April incorporated a rent rise to £450.00 pcm. A third property was purchased and a rental income agreed of £650 pcm wef Oct 24
- 1.1) This figure includes £300 forfeited deposit - Cottage No 2
- 2) The Lloyds shares have been sold. There were 2 holdings totalling 275 shares. Sale proceeds were £125.04

Expenditure was increased this year mainly due to the refurbishment of the newly purchaed Blyth Cottage.

- 3) Additionally, Jubilee Cottage no 2 was redecorated and new flooring provided before the new tenants began their occupation.
- 4) The management fee charged by RPC for administration services remained static at £1000.

- 5) The historic valuation figure for Jubilee Cottages remains at £90,000. Blythe Cottage was purchased in July for the sum of £315,000

The insurance remained with Greens Insurance Group at a premium of £912.85

The current sum for the cost of re-build is £350,000 per property (2023: £313,006) for Jubilee Cottages and £229,000 for Blyth Cottage.

The Market value of the properties is estimated at: £ 800,000 (2023: £760,000) for Jubilee Cottages and £325,000 for Blyth Cottage

RINGMER JUBILEE COTTAGES HOUSING TRUST

England & Wales - Charity number 276147

Accounts

Ringmer Jubilee Cottages Housing Trust

Charity registration number: 276147

Trustees' Annual Report and Statement of Accounts for the year ended 31st December 2021

Ringmer Jubilee Cottages Housing Trust

Reference and Administrative Details

Trustees:	Mr R. A. R. Askew Mr. A. R. Peters Cllr. Richard Turner Cllr. John Kay
Principal Office:	c/o Ringmer Parish Council Parish Rooms, Kings Academy Lewes Road Ringmer LEWES East Sussex BN8 5RB
Registered Office:	c/o Ringmer Parish Council Parish Rooms, Kings Academy Lewes Road Ringmer LEWES East Sussex BN8 5RB
Management Committee:	Cllr. John Whitlock – Chairman Cllr Sarah Phillips Cllr John Kay Cllr Margaret Crompton Cllr Clare Herbert
Charity Registration Number:	276147
Bankers:	Barclays Bank Plc
Independent Examiner:	Mr. Peter Jonathan Franklin CIOB 9. Delves Close Ringmer East Sussex BN8 5JW

Ringmer Jubilee Cottages Housing Trust

Chairman of Management Committee's report for the year ended 31st December 2021

I am pleased to report that we continued to meet the Charities objectives to provide dwellings as first homes for young Ringmer couples of limited means.

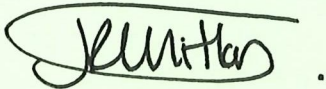
Our tenant in No. 1 Jubilee Cottages has now been in place since April 2019 and we began the process in the latter part of the year of offering up a new tenancy for the next 3-year period starting April 2022

We were pleased to welcome 2 new tenants into No. 2 Jubilee Cottages during February for the next 3 years. The process had taken a little longer than expected and following a review of our 'Vacancy Procedure' for tenancy applications it is hoped that future process will run more smoothly. The procedures are regularly monitored to ensure conformity with any changes in legislation.

Committee Members carried out routine inspections of the properties throughout the year, but we were still being hindered by the effects of Covid. Regular reports were fed back to the Management Committee and any issues / routine maintenance matters were followed-up on. The major property improvement and expense of the year was replacing the central heating system in both cottages.

Discussions continued whether to relocate, extend or redevelop Jubilee Cottages. Relocation had now become a more viable option following the generous bequest received. The Committee have been making enquiries with current developers in the Village and are investigating 2 properties with the site developer at Diplocks. Hopefully we will have some positive news to share in the year.

Financially we remain in a strong position, enabling us to keep rent charges to a minimum.



Cllr. John Whitlock

Chairman – Ringmer Jubilee Cottages Housing Trust Management Committee

Independent Examiner's Report



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the
accounts

Section A Independent Examiner's Report

Report to the trustees/
members of

Charity Name
RINGMER JUBILEE COTTAGES HOUSING TRUST.

On accounts for the year
ended

31/12/21 Charity no (if any) 276147

Set out on pages

1-5 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/21

Responsibilities and
basis of report

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


[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) 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.

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

Signed:  Date: 13/10/22

Name: PETER JONATHAN FRANKLIN

Relevant professional
qualification(s) or body

INSTITUTE OF BANKERS.

Ringmer Jubilee Cottages Housing Trust

Independent Examiner's Report – cont'd

(if any):

Address:

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

Ringmer Jubilee Cottages Housing Trust

Statement of Financial Activities for the year ended 31st December 2021

RINGMER JUBILEE COTTAGES HOUSING TRUST

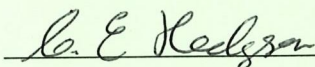
Registered Charity number 276147

BALANCE SHEET

YEAR ENDED 31ST DECEMBER 2021

	<u>2021</u>		<u>2020</u>	
	£	£	£	£
<u>FIXED ASSETS</u>				
Freehold property at valuation (note 5)	90,000.00		90,000.00	
Investment Shares at market value (note 2)	<u>64.11</u>		<u>85.62</u>	
		90,064.11		90,085.62
<u>CURRENT ASSETS</u>				
National Savings Bank	10,826.76		10,826.76	
Barclays Business Premium account	191,298.79		111.05	
Barclays Current account	<u>19,842.45</u>		<u>26,295.75</u>	
		<u>221,968.00</u>		<u>37,233.56</u>
		312,032.11		127,319.18
<u>CURRENT LIABILITIES</u>				
Creditors (note 4)		<u>600.00</u>		<u>600.00</u>
		311,432.11		126,719.18
<u>ACCUMULATED FUND</u>				
Balance brought forward		126,719.18		121,356.77
Surplus/deficit for year		184,712.93		5,362.41
		<u>311,432.11</u>		<u>126,719.18</u>

Signed on behalf of the Trustees



Date 10-NOV-22

Ringmer Jubilee Cottages Housing Trust

Statement of Financial Activities for the year ended 31st December 2021

RINGMER JUBILEE COTTAGES HOUSING TRUST

Registered Charity number 276147
INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31ST DECEMBER 2021

	<u>2021</u>		<u>2020</u>	
	£	£	£	£
INCOME				
Rents receivable (note 1)	6,900.00		7,250.00	
Bequests	191,180.09			
Deposit protection	300.00			
Payments written-off			112.56	
Barclays Business Premium 10 day	7.65		0.09	
Lloyds Banking Group dividend	1.70			
National Savings & Investments Interest		<u>198,389.44</u>	<u>77.39</u>	<u>7,440.04</u>
EXPENDITURE (note 3)				
Insurance: House	664.03		522.45	
Maintenance: Internal				
No.1 Replace kitchen taps and pipes	165.00			
No.1 Central heating replacement	5,250.30			
No.2 Replacement oven	434.00			
No.2 Call-out to check voltage/cooker connection	42.00			
No.2 Bathroom plumbing repairs	205.98			
No.2 Central heating replacement	4,579.29			
No.2 PAT testing	144.00			
Replacement of smoke alarms			44.77	
Maintenance: External				
Ditch work			341.00	
Garden maintenance/grass cutting	495.00		405.00	
Repairs to Sewage Treatment Plant			429.41	
Cess pit service and emptying	120.00			
Replacement fence	299.29		320.00	
Other				
No.1 Electricity pmt – previous tenant	356.11			
Deposit protection	300.00			
Administration				
Hire of meeting room			15.00	
Administration fee	<u>600.00</u>	<u>13,655.00</u>	<u>15.00</u>	<u>2,077.63</u>
SURPLUS/(DEFICIT) FOR YEAR		<u>184,734.44</u>		<u>5,362.41</u>
Change in value of investments		(21.51)		
NET MOVEMENT OF FUNDS		<u>184,712.93</u>		<u>5,362.41</u>

Signed on behalf of the Trustees

L. E. Healyson

Date 10-Nov-22

Ringmer Jubilee Cottages Housing Trust

Statement of Financial Activities for the year ended 31st December 2021

NOTES TO THE ACCOUNTS 2021

- 1) The rent receipts show a slight decrease due to an overpayment on the repayment of a Covid rent holiday in the previous year.
- 2) The Trust continues to hold 137 Lloyds Banking Group shares .
The total market value as at 31 December 2021 £64.11 (2019: £85.62)
- 3) There was an increase in expenditure mainly due to the replacement of the central heating in both properties.
Other exceptional items were a replacement oven for No. 1 and bathroom repairs to No. 2
- 4) The £600 management fee charged by Ringmer Parish Council for Administration Services, remains the same
- 5) The historic valuation figure remains at £90,000.
The insurance remained with Greens Insurance Group
The current sums insured for the cost of re-build is £245856.00 per property
The Market value of both properties is estimated at: 2021 £ 740,00.00 (2020: £695,000)