

# **Ringmer Jubilee Cottages Housing Trust**

Charity registration number: 276147

## **Trustees' Annual Report and Statement of Accounts for the year ended 31<sup>st</sup> December 2021**



## Ringmer Jubilee Cottages Housing Trust

### Reference and Administrative Details

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

**Chairman of Management Committee's report for the year ended 31<sup>st</sup> 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.

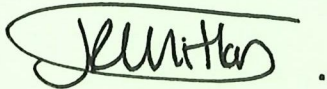
Our tenant in No. 1 Jubilee Cottages has now been in place since April 2019 and we began the process in the latter part of the year of offering up a new tenancy for the next 3-year period starting April 2022

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.

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 31<sup>st</sup> December 2021**

**RINGMER JUBILEE COTTAGES HOUSING TRUST**

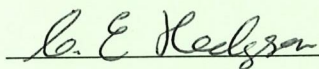
Registered Charity number 276147

**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 31<sup>st</sup> 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>	
<b>INCOME</b>	£	£	£	£
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>
<b>EXPENDITURE (note 3)</b>				
Insurance: House	664.03		522.45	
<b>Maintenance: Internal</b>				
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	
<b>Maintenance: External</b>				
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	
<b>Other</b>				
No.1 Electricity pmt – previous tenant	356.11			
Deposit protection	300.00			
<b>Administration</b>				
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>
<b>SURPLUS/(DEFICIT) FOR YEAR</b>		<u>184,734.44</u>		<u>5,362.41</u>
Change in value of investments		(21.51)		
<b>NET MOVEMENT OF FUNDS</b>		<u>184,712.93</u>		<u>5,362.41</u>

Signed on behalf of the Trustees

*B. E. Healyson*

Date 10-Nov-22

## Ringmer Jubilee Cottages Housing Trust

### Statement of Financial Activities for the year ended 31<sup>st</sup> 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)