

THE WORBOYS COURT TRUST

England & Wales · Charity number 298496

Details

Other names	ALFRED FREDERICK WORBOYS TRUST, WORBOYS COURT FUND
Status	Registered
Legal form	Other
Registered	1988-01-27
Register	View on the Charity Commission register

Contact

Address	Tees Law Hyde Hall East Barn Sandon Buntingford Hertfordshire SG9 0RU
Phone	01763 295852
Email	natalie.liversidge@teeslaw.com

Activities

Objects: THE CONSTRUCTION OF THREE HOUSES DESIGNED AND SUITABLE FOR EACH HOUSING ONE FAMILY (THE PRINCIPAL MEMBER OF WHICH SHALL BE POOR AND/OR INFIRM AS TO WHICH THE TRUSTEES DISCRETION SHALL BE FINAL). (FOR FURTHER DETAILS SEE CLAUSE 5 OF WILL). THE TRUSTEES MAY APPLY ANY SURPLUS INCOME OF THE CHARITY IN THE RELIEF OF BENEFICIARIES BY ALLEVIATING THEIR CONDITIONS OF NEED, HARDSHIP OR DISTRESS.

Activities: Makes grants to individuals (includes loans)Makes grants to organisations (including schools,charities etc)Provides buildings/facilities/open space

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** Accommodation/housing
- **Who:** Children/young People, Elderly/old People, People With Disabilities

Geography

- **Area of benefit:** GILDEN MORDEN
- Cambridgeshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£54,085	£24,081	-	-
2024-04-05	£47,665	£41,094	-	-
2023-04-05	£44,670	£27,991	-	-
2022-04-05	£46,050	£16,643	-	-
2021-04-05	£37,925	£21,723	-	-
2020-04-05	£33,757	£45,719	-	-

Trustees

Name	Role	Appointed
BARRY JOHN HOLME		
Dennis George Tear		2023-02-13

THE WORBOYS COURT TRUST

England & Wales - Charity number 298496

Accounts



Trustees' Annual Report for the period

	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
From	06	April	2024	To	05	April	2025

Section A Reference and administration details

Charity name THE WORBOYS COURT TRUST

Other names charity is known by

Registered charity number (if any) 298496

Charity's principal address C/o Tees

John Street

Royston, Hertfordshire

Postcode

SG8 9BG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Barry John HOLME	Trustee		Barry John HOLME
2	Pamela Elizabeth Rosina PARKER	Trustee		Pamela Elizabeth Rosina PARKER
3	Dennis George TEAR	Trustee		Dennis George TEAR
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Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Solicitor	Natalie Lisa Ruth Liversidge	C/o Tees, East Barn, Hyde Hall Farm, Buntingford SG9 0RU

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Will
How the charity is constituted (eg. trust, association, company)	Trust
Trustee selection methods (eg. appointed by, elected by)	By Trustee Group

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The Charity is for the benefit of the Parish of Guilden Morden. The Trustees are selected from either the residents of Guilden Morden or from those that have a close connection with the village. The solicitors Tees of John Street, Royston, Hertfordshire SG8 9BG have been appointed by the Trustees. Their duties are to manage the collection of rents, discharge all maintenance costs in respect of the properties including all financial charges. To keep proper books of accounts and records as well as the Trustees decisions and resolutions. Trustees meet between 2 and 4 times a year to discuss the housing stock and the Charities ongoing business. Additional meetings are held if a house becomes available and a new tenant has to be considered. The vacancy is made widely known to parishioners of Guilden Morden. Selection is made on the basis of financial need and connection to the village. If there are no suitable candidates the offer is made to a wider market on a commercial basis.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Providing affordable accommodation in the Parish of Guilden Morden.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Maintenance of housing stock.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

Continued upgrading and ongoing maintenance of properties.

Section E

Financial review

Brief statement of the charity's policy on reserves

Modest reserve for emergencies. Reliance placed on rental receipts covering ongoing maintenance.

Details of any funds materially in deficit

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Natalie Lisa Ruth Liversidge

Position (eg Secretary, Chair, etc)

SOLICITOR ACTING ON BEHALF OF THE TRUSTEES

Date

19.05.2026

**In the Trust of
ALBERT FREDERICK WORBOYS**

**THE WORBOYS COURT FUND
A REGISTERED CHARITY
Charity No 298496**

Accounts to 5 April 2025

We hereby approve these accounts

.....
BARRY JOHN HOLME

.....
PAMELA ELIZABETH ROSINA PARKER

.....
DENNIS GEORGE TEAR

**THE WORBOYS COURT FUND
A REGISTERED CHARITY
Charity № 298496**

The late Albert Frederick Worboys who passed away on the 2nd October 1985 set aside a significant sum of money with a view to constructing three bungalows.

It was Albert Frederick Worboys' wish that the current trustees of the Charity should have an unfettered discretion to choose any prospective occupier of the bungalows, once constructed, but due regard should be had by the trustees that each dwelling should be used to house one family, the principal member of which shall be poor and/or infirm. In selecting such a family the trustees should have a preference for the late Albert Frederick Worboys' employees or former employees, or the wives of former employees, or former employees of the business that he and his late brother ran in the village, but in default of any such person, as a second preference, any person who rendered assistance to Albert Frederick Worboys after the demise of his brother, and thirdly in default of such persons, anyone who in the opinion of the current trustees have or have had substantial connection with the village of Guilden Morden.

The current trustees' discretion is absolute and unfettered and their decisions are final and binding upon all parties concerned.

Occupiers

Category 1 - Someone who is poor and/or infirm and has a substantial connection with Guilden Morden.

Category 2 - Poor and substantial connection with Guilden Morden.

Category 3 - Substantial connection with Guilden Morden

Upon application by the trustees power was given to the aforesaid trustees of the Charity to acquire a freehold property for the purposes of the Charity, such properties as are within the Charity may be occupied by persons not necessarily members of the same family and trustees may make grants of money to provide or pay for goods, services or facilities or make grants of monies to other persons or bodies who provide good services or facilities to those eligible for assistance and are the objects of the Charity.

THE WORBOYS COURT FUND

page 2

Capital account for the year ended 5 April 2025

	£	£
Value of fund brought forward		2,862.24
Value of fund carried forward		<u>2,862.24</u>
Made up		
1 Worboys Court Guilden Morden		contra
2 Worboys Court Guilden Morden		contra
3 Worboys Court Guilden Morden		contra
16 Church Street Guilden Morden *		contra
20 Church Street Guilden Morden		contra
48 Fox Hill Road Guilden Morden *		contra
Cash in hand		2,862.24
		<u>2,862.24</u>

Contra indicates the values for the properties are unknown.

* Both these properties still have an outstanding mortgage, which is being paid monthly

THE WORBOYS COURT FUND

page 3

Income account for the year ended 5 April 2025

	£	£
Property income		
1 Worboys Court Guilden Morden	10,250.00	
2 Worboys Court Guilden Morden	8,250.00	
3 Worboys Court Guilden Morden	8,505.00	
16 Church Street Guilden Morden	9,975.00	
20 Church Street Guilden Morden	8,595.00	
48 Fox Hill Road Guilden Morden	8,510.00	
		54,085.00
Interest and other income		
Payment in lieu of interest		-
Less		
Tees costs (incl. VAT)	11,400.00	
Taylor & Co costs (incl. VAT)	360.00	
Taylor & Co under provision 2023	30.00	
Taylor & Co under provision 2024	30.00	
		(11,820.00)
Net income for the year		42,265.00
Income in hand brought forward from last year		3,637.63
Net income for the year carried forward to page 4		45,902.63

THE WORBOYS COURT FUND

page 4

Income account for the year ended 5 April 2025

		£	£
Net income for the year brought forward from page 3			45,902.63
Less			
Apr-2024 Supply and install shower	16 Church Street	476.40	
Central heating	1 Worboys Court	182.40	
Remove kitchen blockage	3 Worboys Court	102.00	
Carpets	2 Worboys Court	1,400.00	
Electrical work	2 Worboys Court	2,874.96	
E-on electricity		22.02	
Octopus energy	2 Worboys Court	88.97	
New windows	16&20 Church Street	1,810.00	
Octopus energy	2 Worboys Court	108.19	
May-2024 Council tax	2 Worboys Court	218.51	
Jun-2024 Boiler service	2 Worboys Court	156.00	
NFU mutual refund		(273.48)	
Jul-2024 E-on electricity		42.28	
Octopus energy	2 Worboys Court	43.73	
Gutter clearance	16 Church Street	80.00	
E-on electricity		20.25	
Council tax	2 Worboys Court	87.91	
Sep-2024 E-on electricity		21.16	
E-on electricity		42.88	
Oct-2024 Clear gutters	3 Worboys Court	60.00	
New fence and posts	3 Worboys Court	620.00	
Extractor fans	3 Worboys Court	640.00	
E-on electricity		0.59	
NFU mutual insurance		2,493.04	
Nov-2024 E-on electricity		23.27	
Dec-2024 E-on electricity		22.23	
Dehumidifier			
Leaks check	1 Worboys Court	70.00	
Jan-2025 Boiler service	3 Worboys Court	241.20	
Window reimbursement	1 Worboys Court	29.99	
Dehumidifier		160.00	
Feb-2025 E-on electricity		22.78	
E-on electricity		45.66	
Registration		40.00	
Mar-2025 Supply and install heater		288.00	
			(12,260.94)
Mortgage payments - 48 Fox Hill Road		6,600.00	
Mortgage payments - 16 Church Street		9,200.00	
			(15,800.00)
Net income in hand for the year			17,841.69

WORBOYS COURT FUND - RENTAL PROPERTIES

Rental income account for the year ended 5 April 2025

	1	2	3	16	20	48
	Worboy Court Antoniou	Worboy Court Evan	Worboy Court Keech	Church Street Stokwisz	Church Street Grundill	Fox Hill Road Watson
Deposit	850.00	825.00		800.00	450.00	600.00
Date	27/01/2024	28/05/2024		13/02/2023	01/03/2012	02/08/2019
April 2024	850.00		705.00	825.00	695.00	705.00
May 2024	850.00		705.00	825.00	695.00	705.00
June 2024	850.00	825.00	705.00	825.00	715.00	705.00
July 2024	850.00	825.00	705.00	825.00	715.00	705.00
August 2024	850.00	825.00	705.00	825.00	715.00	705.00
September 2024	850.00	825.00	705.00	825.00	715.00	705.00
October 2024	850.00	825.00	705.00	825.00	715.00	705.00
November 2024	850.00	825.00	705.00	825.00	715.00	705.00
December 2024	850.00	825.00	705.00	825.00	715.00	705.00
January 2025	850.00	825.00	705.00	825.00	715.00	705.00
February 2025	850.00	825.00	705.00	825.00	715.00	705.00
March 2025	900.00	825.00	750.00	900.00	770.00	755.00
	10,250.00	8,250.00	8,505.00	9,975.00	8,595.00	8,510.00

THE WORBOYS COURT FUND

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE WORBOYS COURT FUND

I report to the trustees on my examination of the financial statements of The Worboys Court Fund (the charity) for the year ended 5th April 2025.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act).

In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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 financial statements to be reached.

A handwritten signature in black ink, appearing to read 'Ben Howe', with a long, sweeping horizontal line extending to the right.

Ben Howe

Director
TC Group
5-7 Portugal Place
Cambridge
CB5 8AF

19th May 2026

THE WORBOYS COURT TRUST

England & Wales - Charity number 298496

Accounts



Trustees' Annual Report for the period

	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
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Other names charity is known by

Registered charity number (if any) 298496

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Postcode

SG8 9BG

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	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Barry John HOLME	Trustee		Barry John HOLME
2	Pamela Elizabeth Rosina PARKER	Trustee		Pamela Elizabeth Rosina PARKER
3	Dennis George TEAR	Trustee		Dennis George TEAR
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Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Solicitor	Natalie Lisa Ruth Liversidge	C/o Tees John Street, Royston, Hertfordshire SG8 9BG

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Will
How the charity is constituted (eg. trust, association, company)	Trust
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You **may choose** to include additional information, where relevant, about:

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Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

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Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

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Achievements and performance

Summary of the main achievements of the charity during the year

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Modest reserve for emergencies. Reliance placed on rental receipts covering ongoing maintenance.

Details of any funds materially in deficit

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- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Natalie Lisa Ruth Liversidge

Position (eg Secretary, Chair, etc)

SOLICITOR ACTING ON BEHALF OF THE TRUSTEES

Date

01.10.2024

In the Trust of
ALBERT FREDERICK WORBOYS

THE WORBOYS COURT FUND
A REGISTERED CHARITY
Charity No 298496

Accounts to 5 April 2024

We hereby approve these accounts


.....
BARRY JOHN HOLME 18/9/24

.....
PAMELA ELIZABETH ROSINA PARKER

.....
DENNIS GEORGE TEAR

THE WORBOYS COURT FUND
A REGISTERED CHARITY
Charity No 298496

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The current trustees' discretion is absolute and unfettered and their decisions are final and binding upon all parties concerned.

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- Category 2 - Poor and substantial connection with Guilden Morden.
- Category 3 - Substantial connection with Guilden Morden

Upon application by the trustees power was given to the aforesaid trustees of the Charity to acquire a freehold property for the purposes of the Charity, such properties as are within the Charity may be occupied by persons not necessarily members of the same family and trustees may make grants of money to provide or pay for goods, services or facilities or make grants of monies to other persons or bodies who provide good services or facilities to those eligible for assistance and are the objects of the Charity.

THE WORBOYS COURT FUND

page 2

Capital account for the year ended 5 April 2024

	£	£
Value of fund brought forward		2,862.24
Value of fund carried forward		<u>2,862.24</u>
Made up		
1 Worboys Court Guilden Morden		contra
2 Worboys Court Guilden Morden		contra
3 Worboys Court Guilden Morden		contra
16 Church Street Guilden Morden		contra
20 Church Street Guilden Morden		contra
48 Fox Hill Road Guilden Morden		contra
Cash in hand		2,862.24
		<u>2,862.24</u>

THE WORBOYS COURT FUND

page 3

Income account for the year ended 5 April 2024

	£	£
Property income		
1 Worboys Court Guilden Morden	7,900.00	
2 Worboys Court Guilden Morden	4,620.00	
3 Worboys Court Guilden Morden	8,240.00	
16 Church Street Guilden Morden	9,625.00	
20 Church Street Guilden Morden	8,340.00	
48 Fox Hill Road Guilden Morden	<u>8,240.00</u>	
		46,965.00
Interest and other income		
Payment in lieu of interest	<u>700.39</u>	
		700.39
Less		
Tees costs (incl. VAT)	11,400.00	
Taylor & Co costs (incl. VAT)	<u>330.00</u>	
		(11,730.00)
Net income for the year		<u>35,935.39</u>
Income in hand brought forward from last year		10,096.93
Net income for the year carried forward to page 4		<u>46,032.32</u>

THE WORBOYS COURT FUND

page 4

Income account for the year ended 5 April 2024

		£	£
Net income for the year brought forward from page 3			46,032.32
Less			
Apr-2023 E-on electricity		21.94	
Registration		40.00	
Adjust front door	2 Worboys Court	369.00	
May-2023 Replacing float valve	1 Worboys Court	114.00	
Boiler breakdown	20 Church Street	476.40	
E-on electricity		20.56	
Carbon monoxide detector	2 Worboys Court	78.00	
Jun-2023 E-on electricity		41.34	
Inspect shower	48 Fox Hill	78.00	
Repair electric shower	48 Fox Hill	102.00	
Aug-2023 E-on electricity		43.16	
Boiler repairs	1 Worboys Court	255.60	
Sep-2023 Repair flush	3 Worboys Court	84.00	
E-on electricity		23.25	
Oct-2023 Replace leaking valve	1 Worboys Court	114.00	
E-on electricity		23.44	
Insurance		2,235.89	
Nov-2023 Boiler repair	48 Fox Hill	102.00	
E-on electricity		25.48	
Insurance	2 Worboys Court	788.44	
Spare key	2 Worboys Court	9.00	
Dec-2023 Council tax	2 Worboys Court	336.25	
E-on electricity		25.77	
Octopus energy	2 Worboys Court	127.06	
Jan-2024 Insurance	1 Worboys Court	135.57	
Council tax	2 Worboys Court	336.00	
E-on electricity		4.63	
Octopus energy	2 Worboys Court	123.37	
Tiles	2 Worboys Court	1,131.42	
Feb-2024 Kitchen	2 Worboys Court	4,540.64	
Council tax	2 Worboys Court	336.00	
E-on electricity		26.12	
Octopus energy	2 Worboys Court	142.28	
Registration		40.00	
Mar-2024 Chimney		1,360.00	
Washing machine	1 Worboys Court	100.80	
Council tax refund	2 Worboys Court	(1,008.25)	
Bathroom	2 Worboys Court	4,462.80	
E-on electricity		23.58	
Tiling	2 Worboys Court	3,205.00	
Apr-2024 Octopus energy	2 Worboys Court	88.97	
Renovations	2 Worboys Court	8,781.18	
			(29,364.69)
Mortgage payments - 48 Fox Hill Road		6,550.00	
Mortgage payments - 16 Church Street		6,480.00	
			(13,030.00)
Net income in hand for the year			3,637.63

WORBOYS COURT FUND - RENTAL PROPERTIES

Rental income account for the year ended 5 April 2024

	1	2	3	16	20	48
	Worboy Court Antoniou	Worboy Court Ward	Worboy Court Keech	Church Street Stokwisz	Church Street Grundill	Fox Hill Road Watson
Deposit	850.00			800.00	450.00	600.00
Date	27/01/2024			13/02/2023	01/03/2012	02/08/2019
April 2023	775.00	660.00	685.00	800.00	695.00	685.00
May 2023	775.00	660.00	685.00	800.00	695.00	685.00
June 2023	775.00	660.00	685.00	800.00	695.00	685.00
July 2023	775.00	660.00	685.00	800.00	695.00	685.00
August 2023	775.00	660.00	685.00	800.00	695.00	685.00
September 2023	775.00	660.00	685.00	800.00	695.00	685.00
October 2023	775.00	660.00	685.00	800.00	695.00	685.00
November 2023	775.00	Died Oct 23	685.00	800.00	695.00	685.00
December 2023	Vacant		685.00	800.00	695.00	685.00
January 2024			685.00	800.00	695.00	685.00
February 2024	850.00		685.00	800.00	695.00	685.00
March 2024	850.00		705.00	825.00	695.00	705.00
	7,900.00	4,620.00	8,240.00	9,625.00	8,340.00	8,240.00



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
Worboys Court Trust Fund

On accounts for the year
ended

5 April 2024

Charity no
(if any) 298496

Set out on pages

Pages 1 and 2

(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 05/04/2023.

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:

F.C.C.A.

Date:

23.10.2024

Name:

Colin Dennis Taylor

F.C.C.A.

Relevant professional
qualification(s) or body

Association of Chartered Certified Accountants

(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.

THE WORBOYS COURT TRUST

England & Wales - Charity number 298496

Accounts



Trustees' Annual Report for the period

	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
From	06	April	2022	To	05	April	2023

Section A Reference and administration details

Charity name THE WORBOYS COURT TRUST

Other names charity is known by

Registered charity number (if any) 298496

Charity's principal address

C/o Tees

John Street

Royston, Hertfordshire

Postcode

SG8 9BG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Charles-Francis PAGET-WILKES	Trustee	6 April 2022 – 13 February 2023	Charles Francis PAGET-WILKES
2	Barry John HOLME	Trustee		Barry John HOLME
3	Pamela Elizabeth Rosina PARKER	Trustee		Pamela Elizabeth Rosina PARKER
4	Dennis George TEAR	Trustee	13 February 2023 – 5 April 2023	Dennis George TEAR
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Solicitor	Natalie Lisa Ruth Liversidge	C/o Tees John Street, Royston, Hertfordshire SG8 9BG

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg. trust deed, constitution)

How the charity is constituted
(eg. trust, association, company)

Trustee selection methods
(eg. appointed by, elected by)

Trust
By Trustee Group

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The Charity is for the benefit of the Parish of Guilden Morden. The Trustees are selected from either the residents of Guilden Morden or from those that have a close connection with the village. The solicitors Tees of John Street, Royston, Hertfordshire SG8 9BG have been appointed by the Trustees. Their duties are to manage the collection of rents, discharge all maintenance costs in respect of the properties including all financial charges. To keep proper books of accounts and records as well as the Trustees decisions and resolutions. Trustees meet between 2 and 4 times a year to discuss the housing stock and the Charities ongoing business. Additional meetings are held if a house becomes available and a new tenant has to be considered. The vacancy is made widely known to parishioners of Guilden Morden. Selection is made on the basis of financial need and connection to the village. If there are no suitable candidates the offer is made to a wider market on a commercial basis.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Providing affordable accommodation in the Parish of Guilden Morden.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Maintenance of housing stock.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

Continued upgrading and ongoing maintenance of properties.

Section E

Financial review

Brief statement of the charity's policy on reserves

Modest reserve for emergencies. Reliance placed on rental receipts covering ongoing maintenance.

Details of any funds materially in deficit**Further financial review details (Optional information)**

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F**Other optional information****Section G****Declaration**

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Natalie Lisa Ruth Liversidge	
Position (eg Secretary, Chair, etc)	SOLICITOR ACTING ON BEHALF OF THE TRUSTEES	
Date	15.01.2024	

In the Trust of
ALBERT FREDERICK WORBOYS

THE WORBOYS COURT FUND
A REGISTERED CHARITY
Charity No 298496

Accounts to 5 April 2023

We hereby approve these accounts

.....
BARRY JOHN HOLME

PER Parker
.....
PAMELA ELIZABETH ROSINA PARKER

.....
DENNIS GEORGE TEAR

THE WORBOYS COURT FUND
A REGISTERED CHARITY
Charity No 298496

The late Albert Frederick Worboys who passed away on the 2nd October 1985 set aside a significant sum of money with a view to constructing three bungalows.

It was Albert Frederick Worboys' wish that the current trustees of the Charity should have an unfettered discretion to choose any prospective occupier of the bungalows, once constructed, but due regard should be had by the trustees that each dwelling should be used to house one family, the principal member of which shall be poor and/or infirm. In selecting such a family the trustees should have a preference for the late Albert Frederick Worboys' employees or former employees, or the wives of former employees, or former employees of the business that he and his late brother ran in the village, but in default of any such person, as a second preference, any person who rendered assistance to Albert Frederick Worboys after the demise of his brother, and thirdly in default of such persons, anyone who in the opinion of the current trustees have or have had substantial connection with the village of Guilden Morden.

The current trustees' discretion is absolute and unfettered and their decisions are final and binding upon all parties concerned.

Occupiers

Category 1 - Someone who is poor and/or infirm and has a substantial connection with Guilden Morden.

Category 2 - Poor and substantial connection with Guilden Morden.

Category 3 - Substantial connection with Guilden Morden

Upon application by the trustees power was given to the aforesaid trustees of the Charity to acquire a freehold property for the purposes of the Charity, such properties as are within the Charity may be occupied by persons not necessarily members of the same family and trustees may make grants of money to provide or pay for goods, services or facilities or make grants of monies to other persons or bodies who provide good services or facilities to those eligible for assistance and are the objects of the Charity.

THE WORBOYS COURT FUND

page 2

Capital account for the year ended 5 April 2023

	£	£
Value of fund brought forward		2,862.24
Value of fund carried forward		<u>2,862.24</u>
Made up		
1 Worboys Court Guilden Morden		contra
2 Worboys Court Guilden Morden		contra
3 Worboys Court Guilden Morden		contra
16 Church Street Guilden Morden		contra
20 Church Street Guilden Morden		contra
48 Fox Hill Road Guilden Morden		contra
Cash in hand		2,862.24
		<u>2,862.24</u>

THE WORBOYS COURT FUND

page 3

Income account for the year ended 5 April 2023

	£	£
Property income		
1 Worboys Court Guilden Morden	8,970.00	
2 Worboys Court Guilden Morden	7,590.00	
3 Worboys Court Guilden Morden	7,890.00	
16 Church Street Guilden Morden	4,100.00	
20 Church Street Guilden Morden	8,010.00	
48 Fox Hill Road Guilden Morden	<u>7,890.00</u>	
		44,450.00
Interest and other income		
Payment in lieu of interest	<u>219.23</u>	
		219.23
Less		
Tees costs (incl. VAT)	10,440.00	
Taylor & Co costs (incl. VAT)	<u>330.00</u>	
		(10,770.00)
Net income for the year		<u>33,899.23</u>
Income in hand brought forward from last year		5,857.34
Net income for the year carried forward to page 4		<u>39,756.57</u>

These are the rent payments expected, but the tenant at 16 Church Street is in arrears. At 5 April 2022 the arrears were £2,837.14. The tenant died on the 27 July 2022, at which point the arrears were £1,235.96.

THE WORBOYS COURT FUND

page 4

Income account for the year ended 5 April 2023

		£	£
Net income for the year brought forward from page 3			39,756.57
Less			
Apr-2022 Plumbing	2 Worboys Court	183.36	
New oil tanks	1 & 3 Worboys Court	1,800.00	
Jun-2022 New oil tanks	1 & 3 Worboys Court	1,800.00	
Jul-2022 Clear drains	2 Worboys Court	186.00	
Repair gutter and eaves	3 Worboys Court	378.00	
Clear bricks	3 Worboys Court	192.00	
Sep-2022 Advert	16 Church Street	174.84	
Decorating	16 Church Street	2,400.00	
Cleaning	16 Church Street	194.00	
Appliances	16 Church Street	821.00	
E-on electricity		421.72	
Ball valve	16 Church Street	70.00	
Oct-2022 Insurance		2,122.12	
Electrical works	16 Church Street	547.70	
E-on electricity		18.73	
Loft insulation	16 Church Street	120.00	
Nov-2022 Advert	16 Church Street	349.68	
Plumbing	48 Fox Hill	210.00	
E-on electricity		38.60	
Heating panels	16 Church Street	820.00	
Dec-2022 Advert	16 Church Street	174.84	
Street light timer		130.00	
E-on electricity		19.99	
Jan-2023 Electrical consumer		550.00	
Repair front door	2 Worboys Court	75.00	
Boiler repairs	All properties	508.80	
E-on electricity		24.39	
Stuart Hulks		1,440.00	
Feb-2023 Boiler service	1 Worboys Court	180.00	
E-on electricity		22.97	
Air vent	16 Church Street	50.00	
Spare keys	16 Church Street	9.00	
Bathroom flooring	16 Church Street	300.00	
Mar-2023 E-on electricity		20.30	
Replace lock	3 Worboys Court	100.00	
Apr-2023 Oven replacement	16 Church Street	365.00	
Towel rail replacement	48 Fox Hill	402.00	
			(17,220.04)
Mortgage payments - 48 Fox Hill Road		5,959.60	
Mortgage payments - 16 Church Street		6,480.00	
			(12,439.60)
Net income in hand for the year			10,096.93

WORBOYS COURT FUND - RENTAL PROPERTIES

Rental income account for the year ended 5 April 2023

	1	2	3	16	16	16	20	48
	Worboy Court Hughes	Worboy Court Ward	Worboy Court Keech	Church Street Read (received)	Church Street Read (due)	Church Street Stokwiz	Church Street Grundill	Fox Hill Road Watson
Deposit	715.00					800.00	450.00	600.00
Date	03/02/2021					13/02/2023	01/03/2012	02/08/2019
April 2022	745.00	630.00	655.00	260.00	625.00		665.00	655.00
	-	-	-	380.41	-		-	-
May 2022	745.00	630.00	655.00	260.00	625.00		665.00	655.00
	-	-	-	389.80	-		-	-
				542.50				
				565.48				
June 2022	745.00	630.00	655.00	260.00	625.00		665.00	655.00
				565.48				
July 2022	745.00	630.00	655.00	260.00	625.00		665.00	655.00
				565.48				
August 2022	745.00	630.00	655.00	52.03			665.00	655.00
September 2022	745.00	630.00	655.00				665.00	655.00
October 2022	745.00	630.00	655.00				665.00	655.00
November 2022	745.00	630.00	655.00				665.00	655.00
December 2022	745.00	630.00	655.00				665.00	655.00
January 2023	745.00	630.00	655.00				665.00	655.00
February 2023	745.00	630.00	655.00			800.00	665.00	655.00
March 2023	775.00	660.00	685.00			800.00	695.00	685.00
	-	-	-				-	-
	8,970.00	7,590.00	7,890.00	4,101.18	2,500.00	1,600.00	8,010.00	7,890.00



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
Worboys Court Trust Fund

On accounts for the year
ended

5 April 2023

Charity no
(if any)

298496

Set out on pages

Pages 1 and 2

(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 05/04/2023.

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:

20.06.2024

Name:

Colin Dennis Taylor

Relevant professional
qualification(s) or body

Association of Chartered Certified Accountants

(if any):

Address:

The Sycamores 43 Kneesworth Street
Royston
Hertfordshire SG8 5AB

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.

--

THE WORBOYS COURT TRUST

England & Wales - Charity number 298496

Accounts



Trustees' Annual Report for the period

	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
From	06	April	2021	To	05	April	2022

Section A Reference and administration details

Charity name THE WORBOYS COURT TRUST

Other names charity is known by

Registered charity number (if any) 298496

Charity's principal address

C/o Tees

John Street

Royston, Hertfordshire

Postcode

SG8 9BG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Charles-Francis PAGET-WILKES	Trustee		Charles Francis PAGET-WILKES
2	Barry John HOLME	Trustee		Barry John HOLME
3	Pamela Elizabeth Rosina PARKER	Trustee		Pamela Elizabeth Rosina PARKER
4				
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19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

--	--	--

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Solicitor	Natalie Lisa Ruth Liversidge	C/o Tees John Street, Royston, Hertfordshire SG8 9BG

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg. trust deed, constitution)

How the charity is constituted
(eg. trust, association, company)

Trustee selection methods
(eg. appointed by, elected by)

Trust
By Trustee Group

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The Charity is for the benefit of the Parish of Guilden Morden. The Trustees are selected from either the residents of Guilden Morden or from those that have a close connection with the village. The solicitors Tees of John Street, Royston, Hertfordshire SG8 9BG have been appointed by the Trustees. Their duties are to manage the collection of rents, discharge all maintenance costs in respect of the properties including all financial charges. To keep proper books of accounts and records as well as the Trustees decisions and resolutions. Trustees meet between 2 and 4 times a year to discuss the housing stock and the Charities ongoing business. Additional meetings are held if a house becomes available and a new tenant has to be considered. The vacancy is made widely known to parishioners of Guilden Morden. Selection is made on the basis of financial need and connection to the village. If there are no suitable candidates the offer is made to a wider market on a commercial basis.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Providing affordable accommodation in the Parish of Guilden Morden.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Maintenance of housing stock.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

Continued upgrading and ongoing maintenance of properties.

Section E

Financial review

Brief statement of the charity's policy on reserves

Modest reserve for emergencies. Reliance placed on rental receipts covering ongoing maintenance.

Details of any funds materially in deficit

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Natalie Lisa Ruth Liversidge	
Position (eg Secretary, Chair, etc)	SOLICITOR ACTING ON BEHALF OF THE TRUSTEES	
Date	27.09.23	

THE WORBOYS COURT FUND
A REGISTERED CHARITY
Charity No 298496

The late Albert Frederick Worboys who passed away on the 2nd October 1985 set aside a significant sum of money with a view to constructing three bungalows.

It was Albert Frederick Worboys' wish that the current trustees of the Charity should have an unfettered discretion to choose any prospective occupier of the bungalows, once constructed, but due regard should be had by the trustees that each dwelling should be used to house one family, the principal member of which shall be poor and/or infirm. In selecting such a family the trustees should have a preference for the late Albert Frederick Worboys' employees or former employees, or the wives of former employees, or former employees of the business that he and his late brother ran in the village, but in default of any such person, as a second preference, any person who rendered assistance to Albert Frederick Worboys after the demise of his brother, and thirdly in default of such persons, anyone who in the opinion of the current trustees have or have had substantial connection with the village of Guilden Morden.

The current trustees' discretion is absolute and unfettered and their decisions are final and binding upon all parties concerned.

Occupiers

Category 1 - Someone who is poor and/or infirm and has a substantial connection with Guilden Morden.

Category 2 - Poor and substantial connection with Guilden Morden.

Category 3 - Substantial connection with Guilden Morden

Upon application by the trustees power was given to the aforesaid trustees of the Charity to acquire a freehold property for the purposes of the Charity, such properties as are within the Charity may be occupied by persons not necessarily members of the same family and trustees may make grants of money to provide or pay for goods, services or facilities or make grants of monies to other persons or bodies who provide good services or facilities to those eligible for assistance and are the objects of the Charity.

THE WORBOYS COURT FUND

page 2

Capital account for the year ended 5 April 2022

	£	£
Value of fund brought forward		2,862.24
Value of fund carried forward		<u>2,862.24</u>
Made up		
1 Worboys Court Guilden Morden		contra
2 Worboys Court Guilden Morden		contra
3 Worboys Court Guilden Morden		contra
16 Church Street Guilden Morden		contra
20 Church Street Guilden Morden		contra
48 Fox Hill Road Guilden Morden		contra
Cash in hand		2,862.24
		<u>2,862.24</u>

THE WORBOYS COURT FUND

page 3

Income account for the year ended 5 April 2022

	£	£
Property income		
1 Worboys Court Guilden Morden	8,610.00	
2 Worboys Court Guilden Morden	7,230.00	
3 Worboys Court Guilden Morden	7,530.00	
16 Church Street Guilden Morden	7,500.00	
20 Church Street Guilden Morden	7,650.00	
48 Fox Hill Road Guilden Morden	<u>7,530.00</u>	
		46,050.00
Interest and other income		
Payment in lieu of interest	<u>-</u>	-
Less		
Tees costs (incl. VAT) - provision for Jan 2023 invoice	10,440.00	
Taylor & Co costs (incl. VAT)	<u>330.00</u>	
		(10,770.00)
Net income for the year		<u>35,280.00</u>
Income shortfall in hand brought forward from last year		(10,797.95)
Net income for the year carried forward to page 4		<u>24,482.05</u>

These are the rent payments expected, but the tenant at 16 Church Street is in arrears. At 5 April 2021 the arrears amounted to £3,776.32, at 5 April 2022 the arrears were £2,837.14.

THE WORBOYS COURT FUND

page 4

Income account for the year ended 5 April 2022

£ £

Net income for the year brought forward from page 3

24,482.05

Less

Apr-2021	Supply and fit vinyl flooring	2 Worboy Court	300.00	
	Prepare kitchen for flooring	2 Worboy Court	45.00	
	Landlord's Supply		27.46	
	Reimburse for tiles	1 Worboy Court	80.04	
	Landlord's Supply		53.40	
	Repair thermostat	48 Fox Hill Road	78.00	
May-2021	Repair lock to front door	1 Worboy Court	45.00	
Jun-2021	Invoice 6911	2 Worboy Court	78.00	
Jul-2021	Landlord's Supply		17.19	
	Repair extractor fan	48 Fox Hill Road	60.00	
	Adjust front door	1 Worboy Court	55.00	
Aug-2021	Electrical Installation Condition Report	1 Worboy Court	125.00	
	Electrical Installation Condition Report	2 Worboy Court	125.00	
	Electrical Installation Condition Report	3 Worboy Court	125.00	
	Electrical Installation Condition Report	20 Church Street	125.00	
	Electrical Installation Condition Report	48 Fox Hill Road	125.00	
Sep-2021	Electrical Installation Condition Report	16 Church Street	125.00	
Oct-2021	Oil boiler services work	1 & 2 Worboy Court	406.80	
	New door lock	20 Church Street	92.76	
	Repair oven	1 Worboy Court	124.80	
Nov-2021	Insurance		1,827.23	
	Communal Lighting		50.00	
	Rewiring cooker	1 Worboy Court	118.68	
Dec-2021	Fix side gate	2 Worboy Court	55.00	
Feb-2022	Clay flu	3 Worboy Court	340.00	
	Clearing downpipes	3 Worboy Court	265.00	
	Clay flu	2 Worboy Court	340.00	
	Dehumidifier	3 Worboy Court	158.95	
	Dehumidifier	48 Fox Hill Road	158.95	
Mar-2022	Plumbing	3 Worboy Court	345.60	
				(5,872.86)
	Mortgage payments - 48 Fox Hill Road		6,271.85	
	Mortgage payments - 16 Church Street		6,480.00	
				(12,751.85)
	Net income in hand for the year			5,857.34

WORBOYS COURT FUND - RENTAL PROPERTIES

Rental income account for the year ended 5 April 2022

	1	2	3	16	16	20	48
	Worboy Court Hughes	Worboy Court Ward	Worboy Court Keech	Church Street Read (received)	Church Street Read (due)	Church Street Grundill	Fox Hill Road Watson
Deposit Date	715.00 03/02/2021					450.00 01/03/2012	600.00 02/08/2019
April 2021	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	380.60	-		
May 2021	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	382.24	-	-	-
				382.24			
June 2021	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	379.28	-	-	-
July 2021	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	379.28	-	-	-
August 2021	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	379.28	-	-	-
September 2021	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	379.28	-	-	-
October 2021	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	379.28	-	-	-
November 2021	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	379.28	-	-	-
December 2021	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	379.28	-	-	-
January 2022	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	379.28	-	-	-
February 2022	715.00	600.00	625.00	260.00	625.00	635.00	625.00
	-	-	-	379.28	-	-	-
	-	-	-	381.30	-	-	-
March 2022	745.00	630.00	655.00	260.00	625.00	665.00	655.00
	-	-	-	379.28		-	-
	8,610.00	7,230.00	7,530.00	8,439.18	7,500.00	7,650.00	7,530.00



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

WORBOYS COURT TRUST FUND

On accounts for the year
ended

5 APRIL 2022

Charity no
(if any)

298496

Set out on pages

PAGES 1 AND 2

Responsibilities and
basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 05/04/2022.

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

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.

Signed:

 FCCA

Date:

26/07/2023

Name:

ADRIAN GRAHAM WINTER - FCCA

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

ASSOCIATION OF CHARTERED CERTIFIED ACCOUNTANTS

Address:

THE SYCAMORES

43 KNEESWORTH STREET, ROYSTON

HERTS, SG8 5AB

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.

THE WORBOYS COURT TRUST

England & Wales - Charity number 298496

Accounts



Trustees' Annual Report for the period

	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
From	06	April	2020	To	05	April	2021

Section A

Reference and administration details

Charity name THE WORBOYS COURT TRUST

Other names charity is known by

Registered charity number (if any) 298496

Charity's principal address C/o Tees

John Street

Royston, Hertfordshire

Postcode

SG8 9BG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Charles-Francis PAGET-WILKES	Trustee		Charles Francis PAGET-WILKES
2	Barry John HOLME	Trustee		Barry John HOLME
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Solicitor	Natalie Lisa Ruth Liversidge	C/o Tees John Street, Royston, Hertfordshire SG8 9BG

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg. trust deed, constitution)

How the charity is constituted
(eg. trust, association, company)

Trustee selection methods
(eg. appointed by, elected by)

Trust
By Trustee Group

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The Charity is for the benefit of the Parish of Guilden Morden.
The Trustees are selected from either the residents of Guilden Morden or from those that have a close connection with the village.
The solicitors Tees of John Street, Royston, Hertfordshire SG8 9BG have been appointed by the Trustees. Their duties are to manage the collection of rents, discharge all maintenance costs in respect of the properties including all financial charges.
To keep proper books of accounts and records as well as the Trustees decisions and resolutions.
Trustees meet between 2 and 4 times a year to discuss the housing stock and the Charities ongoing business. Additional meetings are held if a house becomes available and a new tenant has to be considered. The vacancy is made widely known to parishioners of Guilden Morden. Selection is made on the basis of financial need and connection to the village. If there are no suitable candidates the offer is made to a wider market on a commercial basis.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Providing affordable accommodation in the Parish of Guilden Morden.

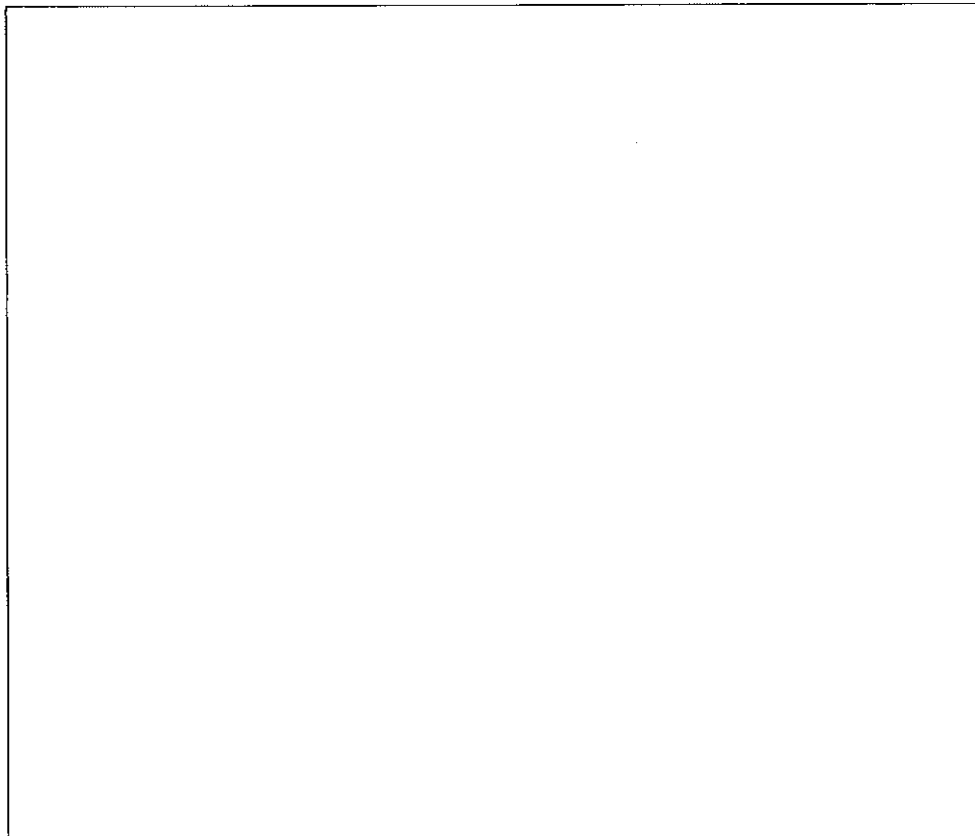
Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Maintenance of housing stock.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.



Section D

Achievements and performance

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

Continued upgrading and ongoing maintenance of properties.

Section E

Financial review

Brief statement of the charity's policy on reserves

Modest reserve for emergencies. Reliance placed on rental receipts covering ongoing maintenance.

Details of any funds materially in deficit

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Natalie Lisa Ruth Liversidge

Position (eg Secretary, Chair, etc)

SOLICITOR ACTING ON BEHALF OF THE TRUSTEES

Date

3 November 2021

**In the Trust of
ALBERT FREDERICK WORBOYS**

**THE WORBOYS COURT FUND
A REGISTERED CHARITY
Charity № 298496**

Accounts to 5 April 2021

We hereby approve these accounts

.....
CHARLES FRANCES PAGET-WILKES

.....
BARRY JOHN HOLME

.....
PAMELA ELIZABETH ROSINA PARKER

**THE WORBOYS COURT FUND
A REGISTERED CHARITY
Charity № 298496**

The late Albert Frederick Worboys who passed away on the 2nd October 1985 set aside a significant sum of money with a view to constructing three bungalows.

It was Albert Frederick Worboys' wish that the current trustees of the Charity should have an unfettered discretion to choose any prospective occupier of the bungalows, once constructed, but due regard should be had by the trustees that each dwelling should be used to house one family, the principal member of which shall be poor and/or infirm. In selecting such a family the trustees should have a preference for the late Albert Frederick Worboys' employees or former employees, or the wives of former employees, or former employees of the business that he and his late brother ran in the village, but in default of any such person, as a second preference, any person who rendered assistance to Albert Frederick Worboys after the demise of his brother, and thirdly in default of such persons, anyone who in the opinion of the current trustees have or have had substantial connection with the village of Guilden Morden.

The current trustees' discretion is absolute and unfettered and their decisions are final and binding upon all parties concerned.

Occupiers

Category 1 - Someone who is poor and/or infirm and has a substantial connection with Guilden Morden.

Category 2 - Poor and substantial connection with Guilden Morden.

Category 3 - Substantial connection with Guilden Morden

Upon application by the trustees power was given to the aforesaid trustees of the Charity to acquire a freehold property for the purposes of the Charity, such properties as are within the Charity may be occupied by persons not necessarily members of the same family and trustees may make grants of money to provide or pay for goods, services or facilities or make grants of monies to other persons or bodies who provide good services or facilities to those eligible for assistance and are the objects of the Charity.

Capital account for the year ended 5 April 2021

Value of fund brought forward	2,862.24
1 Worboys Court Guilden Morden	contra
2 Worboys Court Guilden Morden	contra
3 Worboys Court Guilden Morden	contra
16 Church Street Guilden Morden	contra
20 Church Street Guilden Morden	contra
48 Fox Hill Road Guilden Morden	contra
Value of fund carried forward	2,862.24

Made up

1 Worboys Court Guilden Morden	contra
2 Worboys Court Guilden Morden	contra
3 Worboys Court Guilden Morden	contra
16 Church Street Guilden Morden	contra
20 Church Street Guilden Morden	contra
48 Fox Hill Road Guilden Morden	contra
Cash in hand	2,862.24
	2,862.24

Income account for the year ended 5 April 2021

Property income

1 Worboys Court Guilden Morden	1,430.00	
2 Worboys Court Guilden Morden	7,200.00	
3 Worboys Court Guilden Morden	7,225.00	
16 Church Street Guilden Morden	7,500.00	
20 Church Street Guilden Morden	7,345.00	
48 Fox Hill Road Guilden Morden	7,225.00	
		37,925.00

Interest and other income

Payment in lieu of interest	-	
		-

Less

Taylor & Co costs (incl. VAT)	(330.00)	
Tees costs incl. VAT - August 2021	(10,440.00)	
		(10,770.00)

Net income for the year		27,155.00
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Income shortfall in hand brought forward from last year		(5,114.20)
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Net income for the year carried forward to page 4		22,040.80
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THE WORBOYS COURT FUND

page 4

Income account for the year ended 5 April 2021**Net income for the year brought forward from page 3**

22,040.80

Less

Apr-20 Electricity - E.On	57.57
May-20 Boiler service - 20 Church Street	176.43
David Hulks	105.00
Jun-20 Plumbing - 3 Worboys Court	90.00
Electricity - E.On	47.04
Jul-20 Boiler service - 2 Worboys Court	182.42
Electricity - E.On	20.02
Aug-20 Gardener - 1 Worboys Court	120.00
New oil tank - 2 Worboys Court	3,327.60
Sep-20 David Hulks - 1 Worboys Court	150.00
JRS Plumbing - 20 Church Street	380.00
Electricity - E.On	21.26
JRS Plumbing - 48 Fox Hill Road	142.80
Oct-20 NFU Mutual insurance	1,628.09
David Hulks - gutter repairs 1 & 3 Worboys	110.00
Nov-20 Simon Pratt - new tiles 1 Worboys Court	408.17
Watson Fuels - Oil 1 Worboys Court	498.75
David Hulks - clearing 1 Worboys	3,920.57
Simon Pratt - new tiles 1 Worboys Court	1,435.00
Shelford Heating call out - 1 Worboys	96.00
Electricity - E.On	77.34
Dec-20 Electricity - E.On	172.69
Fell tree - 16 Church Street	570.00
Jan-21 David Hulks - Kitchen fitting 1 Worboys	1,896.73
Stuart Hulks - decorating 1 Worboys	1,550.00
Simon Pratt - new tiles 1 Worboys Court	500.00
Ruggles Plumbing - 3 Worboys Court	78.00
Feb-20 Leigh Robinson - carpets 1 Worboys Court	1,360.00
David Hulks - fitting appliances 1 Worboys	1,622.57
Electricity - E.On	24.11
Stuart Hulks - electrical work 1 Worboys	650.00
Council tax 1 Worboys Court	239.24
Mar-20 David Hulks - repairs 2 Worboys Court	65.00
Mortgage payments - 48 Foxhill	5,308.95
Mortgage payments - 16 Church Street	5,807.40

32,838.75**Net income in hand for the year**

(10,797.95)

WORBOYS COURT FUND - RENTAL PROPERTIES

Rental income account for the year ended 5 April 2021

	1	2	3	16	16	20	48
	Worboy Court Hughes	Worboy Court Ward	Worboy Court Keech	Church Street Read (received)	Church Street Read	Church Street Grundill	FoxHill Road Watson
Deposit	715.00					450.00	600.00
Date	03.02.2021					01.03.2012	02.08.2019
April		600.00	600.00	354.41	625.00	610.00	600.00
May		600.00	600.00	380.56	625.00	610.00	600.00
June		600.00	600.00	761.12	625.00	610.00	600.00
July		600.00	600.00	250.00	625.00	610.00	600.00
				380.56			
August		600.00	600.00	250.00	625.00	610.00	600.00
				380.56			
September		600.00	600.00	250.00	625.00	610.00	600.00
				380.56			
October		600.00	600.00	250.00	625.00	610.00	600.00
				380.56			
November		600.00	600.00	250.00	625.00	610.00	600.00
				380.56			
December		600.00	600.00	250.00	625.00	610.00	600.00
				380.56			
January		600.00	600.00	260.00	625.00	610.00	600.00
				380.56			
February	715.00	600.00	600.00	260.00	625.00	610.00	600.00
				380.56			
March	715.00	600.00	625.00	260.00	625.00	635.00	625.00
				380.56			
	1,430.00	7,200.00	7,225.00	7,201.13	7,500.00	7,345.00	7,225.00



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

WORBOYS COURT TRUST FUND

On accounts for the year
ended

5 APRIL 2021

Charity no
(if any)

298496

Set out on pages

PAGES 1 AND 2

Responsibilities and
basis of report

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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:

Adrian Winter FCCA

Date:

11/09/2021

Name:

ADRIAN GRAHAM WINTER - FCCA

Relevant professional
qualification(s) or body

ASSOCIATION OF CHARTERED CERTIFIED ACCOUNTANTS

(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.