

THE LITTLEGARTH COTTAGES TRUST

England & Wales · Charity number 803788

Details

Status Registered

Legal form Trust

Registered 1990-07-25

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

Contact

Address Parish Office
Assembly Rooms
High Street
Dedham
Colchester
CO7 6HJ

Phone 01206323921

Email littlegarthcottagetrust@gmail.com

Activities

Objects: TO APPLY TRUST ASSETS TO HOUSE THOSE IN NEED OR THOSE WHO ARE ELDERLY AND IN NEED OR TO USE THEM FOR THE FURTHERANCE OF RELIGIOUS OR OTHER CHARITABLE WORKS OF THE CHURCH OF ENGLAND IN THE ECCLESIASTICAL PARISH OF DEDHAM.

Activities: To hold the four Littlegarth Cottages to house those in need or elderly and in need or for the furtherance of religious and other charitable works of the Church of England in the ecclesiastical parish of Dedham , Essex

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Children/young People, Elderly/old People, Other Defined Groups

Geography

- **Area of benefit:** ECCLESIASTICAL PARISH OF DEDHAM
- Essex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-27	£33,032	£4,307	-	-
2024-06-27	£34,141	£10,504	-	-
2023-06-27	£32,866	£6,148	-	-
2022-06-27	£32,494	£4,236	-	-
2021-06-27	£28,298	£32,176	-	-
2020-06-27	£37,696	£26,571	-	-

Trustees

Name	Role	Appointed
Arthur Victor Carter		2013-05-12
Ruth Helen Higginson		2025-07-28
Sharon Sarson		2024-10-14

THE LITTLEGARTH COTTAGES TRUST

England & Wales - Charity number 803788

Accounts

THE LITTLEGARTH COTTAGES TRUST
ANNUAL REPORT
AND
STATEMENT OF PAYMENTS AND RECEIPTS
FOR THE YEAR ENDED
27th June 2025

The Littlegarth Cottages Trust
Annual Report for the year ended 27th June 2025
Registered Charity number 803788

Trustees:	Mr Arthur Carter Mrs Sharon Sarson Mrs Ruth Higginson
Governing Document	Declaration of Trust dated 27th June 1990
Trust Asset	1, 2, 3 & 4 Littlegarth Cottages estimated value of £1,090,000 (agent's opinion of market value September 2019). 5 Elton House at estimated value of £225,000 (agent's opinion of market value at April 2022) Purchase cost October 2018 £175,000
Trust Objectives	To house those in need or those who are elderly and in need or for the furtherance of religious and other charitable works of the Church of England in the Ecclesiastical parish of Dedham.
Address of Charity	The Parishes Office, Assembly Rooms, High Street, Dedham, Essex CO7 6HJ
Solicitors	Messrs. Birkett, 24/26 Museum Street, Ipswich, Suffolk.
Investment Powers	The Trusts investment powers give the trustees' absolute discretion.
Activities and Achievements	It is with sadness that we share the passing of two residents of the cottages during the year. Their presence is greatly missed, and they will be fondly remembered by all who knew them. Following some improvements to one of the cottages we welcomed a new family in January.

The Littlegarth Cottages Trust

Registered Charity number 803788

Receipts and Payments for the period 28th June 2024 to 27th June 2025

	2025	2024
Receipts		
Rents from properties	28,662	30,680
Interest received		
COIF	1,739	1,701
Barclays Bank	2,013	1,760
Gross income	<u>32,414</u>	<u>34,141</u>
Asset and investment sales		
Deposit received	618	-
Total receipts	<u>£33,032</u>	<u>£ 34,141</u>
Payments		
Property repairs and maintenance	2,023	7,870
Cottages Insurance	1,337	1,579
Office Administration	147	-
Mallet Bequest	-	125
Professional Fees	-	130
Elton House Management Fee	800	800
Renovations	-	
	<u>4,307</u>	<u>10,504</u>
Asset and investment purchases		
Deposit refunded	-	-
Total payments	<u>£4,307</u>	<u>£10,504</u>
Net of receipts/(payments)	28,725	23,637
Cash funds last year end	150,996	127,359
Cash funds this year end	<u>£179,721</u>	<u>£150,996</u>

The Littlegarth Cottages Trust

Registered Charity number 803788

Statement of Assets and Liabilities at the end of the period

	2025	2024
Cash funds		
Barclays Bank		
- Current account	250	250
- Business Premium account	146,604	136,612
Co-op Bank		
- Current account	32,867	14,134
Total cash funds	<u>£179,721</u>	<u>£150,996</u>

	Cost	Current value
Investment assets		
COIF Charity Fund		
3,110.68 Income shares	20,000	£60,392

Assets retained for the charity's own use

1, 2, 3 & 4 Littlegarth Cottages Valued September 2019	Nil	£1,090,000
5 Elton House Purchased October 2018 Valued April 2022	176,486	£225,000

Signed on behalf of all the trustees

Signature.....

Name.....SHARON SARSON.....

Date of approval.....10/11/25.....

Signature.....Arthur V Carter.....

Name.....ARTHUR V. CARTER.....

Date of approval.....10/11/2025.....



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

The Littlegarth Cottages Trust

**On accounts for the year
ended**

27 June 2025

**Charity no
(if any)**

803788

Set out on pages

1 to 3

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

**Responsibilities and
basis of report**

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

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

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

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

Signed:

Date:

2 June 2026

Name:

Philip Strangward

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

Address:

Culver House

East Lane

Dedham CO7 6BG

Only complete if the examiner needs to highlight 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 LITTLEGARTH COTTAGES TRUST

England & Wales - Charity number 803788

Accounts

THE LITTLEGARTH COTTAGES TRUST
ANNUAL REPORT
AND
STATEMENT OF PAYMENTS AND RECEIPTS
FOR THE YEAR ENDED
27th June 2024

The Littlegarth Cottages Trust
Annual Report for the year ended 27th June 2024
Registered Charity number 803788

Trustees:	Mr Arthur Carter Mrs Virginia Druitt Mr Peter Wilson
Governing Document	Declaration of Trust dated 27th June 1990
Trust Asset	1, 2, 3 & 4 Littlegarth Cottages estimated value of £1,090,000 (agent's opinion of market value September 2019). 5 Elton House at estimated value of £225,000 (agent's opinion of market value at April 2022) Purchase cost October 2018 £175,000
Trust Objectives	To house those in need or those who are elderly and in need or for the furtherance of religious and other charitable works of the Church of England in the Ecclesiastical parish of Dedham.
Address of Charity	The Parishes Office, Assembly Rooms, High Street, Dedham, Essex CO7 6HJ
Solicitors	Messrs. Birkett, 24/26 Museum Street, Ipswich, Suffolk.
Investment Powers	The Trusts investment powers give the trustees' absolute discretion.
Activities and Achievements	The year has been a stable year for the trust. The tenants of all 5 properties have remained the same. The properties were maintained during the year, in addition to the usual safety inspections one of the properties required work relating to a rising damp problem in the bathroom. The trustees took this opportunity to renew the shower as part of these works. There were also roof repairs required around the chimneys of the cottages.

The Littlegarth Cottages Trust

Registered Charity number 803788

Receipts and Payments for the period 28th June 2023 to 27th June 2024

	2024	2023
Receipts		
Rents from properties	30,680	30,680
Interest received		
COIF	1,701	1,695
Barclays Bank	1,760	491
Gross income	<u>34,141</u>	<u>32,866</u>
Asset and investment sales		
Deposit received	-	-
Total receipts	<u>£34,141</u>	<u>£ 32,866</u>
Payments		
Property repairs and maintenance	7,870	2,778
Cottages Insurance	1,579	1,745
Office Administration	-	-
Mallet Bequest	125	125
Professional Fees	130	500
Elton House Management Fee	800	1,000
Renovations	-	
	<u>10,504</u>	<u>6,148</u>
Asset and investment purchases		
Deposit refunded	-	-
Total payments	<u>£10,504</u>	<u>£6,148</u>
Net of receipts/(payments)	23,637	26,718
Cash funds last year end	127,359	100,641
Cash funds this year end	<u>£150,996</u>	<u>£127,359</u>

The Littlegarth Cottages Trust

Registered Charity number 803788

Statement of Assets and Liabilities at the end of the period

	2024	2023
Cash funds		
Barclays Bank		
- Current account	250	250
- Business Premium account	136,612	117,109
Co-op Bank		
- Current account	14,134	10,000
Total cash funds	<u>£150,996</u>	<u>£127,359</u>

	Cost	Current value
Investment assets		
COIF Charity Fund		
3,110.68 Income shares	20,000	63,277
Assets retained for the charity's own use		
1, 2, 3 & 4 Littlegarth Cottages Valued September 2019	Nil	1,090,000
5 Elton House Purchased October 2018 Valued April 2022	176,486	225,000

Signed on behalf of all the trustees

Signature.....*Peter G. Wilson*.....Signature.....*Arthur V. Carter*.....Name.....*PETER G. WILSON*.....Name.....*ARTHUR V. CARTER*.....Date of approval.....*14/10/24*.....Date of approval.....*14/10/24*.....



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:
The Littlegarth Cottages Trust

On accounts for the year
ended

27 June 2024

Charity no
(if any)

803788

Set out on pages

1 to 3

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

Responsibilities and
basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

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

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

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

Signed:

Date:

15 April 2025

Name:

Philip Strangward

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

Address:

Culver House

East Lane

Dedham CO7 6BG

Only complete if the examiner needs to highlight 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 LITTLEGARTH COTTAGES TRUST

England & Wales - Charity number 803788

Accounts

THE LITTLE GARTH COTTAGES TRUST
ANNUAL REPORT
AND
STATEMENT OF PAYMENTS AND RECEIPTS
FOR THE YEAR ENDED
27th June 2023

The Littlegarth Cottages Trust
Annual Report for the year ended 27th June 2023
Registered Charity number 803788

Trustees:	Mr Arthur Carter Mrs Virginia Druitt Mr Peter Wilson
Governing Document	Declaration of Trust dated 27th June 1990
Trust Asset	1, 2, 3 & 4 Littlegarth Cottages estimated value of £1,090,000 (agent's opinion of market value September 2019). 5 Elton House at estimated value of £225,000 (agent's opinion of market value at April 2022) Purchase cost October 2018 £175,000
Trust Objectives	To house those in need or those who are elderly and in need or for the furtherance of religious and other charitable works of the Church of England in the Ecclesiastical parish of Dedham.
Address of Charity	The Parishes Office, Assembly Rooms, High Street, Dedham, Essex CO7 6HJ
Solicitors	Messrs. Birkett, 24/26 Museum Street, Ipswich, Suffolk.
Investment Powers	The Trusts investment powers give the trustees' absolute discretion.
Activities and Achievements	The year has been a stable year for the trust. The tenants of all 5 properties have remained the same. The properties have only required routine maintenance and safety inspections.

The Littlegarth Cottages Trust

Registered Charity number 803788

Receipts and Payments for the period 28th June 2022 to 27th June 2023

	2023	2022
Receipts		
Rents from properties	30,680	30,809
Interest received		
COIF	1,695	1,672
Barclays Bank	491	13
Gross income	32,866	32,494
Asset and investment sales		
Deposit received	-	-
Total receipts	£32,866	£ 32,494
Payments		
Property repairs and maintenance	2,778	2,038
Cottages Insurance	1,745	1,873
Office Administration	-	-
Mallet Bequest	125	125
Professional Fees	500	-
Elton House Management Fee	1,000	200
Renovations	-	-
	6,148	4,236
Asset and investment purchases		
Deposit refunded	-	-
Total payments	£6,148	£4,236
Net of receipts/(payments)	26,718	28,258
Cash funds last year end	100,641	72,383
Cash funds this year end	£127,359	£100,641

The Littlegarth Cottages Trust

Registered Charity number 803788

Statement of Assets and Liabilities at the end of the period

	2023	2022
Cash funds		
Barclays Bank		
- Current account	250	250
- Business Premium account	117,109	100,391
Co-op Bank		
- Current account	10,000	-
Total cash funds	£127,359	£100,641
	Cost	Current value
Investment assets		
COIF Charity Fund		
3,110.68 Income shares	20,000	58,503
Assets retained for the charity's own use		
1, 2, 3 & 4 Littlegarth Cottages Valued September 2019	Nil	1,090,000
5 Elton House Purchased October 2018 Valued April 2022	176,486	225,000

Signed on behalf of all the trustees

Signature.....*Peter Wilson*.....Signature.....*Virginia Drutt*.....Name.....*Peter Wilson*.....Name.....*VIRGINIA DRUTT*.....Date of approval.....*25/9/23*.....Date of approval.....*25/9/23*.....



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
The Littlegarth Cottages Trust

On accounts for the year
ended

27 June 2023

Charity no
(if any)

803788

Set out on pages

1 to 3

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

Responsibilities and
basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

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

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

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

Signed:

Date:

15 April 2025

Name:

Philip Strangward

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

Address:

Culver House

East Lane

Dedham CO7 6BG

Only complete if the examiner needs to highlight 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 LITTLEGARTH COTTAGES TRUST

England & Wales - Charity number 803788

Accounts

THE LITTLEGARTH COTTAGES TRUST
ANNUAL REPORT
AND
STATEMENT OF PAYMENTS AND RECEIPTS
FOR THE YEAR ENDED
27th June 2022

The Littlegarth Cottages Trust
Annual Report for the year ended 27th June 2022
Registered Charity number 803788

Trustees:	Mr Arthur Carter Mrs Virginia Druitt Mr Peter Wilson
Governing Document	Declaration of Trust dated 27th June 1990
Trust Asset	1, 2, 3 & 4 Littlegarth Cottages estimated value of £1,090,000 (agent's opinion of market value September 2019). 5 Elton House at estimated value of £225,000 (agent's opinion of market value at April 2022) Purchase cost October 2018 £175,000
Trust Objectives	To house those in need or those who are elderly and in need or for the furtherance of religious and other charitable works of the Church of England in the Ecclesiastical parish of Dedham.
Address of Charity	The Parishes Office, Assembly Rooms, High Street, Dedham, Essex CO7 6HJ
Solicitors	Messrs. Birkett, 24/26 Museum Street, Ipswich, Suffolk.
Investment Powers	The Trusts investment powers give the trustees' absolute discretion.
Activities and Achievements	The year has been relatively quiet for the trust. The cottages have only required routine maintenance and repairs. The new tenants of cottage No1 and the Elton House flat have settled in well in their new homes. The residents of all 5 properties live in harmony with each other providing companionship and support to each other.

The Littlegarth Cottages Trust

Registered Charity number 803788

Receipts and Payments for the period 28th June 2021 to 27th June 2022

	2022	2021
Receipts		
Rents from properties	30,809	25,989
Interest received		
Premier Monthly Fund	-	669
COIF	1,672	1,629
Barclays Bank	13	11
Gross income	32,494	28,298
Asset and investment sales		
Deposit received	-	1,200
Receipt from sale of investments	-	35,405
Total receipts	£32,494	£ 64,903
Payments		
Property repairs and maintenance	2,038	15,632
Cottages Insurance	1,873	2,410
Office Administration	-	1,340
Mallet Bequest	125	75
Professional Fees	-	2,344
Elton House Management Fee	200	1,000
Renovations	-	9,375
	4,236	32,176
Asset and investment purchases		
Deposit refunded	-	600
Total payments	£4,236	£32,776
Net of receipts/(payments)	28,258	32,127
Cash funds last year end	72,383	40,256
Cash funds this year end	£100,641	£72,383

The Littlegarth Cottages Trust

Registered Charity number 803788

Statement of Assets and Liabilities at the end of the period

	2022	2021
Cash funds		
Barclays Bank		
- Current account	250	250
- Business Premium account	100,391	72,133
Total cash funds	<u>£100,641</u>	<u>£72,383</u>
	Cost	Current value
Investment assets		
COIF Charity Fund		
3,110.68 Income shares	20,000	56,637
Assets retained for the charity's own use		
1, 2, 3 & 4 Littlegarth Cottages Valued September 2019	Nil	1,090,000
5 Elton House Purchased October 2018 Valued April 2022	176,486	225,000

Signed on behalf of all the trustees

Signature Peter Wilson

Signature Arthur V Carter

Name PETER WILSON

Name ARTHUR CARTER

Date of approval 21-9-22

Date of approval 21/7/22

THE LITTLEGARTH COTTAGES TRUST
ANNUAL REPORT
AND
STATEMENT OF PAYMENTS AND RECEIPTS
FOR THE YEAR ENDED
27th June 2022

The Littlegarth Cottages Trust
Annual Report for the year ended 27th June 2022
Registered Charity number 803788

Trustees:	Mr Arthur Carter Mrs Virginia Druitt Mr Peter Wilson
Governing Document	Declaration of Trust dated 27th June 1990
Trust Asset	1, 2, 3 & 4 Littlegarth Cottages estimated value of £1,090,000 (agent's opinion of market value September 2019). 5 Elton House at estimated value of £225,000 (agent's opinion of market value at April 2022) Purchase cost October 2018 £175,000
Trust Objectives	To house those in need or those who are elderly and in need or for the furtherance of religious and other charitable works of the Church of England in the Ecclesiastical parish of Dedham.
Address of Charity	The Parishes Office, Assembly Rooms, High Street, Dedham, Essex CO7 6HJ
Solicitors	Messrs. Birkett, 24/26 Museum Street, Ipswich, Suffolk.
Investment Powers	The Trusts investment powers give the trustees' absolute discretion.
Activities and Achievements	The year has been relatively quiet for the trust. The cottages have only required routine maintenance and repairs. The new tenants of cottage No1 and the Elton House flat have settled in well in their new homes. The residents of all 5 properties live in harmony with each other providing companionship and support to each other.

The Littlegarth Cottages Trust

Registered Charity number 803788

Receipts and Payments for the period 28th June 2021 to 27th June 2022

	2022	2021
Receipts		
Rents from properties	30,809	25,989
Interest received		
Premier Monthly Fund	-	669
COIF	1,672	1,629
Barclays Bank	13	11
Gross income	32,494	28,298
Asset and investment sales		
Deposit received	-	1,200
Receipt from sale of investments	-	35,405
Total receipts	£32,494	£ 64,903
Payments		
Property repairs and maintenance	2,038	15,632
Cottages Insurance	1,873	2,410
Office Administration	-	1,340
Mallet Bequest	125	75
Professional Fees	-	2,344
Elton House Management Fee	200	1,000
Renovations	-	9,375
	4,236	32,176
Asset and investment purchases		
Deposit refunded	-	600
Total payments	£4,236	£32,776
Net of receipts/(payments)	28,258	32,127
Cash funds last year end	72,383	40,256
Cash funds this year end	£100,641	£72,383

The Littlegarth Cottages Trust

Registered Charity number 803788

Statement of Assets and Liabilities at the end of the period

	2022	2021
Cash funds		
Barclays Bank		
- Current account	250	250
- Business Premium account	100,391	72,133
Total cash funds	<u>£100,641</u>	<u>£72,383</u>
	Cost	Current value
Investment assets		
COIF Charity Fund		
3,110.68 Income shares	20,000	56,637
Assets retained for the charity's own use		
1, 2, 3 & 4 Littlegarth Cottages Valued September 2019	Nil	1,090,000
5 Elton House Purchased October 2018 Valued April 2022	176,486	225,000

Signed on behalf of all the trustees

Signature Peter Wilson

Signature Arthur V Carter

Name PETER WILSON

Name ARTHUR CARTER

Date of approval 21-9-22

Date of approval 21/7/22



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
The Littlegarth Cottages Trust

**On accounts for the year
ended**

27 June 2022

**Charity no
(if any)** 803788

Set out on pages

1 to 3

(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 20 / MM / YYYY.

**Responsibilities and
basis of report**

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

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

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

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

Signed:

Date: 26 May 2023

Name:

Philip Strangward

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

Address:

Culver House

East Lane

Dedham CO7 6BG

Only complete if the examiner needs to highlight 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 LITTLEGARTH COTTAGES TRUST

England & Wales - Charity number 803788

Accounts

THE LITTLE GARTH COTTAGES TRUST
ANNUAL REPORT
AND
STATEMENT OF PAYMENTS AND RECEIPTS
FOR THE YEAR ENDED
27th June 2021

The Littlegarth Cottages Trust
Annual Report for the year ended 27th June 2021
Registered Charity number 803788

Trustees:	Rev'd Antony Wilson (resigned 19 th October 2021) Mr Peter Wilson Mrs Virginia Druitt Mr Arthur Carter
Governing Document	Declaration of Trust dated 27th June 1990
Trust Asset	1, 2, 3 & 4 Littlegarth Cottages estimated value of £1,090,000 (agent's opinion of market value September 2019). 5 Elton House at estimated value of £225,000 (agent's opinion of market value at April 2022) Purchase cost October 2018 £175,000
Trust Objectives	To house those in need or those who are elderly and in need or for the furtherance of religious and other charitable works of the Church of England in the Ecclesiastical parish of Dedham.
Address of Charity	The Parishes Office, Assembly Rooms, High Street, Dedham, Essex CO7 6HJ
Solicitors	Messrs. Birkett, 24/26 Museum Street, Ipswich, Suffolk.
Investment Powers	The Trusts investment powers give the trustees' absolute discretion.
Activities and Achievements	The country was experiencing a global pandemic during the year. The residents were able to support each other with their community through this challenging time. One of the long term residents died in December, he will be sadly missed. The exterior of the Cottages and Elton House were completely redecorated during the year. Cottage No1 was fitted with a new kitchen and completely redecorated internally. As the financial year came to a close we welcomed new residents to both cottage No1 and to the Elton House flat.

The Littlegarth Cottages Trust

Registered Charity number 803788

Receipts and Payments for the period 28th June 2020 to 27th June 2021

	2021	2020
Receipts		
Rents from properties	25,989	27,040
Interest received		
Premier Monthly Fund	669	2,214
COIF	1,629	1,596
Barclays Bank	11	58
Insurance claim	-	6,788
Gross income	28,298	37,696
Asset and investment sales		
Deposit received	1,200	600
Receipt from sale of investments	35,405	-
Total receipts	£64,903	£ 38,296
Payments		
Property repairs and maintenance	15,632	9,602
Cottages Insurance	2,410	2,495
Office Administration	1,340	1,235
Mallet Bequest	75	100
Professional Fees	2,344	944
Elton House Management Fee	1,000	1,900
Expenses re purchase 5 Elton House	-	-
Renovations	9,375	10,295
	32,176	26,571
Asset and investment purchases		
Deposit refunded	600	720
Total payments	£32,776	£27,291
Net of receipts/(payments)	32,127	11,005
Cash funds last year end	40,256	29,251
Cash funds this year end	£72,383	£40,256

The Littlegarth Cottages Trust

Registered Charity number 803788

Statement of Assets and Liabilities at the end of the period

	2021	2020
Cash funds		
Barclays Bank		
- Current account	250	250
- Business Premium account	72,133	40,006
Total cash funds	<u>£72,383</u>	<u>£40,256</u>
	Cost	Current value
Investment assets		
COIF Charity Fund		
3,110.68 Income shares	20,000	59,774
Assets retained for the charity's own use		
1, 2, 3 & 4 Littlegarth Cottages Valued September 2019	Nil	1,090,000
5 Elton House Purchased October 2018 Valued April 2022	176,486	225,000

Signed on behalf of all the trustees

Signature.....*Peter Wilson*.....

Name.....*PETER WILSON*.....

Date of approval.....*23/9/22*.....

Signature.....*Arthur Carter*.....

Name.....*ARTHUR CARTER*.....

Date of approval.....*23/9/22*.....



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
The Littlegarth Cottages Trust

On accounts for the year
ended

27 June 2021

Charity no
(if any)

803788

Set out on pages

1 to 3

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

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 27/06/2021 ~~DD / MM / YYYY~~.

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

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination 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

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:

18 September 2022

Name:

Philip Strangward

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

Address:

Culver House

East Lane

Dedham CO7 6BG

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.