

**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 27<sup>th</sup> June 2021**  
Registered Charity number 803788

<b>Trustees:</b>	Rev'd Antony Wilson (resigned 19 <sup>th</sup> October 2021) Mr Peter Wilson Mrs Virginia Druitt Mr Arthur Carter
<b>Governing Document</b>	Declaration of Trust dated 27th June 1990
<b>Trust Asset</b>	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
<b>Trust Objectives</b>	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.
<b>Address of Charity</b>	The Parishes Office, Assembly Rooms, High Street, Dedham, Essex CO7 6HJ
<b>Solicitors</b>	Messrs. Birkett, 24/26 Museum Street, Ipswich, Suffolk.
<b>Investment Powers</b>	The Trusts investment powers give the trustees' absolute discretion.
<b>Activities and Achievements</b>	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**

	<b>2021</b>	<b>2020</b>
<b>Receipts</b>		
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
<b>Gross income</b>	<b>28,298</b>	<b>37,696</b>
<b>Asset and investment sales</b>		
Deposit received	1,200	600
Receipt from sale of investments	35,405	-
<b>Total receipts</b>	<b>£64,903</b>	<b>£ 38,296</b>
<b>Payments</b>		
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
	<b>32,176</b>	<b>26,571</b>
<b>Asset and investment purchases</b>		
Deposit refunded	600	720
<b>Total payments</b>	<b>£32,776</b>	<b>£27,291</b>
<b>Net of receipts/(payments)</b>	<b>32,127</b>	<b>11,005</b>
Cash funds last year end	40,256	29,251
<b>Cash funds this year end</b>	<b>£72,383</b>	<b>£40,256</b>

**The Littlegarth Cottages Trust**

Registered Charity number 803788

**Statement of Assets and Liabilities at the end of the period**

	2021	2020
<b>Cash funds</b>		
Barclays Bank		
- Current account	250	250
- Business Premium account	72,133	40,006
<b>Total cash funds</b>	<u>£72,383</u>	<u>£40,256</u>
	<b>Cost</b>	<b>Current value</b>
<b>Investment assets</b>		
COIF Charity Fund		
3,110.68 Income shares	20,000	59,774
<b>Assets retained for the charity's own use</b>		
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.**