

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

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Signature Peter Wilson

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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.