

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.