The trustees present their report and the financial statements for the year ended 31 October 2025.

Objectives and Activities

Aims and Objectives

Objectives & Activities
The trust was formerly known as Poor's Allotment and its primary purpose is to provide general and individual relief for poor persons resident in the area described in the deed dated 25 April 1980 and to provide land and buildings for use as accommodation for poor persons in the said area.

The Corton Poor's Land Trust land with the Almshouse buildings thereon have been vested in the Official Custodian for Charities for the Corton Almshouse Charity in a deed dated 31 October 1994.

The land and buildings costs, were on completion, transferred into the accounts of the Corton Almshouse Charity from Corton Poor's Land Trust with a relating long-term debtor being shown to represent the capital recoupment to be made in the future.

The trustees consider the market value of the land and buildings exceeds the value shown in the balance sheet but, the exact value cannot be determined without a professional valuation.

The land is held for the possible future erection of Almshouses that may be adopted by the Corton Almshouse Charity.

The cost of improvements to the Cottage Homes, met out of income, were transferred into the accounts of Corton Almshouse Charity.

Public Benefit

During the year the charity furthered its purposes by providing financial assistance to eligible residents, funding home alarm services, maintaining and administering its allotment and land interests and managing its investments and resources for the continuing benefit of persons within the charity's area of benefit.

The trustees confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's guidance on public benefit.

Achievements and Performance

Additional Note

The Trustees distributed Christmas benefits of £120.00 to residents on low incomes.

At the year end there was 1 vacant plot at the allotments. There will be an update to the tenancy agreements sent out for the coming year and an increase in the fees including a flat fee charge towards the water usage.

The Agricultural land of 2 acres has been re-let, and the perimeter hedges of the allotments were cut.

The fence surrounding the allotments was replaced to improve security and appearance.

The provider for pendant alarms supplied to 14 vulnerable villagers was changed, as East Suffolk does not support the digital system previously in use. Currently, there is only one vacant allotment remaining

Financial Review

Financial Position

Net movements in funds amounted to an increase of £72,895. This was due to a £61,582 gain on investments and a surplus of £11,313 of incoming over outgoing resources. The trustees confirm that the funds held at the yearend cover the obligations of the trust and that the financial position at the yearend is satisfactory.

The trustees of the Corton Poor's Land Trust are also trustees of the Corton Almshouse Charity and have built sixteen Almshouse bungalows and a wardens house in the area of benefit.

Future Developments
The schedule of refurbishing the present properties which are now over twenty years old is continuing.

Connected Charities
The Charity is connected with the Corton Almshouse Charity and all trustees of Corton Poor's Land Trust are trustees of the Corton Almshouse Charity.

Structure, Governance and Management

Structure, Governance and Management

The trust deed provides for one ex officio, four nominative and two co-opted trustees. Co-opted trustees are appointed by
resolution of the existing trustees and the chairman is responsible for the induction of all new trustees. The trustees review
the risks faced by the Trust and take steps to mitigate those risks.

Reference and Administrative Details

Trustees

Mr Peter Armstrong - Trustee
Mrs Gillian Armstrong - Chair
Mrs Susan Groome - Trustee
Mr Gary Brown - Trustee
Mr Paul Ashdown - Trustee
Mrs Wendy Rodgers - Trustee
Rev N Lacey - Trustee (resigned 03/05/2025)

Charity Number

206067

Principal Address

13 Mill Lane
Corton
Lowestoft
Suffolk
NR32 5HZ

Independent Examiner

James Rudd FMAAT
Jaracs Limited
24 Suffolk Road
Lowestoft
Suffolk
NR32 1DZ

The trustees' report was approved by the board of trustees and signed on its behalf by:



Mrs Gillian Armstrong

Trustee
24th July 2026

	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM:		
Investments		
Dividends from other current asset investments - listed	29,346	27,455
Bank interest receivable	489	223
	29,835	27,678
Other		
Allotment rent	676	736
Reimbursements of costs	100	-
	776	736
	30,611	28,414
EXPENDITURE ON:		
Charitable Activities:		
Charitable activities		
Piper alarm rent	(2,433)	(2,889)
Water rates	(435)	(237)
Repairs, renewals and maintenance	(8,007)	(74)
Insurance	(343)	(381)
Telecommunications and data costs	(640)	-
Secretary's renumeration	(2,100)	(1,999)
Grants and distributions to parishioners	(3,280)	(3,057)
Sundry expenses	(91)	(619)
Chiropody	(588)	(738)
Independent examiner's fees	(1,381)	(1,315)
	(19,298)	(11,309)
	(19,298)	(11,309)
NET INCOME BEFORE INVESTMENT GAINS	11,313	17,105
Net gains on investments		
Fair value surplus on revaluation of investments	61,582	34,800
	61,582	34,800
NET INCOME	72,895	51,905

I report to the trustees on my examination of the accounts of Corton Poor's Land Trust (the Trust) for the year ended 31 October 2025.

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 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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and contents 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.

James Rudd FMAAT

24th July 2026
24 Suffolk Road
Lowestoft
Suffolk
NR32 1DZ