GRAMER COTTAGES
REGISTERED CHARITY NO. 221519
STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31st DECEMBER 2025

Screatons Ltd.
Chartered Accountants
Former Atherstone College
Ratcliffe Road
ATHERSTONE
Warwickshire
CV9 1LF

GRAMER COTTAGES

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GRAMER COTTAGES
TRUSTEES REPORT FOR THE YEAR ENDED 31st DECEMBER 2025

TRUSTEES:

Mrs. J. Bamford
Mrs. L. Evans
Mrs. J. Saunders
Mr. D. Harvey (Vice-Chairman)
Prof. M. Enscot
Mrs. A. Whortley
Mrs. K. Mays

CHAIRPERSON:	Mrs. M. Evans
ADMINISTRATOR:	Mrs. S. I. Drakeford
WARDEN:	Mrs. S. I. Drakeford

The Trustees present their Annual Report and Accounts for the year ended 31st December 2025.

Four of our five one-bedroom cottages and our bedsit are occupied.

A resident gave notice and moved out in September.

Our residents are Mr. & Mrs. B. Stevenson, Mrs. J. Davies, Ms. T. Cavanaugh, Mr. D. Lindon and Mr. R. Ball who are all well and enjoying their homes at Gramer Cottages.

The financial situation of the charity remains healthy with provision being made annually for cyclical and extra ordinary repairs in future years.

We continue with our annual programme of work and improvements.

Our Warden continues to visit each property once a month to deal with and resident issues, the residents received regular phone calls, texts etc. for the following weeks of the month.

Trustees are in frequent contact with residents and administrator/warden via phone, email or text.

The Trustees held five meetings this year to discuss the day to day running of the Charity, and held their Annual General Meeting in October.

It was decided we should take our residents our for a pre-Christmas lunch. We went to the 'Long Shoot' in Nuneaton where lunch was provided for all to enjoy.

The Charity paid for the residents meals and Trustees paid for themselves.

Mrs S I Drakeford
Administrator

Gramer Cottages Trustee

December 2025

INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF GRAMER COTTAGES

I report on the accounts of the Trust for the year ended 31st December 2025 which are set out on pages 4 to 11.

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the 1993 Act)) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 43(3)(a) of the 1993 Act;
- To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the 1993 Act); and
- To state whether particular matters have come to my attention.

Basis of Independent Examiners' Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, I do not express an audit opinion on the view given by the accounts.

Independent Examiners' Statement

In connection with my examination, no matter has come to my attention:

3. Which gives me reasonable cause to believe that, in any material respect, the requirements:
   - to keep accounting records in accordance with S41 of the 1993 Act; and
   - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 1993 Act

   have not been met; or
4. To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Screatons Ltd

Screatons Ltd. Chartered Accountants
Institute of Chartered Accountants in England & Wales
Former Atherstone College, Ratcliffe Road, Atherstone, Warwickshire, CV9 1LF

23rd September 2026

GRAMER COTTAGES
RECEIPTS & PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31st DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Turnover - Receipts	1(b)				
Maintenance Contributions from Residents			24,029		24,269
Wayleave Field Income			62		61
			24,091		24,330
Other Operating Receipts					
Grants			0		4,000
Donations			30		0
Operating Costs					
Management & Service		11,984		11,909	
Repairs & Maintenance		10,825		5,471	
Social Needs		620		556	
			23,429		17,936
Interest Received & Similar Receipts	3		2,818		3,617
Surplus/(Deficit) On Ordinary Activities Before Taxation			3,510		14,011
Surplus/(Deficit) For The Year			3,510		14,011
Movement On Reserves					
Balance Brought Forward			93,859		79,848
Surplus/(Deficit) For The Year			3,510		14,011
Transfer From					
Designated Reserves Reserve	7		8,875		0
Balance Carried Forward			106,244		93,859

Gramer Cottages has not acquired or discontinued any fundamental activities during the above two financial years.

The charity has no recognised gains and losses other than those included in the above receipts and payments account. Therefore no separate statement of total recognised gains and losses is needed.

GRAMER COTTAGES
BALANCE SHEET
AT 31st DECEMBER 2025

	Note	2025 £	2025 £	2024 £	2024 £
Fixed Assets					
Equipment	10		102		136
Housing, Land & Buildings	5				
At Cost		124,069		124,069	
Less Grants Received		-103,556		-103,556	
			20,513		20,513
Current Assets					
Investments	6	32,619		31,044	
Cash At Bank & In Hand		53,010		51,041	
			85,629		82,085
			106,244		102,734
Financed By					
Receipts & Payments Account			106,244		93,859
Designated Reserves	7		0		8,875
			106,244		102,734

These accounts were approved by the committee of management and signed on its behalf by:

Trustee _____

Trustee _____

Date _____

GRAMER COTTAGES
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31st DECEMBER 2025

2. Principal Accounting Policies

The accounts have been prepared in accordance with applicable accounting standards in the United Kingdom. The summary of the more important accounting policies is set out below:

a. Basis of Accounting
The accounts are prepared under the historical cost basis of accounting.

b. Turnover
Turnover represents maintenance contributions received.

c. Housing, Land & Buildings
There is no record of the original cost of housing, land and buildings and no value is attributed thereto. The cost included in the balance sheet relates to improvements carried out which were funded by grants received and the charity's own resources. As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, the annual charge for depreciation would be nil.

d. Grants Received
Housing Association Grants (HAG) and other grants were received to reduce the cost of development and are therefore shown as a deduction from the cost of housing properties on the balance sheet.

e. Extraordinary Repairs
Cost of extraordinary repairs unless representing improvements to the properties are charged to the receipts and payments account in the year in which they are incurred.

f. Cash Flow Statement
Under Financial Reporting Standard no. 1 the charity is not required to produce a cash flow statement.

GRAMER COTTAGES
NOTES TO THE ACCOUNTS (continued)
FOR THE YEAR ENDED 31st DECEMBER 2025

g. Equipment
Equipment is stated at cost less depreciation. Depreciation is provided at a rate calculated to write off the cost of equipment, less the estimated residual value over the expected useful life on the following basis:
- Equipment 25% reducing balance

h. Illustrative Disclosure
In common with many other businesses of our size and nature we use our auditors to prepare and assist with the preparation of the financial statements.

GRAMER COTTAGES
NOTES TO THE ACCOUNTS (Continued)
FOR THE YEAR ENDED 31st DECEMBER 2025

		2025 £	2024 £
2	Administrator's Emoluments		
	None of the trustees received emoluments. The emoluments of the administrator to the trustees and the warden were as follows:		
	Emoluments	7,532	7,696
3	Interest Receivable & Similar Receipts		
	Bank Deposit Interest	530	602
	Investment Receipts	2,288	3,014
		2,818	3,616
4	Taxation		
	The association is a registered charity and is therefore exempt from liability to taxation on its receipts and capital gains.		
5	Fixed Assets - Housing, Land & Buildings		
	Cost at 1st January & 31st December 2025	124,069	124,069
	Grants received at 1st January & 31st December 2025	-103,556	-103,556
	Net Book Value at 31st December 2025	20,513	20,513
6	Investments - NAACIF Income & Accumulation Shares at Cost		
	At 1st January 2025	31,044	28,709
	Net Additions	1,575	2,335
	At 31st December 2025	32,619	31,044

Market Value 2025 £68,727 (2024 £60,286)

GRAMER COTTAGES
NOTES TO THE ACCOUNTS (continued)
FOR THE YEAR ENDED 31st DECEMBER 2025

7 Designated Reserves

	Cyclical Repairs & Maint. Reserve £	Extra Ordinary Repairs Reserve £	Social Needs Reserve £	Charitable Fund Property Reserve £	Total £
Balance at 1st January 2025	1,655	6,637	50	533	8,875
Transfers to Receipts & Payments Account	-1,655	-6,637	-50	-533	-8,875
Balance at 31st December 2025	0	0	0	0	0

8 Commitments

At 31st December 2025 there were no capital commitments (2024 nil).

9 Contingent Liabilities

At 31st December 2025 there were no contingent liabilities (2024 nil).

10 Fixed Assets - Equipment

Cost	
At 1st January 2025	2,241
Additions	-
At 31st December 2025	2,241
Depreciation	
At 1st January 2025	2,105
Charge for the Year	34
At 31st December 2024	2,139
Net Book Value	
At 31st December 2025	102
At 31st December 2024	136

GRAMER COTTAGES
RECEIPTS & PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31st DECEMBER 2025

	£	£
Receipts		
Maintenance Charges		24,029
Wayleave Field Income		62
Donation Received		30
Investment Receipts		
NAACIF	2,288	
Bank	530	
		2,818
		26,939
Payments		
Room Hire	140	
Accountancy	579	
Administrator, Handyman & Warden Wages (including expenses)	9,781	
Property Repairs & Maintenance	10,825	
Insurance & Professional Fees	1,097	
Subscriptions	353	
Social Need & Incidental Costs	620	
Depreciation - Equipment	34	
		23,429
Surplus/Deficit for the Year		3,510
General Fund		3,510
		3,510

GRAMER COTTAGES
ACCOUNTS SUMMARY
FOR THE YEAR ENDED 31st DECEMBER 2025

	£
Receipts	26,939
Payments (including depreciation)	23,429
Surplus For The Year	3,510
Balance At Start Of Year	93,859
Transfers from Designated Reserves	8,875
Balance At End Of Year	106,244
Uncommitted Reserves At End Of Year	106,244