COTTAGE CHARITIES

TRUSTEES REPORT YEAR ENDED 31st MARCH 2025

GOVERNING DOCUMENT

The Cottage Charities is governed by the Trust Deed dated 1801.

APPOINTMENT OF TRUSTEES

Penton Grafton Parish Council nominates the Trustees.

RELATED PARTIES

Penton Grafton Parish Council provides full administrative support for the Charity.

OBJECTS AND ACTIVITIES

The objects of the charity are to provide low-cost housing to members of the Parish.

ACHIEVEMENTS AND PERFORMANCE

All the nine properties are now in excellent condition and of a high standard. However continuous work will have to be carried out in future years to ensure that the properties continue to keep their current high standard and meet any new regulations which may be brought in. The charity continues to provide low-cost housing to members of the Parish and all properties have remained let throughout the year.

FINANCIAL REVIEW

Financially the charity is again in a sound position with adequate reserves but, as stated in previous years, the properties are of chalk or flint and brick and require adequate reserves for maintenance and, in addition, the Trustees would like to see further low-cost housing in the Parish. Bearing in mind all the factors it is considered that the current reserves are prudent and at a satisfactory level but should be kept under review for future maintenance needs.

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COTTAGE CHARITIES

INDEPENDENT EXAMINER'S REPORT

YEAR ENDED 31ST MARCH 2025

Independent Examiner's Report to the Trustees of the Cottages Charities

I report on the accounts of the charity for the year ended 31st March 2025 which are set out on pages 5 to 7.

Respective responsibilities of trustees and examiner

The charity's trustees consider that an audit is not required for this year (under section 43 (2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006 and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 43 of the Act, as amended)
- To follow the procedures laid down in the General Directions given by the Charity Commission (under section 43 (7) (b) of the Act, as amended), and
- To state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 seeking explanations from the 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 accounts.

Independent examiner's statement

In the course of my examination, no matter has come to my attention

1. Which gives me reasonable cause to believe that in, any material respect, the trustees have not met the requirements to ensure that:
    - Proper accounting records are kept (in accordance with section 41 of the Act); and
    - Accounts are prepared which agree with the accounting records and comply with the accounting requirements of the Act; or
2. To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....P.Reynolds FMAAT.....
Independent Examiner

.....28/4/26.....
Date

Paul Reynolds FMAAT
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Fair Oak
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