



**Trustees' annual report (including Directors' report) for the period.**

**From:** 01/01/2024 **Period start date - To: Period end date** 31/12/2024

**Charity name:** OTTLEY COTTAGE HOMES TRUST

**Charity registration number:** 246777

**Company number:** Not applicable

**Objectives and activities**

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>Provision of affordable housing, for widows and spinsters of the Parish of greater Snaith, and nearby small villages</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>Maintenance and updating of 6 bungalows in a suitable condition to house the residents, in compliance with all current legislations.</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>Yes, we have</b>

**Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making.	Para 1.38	<b>Not applicable</b>
Policy on social investment including program related investment.	Para 1.38	<b>Not applicable</b>
Contribution made by volunteers	Para 1.38	<b>Not applicable</b>

Other		
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## Achievements and performance

Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<b>We provide affordable housing, via the 6 bungalows to widows and spinsters of the parish. This keeps people who are local within the community and family, this also reduces pressure on local authority stock</b>
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### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set.	Para 1.41	<b>All properties are let, updated to comply with all current legislation.</b>
Performance of fundraising activities against objectives set.	Para 1.41	<b>No fundraising, we receive rent to cover the maintenance costs</b>
Investment performance against objectives	Para 1.41	<b>Not applicable</b>
Other		

## Financial review

Review of the charity's financial position at the end of the period	Para 1.21	<b>The charity is solvent</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>Safe and secure investments</b>
Amount of reserves held	Para 1.22	<b>Sufficient</b>
Reasons for holding zero reserves	Para 1.22	<b>Not applicable</b>
Details of fund materially in deficit	Para 1.24	<b>No deficits</b>
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>No uncertainties</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<b>Rental income</b>
Investment policy and objectives including any social investment policy adopted.	Para 1.46	<b>Not applicable</b>
A description of the principal risks facing the charity.	Para 1.46	<b>None</b>
Other		

## Structure, governance and management.

Description of charity's trusts:		
Type of governing document: for example, <a href="#">trust deed</a> , <a href="#">memorandum and articles of association etc</a>	Para 1.25	<b>We have a constitution</b>
How is the charity constituted? for example, <a href="#">limited company</a> , <a href="#">unincorporated</a>	Para 1.25	<b>?????</b>

<a href="#">association, CIO</a>		
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>Not applicable</b>

**Additional information (optional)**

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees.	Para 1.51	<b>Introductions, 6-month visits to the properties, quarterly committee meetings with minutes and an AGM.</b>
The charity's organisational structure and any wider network with which the charity works.	Para 1.51	<b>Co-opted parish council membership of the committee, membership of the Almshouse Organisation &amp; of the Housing Ombudsman</b>
Relationship with any related parties	Para 1.51	<b>None</b>
Other		

## Reference and administrative details

Charity name	<b>OTTLEY COTTAGE HOMES TRUST</b>
Other name the charity uses	<b>None</b>
Registered charity number	<b>246777</b>
Charity's principal address	<b>c/o the Secretary – Mrs M Kilner - 80 St Lawrence Avenue, Snaith, Goole, DN14 9</b>

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mrs M Kilner	Secretary		
2	Mrs M Horsfall	Chair		
3	Mr M Bush	Treasurer		
4	Mrs S Thornton			
5	Mrs E Hall			
6	Mrs J Machin			
7	Mrs G Wilks			
8	Mrs G Tuplin			
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Corporate trustees – names of the directors at the date the report was approved.

Director name	
<b>None</b>	

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year
<b>None</b>	

## Funds held as custodian trustees on behalf of others.

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this fall within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

### Additional information (optional)

#### Names and addresses of advisers (optional information)

Type of adviser	Name	Address
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Type of adviser	Name	Address
	None	

#### Name of chief executive or names of senior staff members (optional information)

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

Not applicable
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## Other optional information

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## Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s)

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Full name(s)

Murray Howard Bush	

Position (for example  
Secretary, Chair, etc)

Treasurer

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Date

October 25

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**Registered Charity Number 246777**

**REPORT OF THE TRUSTEES  
AND UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024:  
FOR  
OTTLEY COTTAGE HOMES TRUST**

## **REPORT OF TRUSTEES**

The Trustees present their report with financial statement of the charity for the year ended 31st of December 2024

The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice, applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 Jan 2019).

## **OBJECTIVES AND ACTIVITIES**

The objective of the Charity is to provide cottages for poor aged widows and spinsters of the Parish of Snaith and Cowick.

## **FINANCIAL REVIEW**

It is the policy of the Charity to maintain liquid unrestricted funds at a level to cover costs for a period of a least three months.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

## **REFERENCE AND ADMINISTRATIVE DETAILS**

Registered Charity Number - 246777

## **PRINCIPAL ADDRESS**

Secretary: -

80 St Lawrence Avenue, Snaith, Goole, DN14 9

## **TRUSTEES**

M. Kilner – Secretary

E. Hall

S. Thornton

J. Machin

G. Wilks

M. Horsfall - Chair

G. Tupling

M. Bush

Approved by order of the board of Trustees, and signed on its behalf by: -

M. Horsfall - Chair

**STATEMENT OF FINANCIAL ACTIVITIES - FOR THE YEAR ENDING 31ST DECEMBER 2024**

	2024
<b><u>INCOME AND ENDOWMENTS FROM CHARITABLE ACTIVITY</u></b>	
Charitable Activity Income	£ 21,036
Investment Income	£ 7,846
<b>Total</b>	<b>£ 28,882</b>
<b><u>EXPENDITURE ON CHARITABLE ACTIVITIES</u></b>	
Charitable Activity Expense	£ 20,886
Charity Governance Expense	£ -
<b>TOTAL</b>	<b>£ 20,886</b>
<b><u>NET INCOME</u></b>	<b>£ 7,996</b>
<b><u>RECONCILIATION OF FUNDS</u></b>	
Total Funds Brought Forward	£ -
<b><u>TOTAL FUNDS CARRIED FORWARD</u></b>	<b>£ 7,996</b>

**INCOME - FOR THE YEAR ENDING 31ST DECEMBER 2024**

	2024
<b><u>INCOME</u></b>	
<b><u>Rent</u></b>	£ 21,036
3 No. Bonds @ £250	£ -
<b>INCOME</b>	<b>£ 21,036</b>
<b><u>INVESTMENT INCOME</u></b>	
CCLA Charities Investment Fund as of the 31/12/24	£ 3,016
HSBC - 1 Year Fixed Your Money Market 40-02-90 & 80735930	£ 3,394
HSBC - Business Money Manager Account 40-22-13 & 41371908	£ 1,436
HSBC - Current Account 40-22-13 & 71195565	£ -
	<b>£ 7,846</b>

13 October 2025

Dear Sir/Madam

**OTTLEY COTTAGE HOMES TRUST (Charity No. 246777)**

**Examiners / Auditors report – for the year 2024**

We do an internal audit, by one of the other Trustees, we do not have an external auditor.

Regards

Murray Bush  
[Murray.bush@btopenworld.com](mailto:Murray.bush@btopenworld.com)  
07970 955 628

Treasurer  
Ottley Homes Cottage Trust