

REGISTERED COMPANY NUMBER: CE015598 (England and Wales)
REGISTERED CHARITY NUMBER: 1180662

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023
FOR
THE COTTAGE COMMUNITY**

Sargeant Partnership LLP
Chartered Accountants
5 White Oak Square
London Road
Swanley
Kent
BR8 7AG

THE COTTAGE COMMUNITY

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THE COTTAGE COMMUNITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. 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 January 2019).

Incorporation

The charitable company was incorporated on 13 November 2018 and commenced trading on 1 April 2019.

OBJECTIVES AND ACTIVITIES

Public benefit

The Trustees have consulted the guidance made available by the Charity Commission for England and Wales on the Public Benefit requirement of the Charities Act 2011. The Trustees are confident that they have complied with their duty under section 4 of the Charities Act 2011 in that they have had due regard to public benefit guidance published by the Commission. In furtherance of the charity's charitable purposes for public benefit the Trustees give details of their activities in the following:

Services to elderly and vulnerable people in the North Kent area broadly with a view to give support and enable them to continue to live at home.

Objectives and Activity

The objective of the charity is to enhance the personal choices and quality of life of elderly and vulnerable people primarily living at home within its area, through the provision of a day care centre, transport facilities, daily meals delivery, shopping and other day trips and outings, together with advice and information and other connected facilities.

The Day Centre

This provides elderly and vulnerable clients who continue to live at home with a venue providing lunches and the opportunity to socialise and partake in a wide variety of activities including: book clubs, singing sessions, armchair exercise classes, bingo and other pastimes. During this year the meals delivery to client's homes continued and provided a means of keeping in contact with clients generally during the uncertainties of the pandemic period. However, with some normality returned, this activity has ceased with a return to offering meals and other facilities at the Day Centre. The Trustees once again commend the work of the CEO and her staff who have continued to keep the charity flourishing.. This is particularly so in view of the upheaval involved in moving premises.

Minibus Services

Three minibuses are available for clients' transport which, together with the drivers, ensure that clients are transported safely to and from the Day Centre as well as providing shopping and day trips to places of local interest together with outings further afield to the coast.

Achievements and Performance

The cessation of external funding has required us to expand the client base in order to self fund our operations. This we have done by venturing into home meal deliveries in the 'lockdown period' which has increased awareness of the charity's existence from which the day care activity is benefitting. The task has also been undertaken to secure alternative premises to continue operations and allowing the sale of the existing freehold property to supplement funds to the overall benefit of our clients, both existing and future.

THE COTTAGE COMMUNITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

FINANCIAL REVIEW

The funding by Kent County Council (KCC) over many years ceased completely following KCC's decision to franchise services for the elderly. Our funding is therefore limited to Charges to clients, one off small grant applications and funds from our charity shop in Swanley.

As indicated in last year's review the reduced funding has required the Trustees to secure the sale of the Cottage property in Fawkham, which was completed on 26 August 2023. To replace this we have entered into an agreement to hire the Jubilee Pavilion in Waller park Darenth from Darenth Parish Council so that our day care and other services can continue. Income from client services improved in the year and the charity shop continued to make a substantial contribution to the charity's funds. Costs generally increased in line with inflation including salaries which were increased in accordance with the National Living Wage recommendation.

The financial statements for the year ended 31 March 2023 follow this report and have been examined by Sargeant Partnership LLP. The statements show that the charity incurred a deficit in the year of £105,098, the loss being covered by reserves.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Constitution

The charity is registered with the Charity Commission and is a Charitable Incorporated Organisation (CIO). It has a written constitution dated 13 November 2019, which details the framework and parameters of our activities and objectives.

Method of Appointment or election of Trustees

The management of the charity is the responsibility of the Trustees who are appointed under the terms of the constitution. Trustees are recruited according to the skills and experience they can provide to obtain a competent and balanced management.

Risk Management

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Reserves Policy

In accordance with The Charity Commission recommendation and best practice, the charity held a minimum of six months operating costs in its reserves. Monies held in reserve are where appropriate, retained in a fixed rate deposit account.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

CE015598 (England and Wales)

Registered Charity number

1180662

Registered office

Jubilee Pavilion
Waller Park
Wood Lane
Dartford
Kent
DA2 7LR

THE COTTAGE COMMUNITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

Trustees

Mr J Kelly (Chair)

Mr P Coleman

Mr D Putman (Treasurer)

Mr C Armstrong

Mr J Willis (Appointed 16 January 2023)

Chief Executive Officer

Ms A Dabb

Independent Examiner

Joanne Brown

Sargeant Partnership LLP

Chartered Accountants

5 White Oak Square

London Road

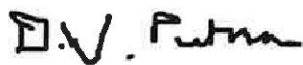
Swanley

Kent

BR8 7AG

24/10/2023

Approved by order of the board of trustees on and signed on its behalf by:



.....
D W Putman - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE COTTAGE COMMUNITY

Independent examiner's report to the trustees of The Cottage Community ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2023.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.



Joanne Brown

Sargeant Partnership LLP
Chartered Accountants
5 White Oak Square
London Road
Swanley
Kent
BR8 7AG

Date: 24/10/2023

THE COTTAGE COMMUNITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		44,617	7,400	52,017	73,740
Charitable activities					
General		79,487	-	79,487	62,479
Service agreement		-	-	-	61,621
Investment income	2	476	-	476	-
Total		<u>124,580</u>	<u>7,400</u>	<u>131,980</u>	<u>197,840</u>
EXPENDITURE ON					
Charitable activities					
General		<u>229,678</u>	<u>7,400</u>	<u>237,078</u>	<u>230,516</u>
NET INCOME/(EXPENDITURE)		(105,098)	-	(105,098)	(32,676)
RECONCILIATION OF FUNDS					
Total funds brought forward		620,981	9,727	630,708	663,384
TOTAL FUNDS CARRIED FORWARD		<u><u>515,883</u></u>	<u><u>9,727</u></u>	<u><u>525,610</u></u>	<u><u>630,708</u></u>

The notes form part of these financial statements

THE COTTAGE COMMUNITY

BALANCE SHEET 31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	7	456,542	-	456,542	463,210
Investments	8	15,000	-	15,000	15,000
		<u>471,542</u>	<u>-</u>	<u>471,542</u>	<u>478,210</u>
CURRENT ASSETS					
Stocks	9	750	-	750	750
Debtors	10	24,948	-	24,948	40,205
Cash at bank and in hand		26,368	9,727	36,095	114,061
		<u>52,066</u>	<u>9,727</u>	<u>61,793</u>	<u>155,016</u>
CREDITORS					
Amounts falling due within one year	11	(7,725)	-	(7,725)	(2,518)
NET CURRENT ASSETS		<u>44,341</u>	<u>9,727</u>	<u>54,068</u>	<u>152,498</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>515,883</u>	<u>9,727</u>	<u>525,610</u>	<u>630,708</u>
NET ASSETS		<u>515,883</u>	<u>9,727</u>	<u>525,610</u>	<u>630,708</u>
FUNDS	12				
Unrestricted funds				515,883	620,981
Restricted funds				9,727	9,727
TOTAL FUNDS				<u>525,610</u>	<u>630,708</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

THE COTTAGE COMMUNITY

BALANCE SHEET - continued
31 MARCH 2023

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 24/10/2023..... and were signed on its behalf by:



.....
D W Putman - Trustee

THE COTTAGE COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- not provided
Improvements to property	- 25% per annum on reducing balance
Fixtures and fittings	- 25% per annum on reducing balance
Motor vehicles	- 25% per annum on reducing balance

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

The trustees consider that there are restricted funds. These include a Coop grant.

The Capital Reserve is represented by the freehold property.

THE COTTAGE COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES - continued

Grants receivable

Receipts by way of "grant" have been included in the Statement of Financial Activities (gross, no netting off) in accordance with the term of the grant and have not been recognised until the conditions for receipts have been complied with.

2. INVESTMENT INCOME

	2023	2022
	£	£
Deposit account interest	476	-

3. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Independent examination fees	4,900	3,060
Depreciation - owned assets	8,102	10,705

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2023 nor for the year ended 31 March 2022.

5. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2023	2022
	11	9

No employees received emoluments in excess of £60,000.

THE COTTAGE COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	67,496	6,244	73,740
Charitable activities			
General	62,479	-	62,479
Service agreement	61,621	-	61,621
Total	<u>191,596</u>	<u>6,244</u>	<u>197,840</u>
EXPENDITURE ON			
Charitable activities			
General	<u>230,516</u>	<u>-</u>	<u>230,516</u>
NET INCOME/(EXPENDITURE)	(38,920)	6,244	(32,676)
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>659,901</u>	<u>3,483</u>	<u>663,384</u>
TOTAL FUNDS CARRIED FORWARD	<u>620,981</u>	<u>9,727</u>	<u>630,708</u>

7. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Motor vehicles £	Totals £
COST					
At 1 April 2022	431,019	32,775	11,910	27,195	502,899
Additions	-	-	1,434	-	1,434
At 31 March 2023	<u>431,019</u>	<u>32,775</u>	<u>13,344</u>	<u>27,195</u>	<u>504,333</u>
DEPRECIATION					
At 1 April 2022	-	18,623	6,463	14,603	39,689
Charge for year	-	3,538	1,416	3,148	8,102
At 31 March 2023	<u>-</u>	<u>22,161</u>	<u>7,879</u>	<u>17,751</u>	<u>47,791</u>
NET BOOK VALUE					
At 31 March 2023	<u>431,019</u>	<u>10,614</u>	<u>5,465</u>	<u>9,444</u>	<u>456,542</u>
At 31 March 2022	<u>431,019</u>	<u>14,152</u>	<u>5,447</u>	<u>12,592</u>	<u>463,210</u>

THE COTTAGE COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

8. FIXED ASSET INVESTMENTS

	Shares in group undertakin £
MARKET VALUE	
At 1 April 2022 and 31 March 2023	15,000
NET BOOK VALUE	
At 31 March 2023	15,000
At 31 March 2022	15,000

There were no investment assets outside the UK.

9. STOCKS

	2023 £	2022 £
Stocks	750	750

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade debtors	2,395	3,156
Other debtors	20,569	35,114
Prepayments and accrued income	-	496
Prepayments	1,984	1,439
	24,948	40,205

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade creditors	1,283	518
Social security and other taxes	2,317	-
Accruals and deferred income	4,125	2,000
	7,725	2,518

THE COTTAGE COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

12. MOVEMENT IN FUNDS

	At 1/4/22 £	Net movement in funds £	At 31/3/23 £
Unrestricted funds			
General fund	620,981	(105,098)	515,883
Restricted funds			
COOP grant	9,727	-	9,727
TOTAL FUNDS	<u>630,708</u>	<u>(105,098)</u>	<u>525,610</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	124,580	(229,678)	(105,098)
Restricted funds			
The Philip and Connie Philips Foundation	7,400	(7,400)	-
TOTAL FUNDS	<u>131,980</u>	<u>(237,078)</u>	<u>(105,098)</u>

Comparatives for movement in funds

	At 1/4/21 £	Net movement in funds £	At 31/3/22 £
Unrestricted funds			
General fund	228,882	(38,920)	189,962
Capital Reserve	431,019	-	431,019
	<u>659,901</u>	<u>(38,920)</u>	<u>620,981</u>
Restricted funds			
COOP grant	3,483	6,244	9,727
TOTAL FUNDS	<u>663,384</u>	<u>(32,676)</u>	<u>630,708</u>

THE COTTAGE COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	191,596	(230,516)	(38,920)
Restricted funds			
COOP grant	6,244	-	6,244
TOTAL FUNDS	<u>197,840</u>	<u>(230,516)</u>	<u>(32,676)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/4/21 £	Net movement in funds £	At 31/3/23 £
Unrestricted funds			
General fund	228,882	(144,018)	84,864
Capital Reserve	431,019	-	431,019
	<u>659,901</u>	<u>(144,018)</u>	<u>515,883</u>
Restricted funds			
COOP grant	3,483	6,244	9,727
TOTAL FUNDS	<u>663,384</u>	<u>(137,774)</u>	<u>525,610</u>

THE COTTAGE COMMUNITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	316,176	(460,194)	(144,018)
Restricted funds			
COOP grant	6,244	-	6,244
The Philip and Connie Philips Foundation	7,400	(7,400)	-
	<u>13,644</u>	<u>(7,400)</u>	<u>6,244</u>
TOTAL FUNDS	<u><u>329,820</u></u>	<u><u>(467,594)</u></u>	<u><u>(137,774)</u></u>

13. RELATED PARTY DISCLOSURES

At 31st March 2023 the charity was owed £20,569 (2022: £35,005) from its subsidiary company RACDV Sales Limited.

THE COTTAGE COMMUNITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	43,472	42,122
Grants	8,545	31,618
	<u>52,017</u>	<u>73,740</u>
Investment income		
Deposit account interest	476	-
Charitable activities		
Service agreements	-	61,621
Income from client services	79,487	62,479
	<u>79,487</u>	<u>124,100</u>
Total incoming resources	<u>131,980</u>	<u>197,840</u>
EXPENDITURE		
Charitable activities		
Wages	155,580	143,603
Establishment costs	14,542	25,294
Vehicle running and leasing	26,319	19,804
Catering supplies	14,684	15,116
Sundries	3,519	9,115
Improvements to property	3,538	4,718
Fixtures and fittings	1,415	1,789
Motor vehicles	3,148	4,198
	<u>222,745</u>	<u>223,637</u>
Support costs		
Governance costs		
Auditors' remuneration	4,900	3,060
Accountancy and legal fees	9,433	3,819
	<u>14,333</u>	<u>6,879</u>
Total resources expended	<u>237,078</u>	<u>230,516</u>
Net expenditure	<u>(105,098)</u>	<u>(32,676)</u>

This page does not form part of the statutory financial statements

