

THE WALNUT TREE TRUST

England & Wales · Charity number 1182220

Details

Status Registered

Legal form CIO

Registered 2019-02-26

Register [View on the Charity Commission register](#)

Contact

Address The Old Byre
Sunt Farm
Caterfield Lane
Oxted
Surrey

Phone 07860383246

Email sue.worsfold@hotmail.com

Website <https://walnuttreetrust.weebly.com>

Activities

Objects: THE OBJECTS OF THE CIO ARE FOR THE PUBLIC BENEFIT, SUCH EXCLUSIVELY CHARITABLE PURPOSES (ACCORDING TO THE LAWS OF ENGLAND AND WALES) IN THE VILLAGE OF SHOREHAM OR ELSEWHERE."

Activities: The objects of the CIO are, for the public benefit, such exclusively charitable purposes (according to the law of England and Wales) in the village of Shoreham or elsewhere. To preserve the picturesque buildings and site and to prevent erection of any building on any portion of land lying between such site and the High Street, Shoreham, Kent. To use the surplus income for charitable purposes.

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Accommodation/housing, Environment/conservation/heritage, Other Charitable Purposes
- **Who:** Other Defined Groups

Geography

- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£151,234	£161,291	-	-
2023-12-31	£76,566	£56,835	-	-
2022-12-31	£26,878	£46,794	-	-
2021-12-31	£25,784	£7,049	-	-
2020-12-31	£24,122	£11,236	-	-

Trustees

Name	Role	Appointed
Jill Aisher	Chair	2021-06-15
Graham Joseph Peck		2022-11-15
John Dinnis		2021-11-23
Jonathan Rosser Histed		2021-06-15
Lesley Spence		2021-11-23
Louise Anne Taylor		2025-11-11
Peter Carwile Kasch		2022-12-15

THE WALNUT TREE TRUST

England & Wales - Charity number 1182220

Accounts

The Walnut Tree Trust

Registered Charity No 1182220

Annual Report – 2024

This Annual Report details the work of the charity trustees of The Walnut Tree Trust, first formed 1932 and now a charitable incorporated organisation entered onto the Register of Charities on 25th February 2019 (the CIO).

This Annual Report relates to the accounting period of 01/01/24 to 31/12/24 (the "Accounting Period").

Structure

There have been no changes in structure during this period.

The services of Mrs Sue Worsfold as clerk continue to be retained.

Jill Aisher continued as Chair

John Dinnis, Jonathan Histed, Peter Kasch, Graham Peck, Lesley Spence and Peter Triggs continued as trustees.

Objectives:

The broad objects stated in the constitution of the CIO are, "for the public benefit, such exclusively charitable purposes (according to the law of England and Wales) in the village of Shoreham or elsewhere"; and more specifically, from the 1932 deed, to preserve the picturesque buildings and site and to prevent erection of any building on any portion of land lying between such site and the High Street, Shoreham, Kent using the surplus income for charitable purposes.

Responsibilities:

The Trust has three main areas of responsibility

Its historic buildings and land

Its tenants

Its charitable giving.

It was necessary for the Trust to register with HMRC. Accountants (Baxters) were appointed so that a Tax return could be filed appropriately with HMRC.

Policies

The Trust has now a GDPR policy in place which can be accessed via the Trust's website. This was also a necessary requirement.

The Trust developed a Charitable Giving Policy which is on the Trust's website.

Activities:

Historic buildings and land

Meeting our responsibilities to maintain the beautiful, listed buildings for which we are responsible, has been achieved by borrowing sufficient money (£115,000) to accelerate the programme of restoration of the outbuildings. The loans, which are unsecured loans by interested local individuals are to be repaid in five years, with scope for negotiation for earlier or later repayments if required. The garage and the barn have now been restored. They are insured and rented out. There is a programme for repairing, upgrading and maintaining the residential properties to a similar condition. The establishment of a sinking fund to cover ongoing costs of upgrades, maintenance and redecoration is also now in place. This is essential to allow the Trust to meet its responsibilities and plan financial outgoings and investment to secure the future of the buildings.

Rebuilding of the outbuilding at the corner of the plot will be undertaken when funds become available. This building has been known as the Abattoir/ Slaughterhouse/Fire Station/Cobblers over its history.

Completion of the restoration of the barn was achieved in the summer and an open day was held so that local residents could see the scope and quality of the work before the tenant moved in. Trustees are very satisfied with the outcome of this huge investment. We are delighted about the work of both the structural engineer and the contractors that worked on this. The barn now contributes to the visual amenity of the Walnut Tree site. It is safe and provides income.

An electricity supply was also installed to the barn and restored garage.

Repointing masonry on all three cottages was carried out.

Conflicting opinions and reports on whether all firewalls are robust and compliant are being considered by Trustees and any action needed will be undertaken.

Repairs were made to several window frames in No.33 and there is an ongoing programme of window repairs which will continue in 2025.

Car parking spaces at the rear of 33 and 31 have been delineated and any excess spaces will be offered for rental.

Plans were made and contractors sought to refurbish the bathroom in No.31 during the next year. It was also decided to have advice from a local agent to fix the rent for this property once refurbished.

Tenants

The Trust has joined the National Residential Landlords Association and the Chair (Jill Aisher) is completing training. This was felt necessary to ensure compliance with current and future legislation as it changes.

A meeting with tenants was held to ensure they felt informed about future plans, the Trust's responsibilities and tenants' obligations.

Following the intervention of the Property Ombudsman, a final settlement was made with the previous Letting Agent in a dispute over the provision of agreed services.

Charitable Giving

A Charitable Giving policy has been launched and is available on our website.

A donation of £1,000 was given to the Shoreham Players: an active intergenerational village drama group, as a first step to achieving the objective stated in our founding constitution of providing a wider benefit to the inhabitants of Shoreham. The intention of the Trust is to continue to invite village organisations to apply for assistance with their aims, needs and activities, thus fulfilling its objectives of benefitting the wider community.

It was necessary to register with HMRC and our appointed accountants (Baxters) filed a Tax Return declaring no tax liability.

Trustees are working on a Financial Protocols document.

During the accounting period the CIO received

Rental Income	£52,623.98
Sale of Blackrock charities UK bond	£20.41
Closing down balance of COIF investment bond	£1,918.00
E-on Electricity recharges	£71.64
Loans Totalling	£96,500.00
Bank Interest	£100.02
Total Income	£151,234.05

Disbursements during the accounting period

Tenancy related	£62.00
Repairs and Refurbishments	£148,058.45
Professional Services	£5,430.44
Clerk Services	£4,656.25
Administration Costs (other)	£296.27
Donation to Shoreham Village Players	£1,000.00
Interest paid quarterly on Loans	£1,787.62
Total	£161,291.03

Net Deficit - [£10,056.98]

All Aishe
Chair
23/9/25

John
John Dennis
Vice chair
23/9/25

The Walnut Tree Trust

Accounts for year ended 31 December 2024

Charity number: 1182220

Independent Examination

The Walnut Tree Trust
Accounts for year ended 31 December 2024

RECEIPTS & PAYMENTS

	Unrestricted	2024 Restricted	Total	Unrestricted	2023 Restricted	Total
Receipts						
Rent	52,623.98		52,623.98	48,377.94		48,377.94
COIF Charities Deposit Fund - dividend	20.41		20.41	40.02		40.02
Sale of BlackRock charities UK bond	-		-		14,421.03	14,421.03
Closing down balance of COIF Investment funds	-	1,918.00	1,918.00			
E-On Electricity recharges	71.64		71.64			
Loan received during the year		96,500.00	96,500.00		13,500.00	13,500.00
Sevenoaks district tax refund				203.37		203.37
Bank interest	100.02		100.02	23.86		23.86
						-
	52,816.05	98,418.00	151,234.05	48,645.19	27,921.03	76,566.22
Payments						
Tenancy related						
Sunflower Lettings - Fees and property maintenance			-	4,957.05		4,957.05
Garage	62.00		62.00			-
Regular maintenance						
Sit Sukphol, mowing of grass frontage			-	500.00		500.00
Repairs						
Keith Skinner - repairs	980.00		980.00	150.00		150.00
Sevenoaks Electrical Limited	395.00		395.00			-
Hollies Heating Services	1,056.00		1,056.00	1,830.00		1,830.00
Jeremy Teer: Property maintenance	58.00		58.00	180.00		180.00
DWS Heating						-
Smoke Alarm purchased by tenant	6.99		6.99			-
Sevenoaks Boiler Services			-	1,404.00		1,404.00
Darren Harris Decorator	1,213.55		1,213.55	3,230.20		3,230.20
Timpson key cutting	22.00		22.00			-
Danny Hurlock			-	160.00		160.00
Fence Master			-	375.00		375.00
Integrated Electrical Ltd			-	144.00		144.00
Carpet purchased by Lesley Spence			-	890.52		890.52
John Dinnis & Partners			-	360.00		360.00
Joseph Ash			-	60.00		60.00
Sevenoaks District council			-	349.43		349.43
TH4 Construction	11,066.19		11,066.19	14,118.31		14,118.31
G R Regan			-	3,498.00		3,498.00
Anthony Hicks Ltd	103,201.93		103,201.93	9,253.20		9,253.20
Harveys Plumbing & Heating	10,370.46		10,370.46			-
Andrew McKay	2,240.00		2,240.00			-
Maskell Boiler Services	1,020.00		1,020.00			-
J Holywell Ltd	400.00		400.00			-
J Langstaff Ltd	3,468.33		3,468.33			-
McMole Ltd	1,200.00		1,200.00			-
SB Parts & Machinery Sales	300.00		300.00			-
MortarPoint Brickwork	9,210.00		9,210.00			-
Kentish Pyramid Scaffolding	900.00		900.00			-
Tom Baker Fencing	950.00		950.00			-
Professional Services						
NFU Mutual Property & Management Liability Insurance	2,269.44		2,269.44			-
Property Owners Insurance			-	957.07		957.07
Management Liability insurance			-	318.82		318.82
Accounting fees	780.00		780.00	690.00		690.00
Daniel Cooper - Honeywood Professional			-	546.00		546.00
NRLA	239.00		239.00			-
Sue Worsfold Clerk Wages	4,656.25		4,656.25	5,187.96		5,187.96
Adrian Cox Associates			-	1,800.00		1,800.00
Colin Toms & Partners	2,142.00		2,142.00	4,890.00		4,890.00
TDS #Scheme			-	26.70		26.70
Listed Buildings Surveys			-	720.00		720.00
Other						
Rental of church rooms			3.80			-
Jill Aisher	3.80		3.80			-
Sue Worsfold (stationery)	212.47		212.47	239.00		239.00
Donation to Shoreham Village Players	1,000.00		1,000.00			-
Stay Wild Village Event	80.00		80.00			-
Interest paid quarterly on Loans		1,787.62	1,787.62			-
	159,503.41	1,787.62	161,291.03	56,835.26	-	56,835.26
Net surplus/(deficits)	- 106,687.36	96,630.38	- 10,056.98	- 8,190.07	27,921.03	19,730.96

The Walnut Tree Trust
Accounts for year ended 31 December 2024

STATEMENTS OF ASSETS AND LIABILITIES

	2024			2023		
	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
Fixed Assets						
3 properties - valued at Fair Value		2,600,000.00	2,600,000.00		2,600,000.00	2,600,000.00
			-			-
Current Assets						
Bank	18,278.78	8,291.34	26,570.12	14,689.79	21,937.32	36,627.11
Investments		1,918.00	1,918.00		1,875.87	1,875.87
Accrued income (rent in advance)			-	1,500.00		1,500.00
	18,278.78	2,610,209.34	2,628,488.12	16,189.79	2,623,813.19	2,640,002.98
Less: Current liabilities						
Prof fees	780.00		780.00	780.00		780.00
Loans		110,000.00	110,000.00	13,500.00		13,500.00
Deposit for rental		1,500.00	1,500.00	1,500.00		1,500.00
Net assets	17,498.78	2,498,709.34	2,516,208.12	409.79	2,623,813.19	2,624,222.98
Funds of the Charity:						
Restricted Fund		2,498,709.34	2,498,709.34		2,623,813.19	2,623,813.19
Unrestricted fund	17,498.78		17,498.78	409.79		409.79
TOTAL FUNDS	17,498.78	2,498,709.34	2,516,208.12	409.79	2,623,813.19	2,624,222.98

Signed on behalf of the Trustees on

10/7/25
Paul Aishe C. les les Spence



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report
on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

The Walnut Tree Trust

On accounts for the year
ended

31/12/2024

Charity
no (if
any)

1182220

Set out on pages

1 and 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 12 / 2024.

Responsibilities and
basis of report

As the charity's trustees, 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 all 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 (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records;

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.

Signed:

Date: 17 July 2025

Name: Louise Hallsworth

Relevant professional
qualification(s) or body (if
any):

FCA, ICAEW

Address: Lynwood House Crofton Road

Orpington

Kent BR6 8QE

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of
any items that the
examiner wishes to
disclose.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report
on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

The Walnut Tree Trust

On accounts for the year
ended

31/12/2024

Charity
no (if
any)

1182220

Set out on pages

1 and 2

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Independent examiner's
statement

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- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records;

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Signed:

1

Date: 17 July 2025

2

Name: Louise Hallsworth

Relevant professional
qualification(s) or body (if
any):

FCA, ICAEW

Address: Lynwood House Crofton Road

Orpington

Kent BR6 8QE

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of
any items that the
examiner wishes to
disclose.

THE WALNUT TREE TRUST

England & Wales - Charity number 1182220

Accounts

The Walnut Tree Trust

Registered Charity No 1182220

Annual Report – 2023

This Annual Report details the work of the charity trustees of The Walnut Tree Trust first formed 1932 and now a charitable incorporated organisation entered onto the Register of Charities on 25th February 2019 (the **CIO**).

This Annual Report relates to the accounting period of 01/01/23 to 31/12/23 (the “Accounting Period”).

Structure

The only change in structure during this period was the appointment of an additional Trustee in January to make the total up to seven again.

The services of Mrs Sue Worsfold, as clerk, continued to be retained

Jill Aisher remained Chair

John Dinnis, Jonathan Histed, Graham Peck, Lesley Spence and Peter Triggs remained trustees. Peter Kasch was appointed in January 2023 to make the number back up to seven.

Objectives:

The objects of the CIO are, “for the public benefit, such exclusively charitable purposes (according to the law of England and Wales) in the village of Shoreham or elsewhere”.

According to our 1932 Trust deed, which we are obliged to respect, our objects are to “preserve the picturesque buildings and site” and “to use any rents profits and income.... to benefit the people of Shoreham or elsewhere”.

Key Decisions:

At its meeting on 21st February 2023, the Board of the Walnut Tree Trust took the decision to borrow sufficient money to accelerate its programme to restore all of its property to a fully useable condition.

The need was brought sharply into focus when the outbuilding known as the Abattoir at the corner of the plot collapsed on 25th January 2023. An Urgent Works Notice was completed for Sevenoaks District Council which explained the two decades of neglect and disuse that led to this collapse and detailed the steps taken to render the area safe and preserve materials. The footprint of the building remains intact and all salvageable parts of the building have been kept. We have filed a Serious Incident Form to the Charity Commission.

In the context of our current funding there is no realistic manner to rebuild or develop this area. We acknowledged the need for listed building consent to demolish the structure completely but we don't have the funds for this. We believe we have made it safe.

Sevenoaks District Council accepted our Notice. We contacted the parish council about the unknown nature of how the land belonging to the council, (the recreation ground) is retained structurally since it sits above the abattoir and abuts the back wall directly.

The cottages have already been repaired sufficiently now to comply with the “decent homes” legal standard and a decision was taken to establish a sinking fund to cover ongoing costs of redecoration and upgrades to the homes. The next challenge is the repair of the two remaining outbuildings that have suffered from decades of deferred maintenance. In this way trustees will be able to increase their funding stream.

Options for securing a loan were explored with our bank as well as with private individuals in the village who are willing to loan money at a modest rate of interest. Some Trustees and other individuals have offered to loan money totalling £110 k. Private loans will cost the Trust less to finance. Contracts were drawn up and signed and instalments have been scheduled into next year to minimise the cost to the Trust.

Sharing the Vision

At this same meeting, the Board of the Walnut Tree Trust approved the following vision statement that we have shared in print and online:

Always respecting the objectives of its 1932 trust deed, the Trust should become a significant provider of funding “for the general benefit of the inhabitants of Shoreham”, its societies, amenities and deserving individuals.

The Trust will endeavour to achieve a stewardship that embodies the best management of the Trust’s assets, “to preserve the picturesque buildings and site”, “from time to time to permit the said premises or any part thereof to be used for social purposes” and “to utilise any rents, profits and income for charitable purposes”. The Trust intends to maximise its funding goals while undertaking continued improvements of those assets to ensure their long-term maintenance as historically important buildings and grounds at the heart of the Village.

The Trustees should strive to put in place a robust financial and management structure that will ensure the successful continuity and sustainability of the Trust objectives for the benefit of Shoreham Village.

We wish to be open and clear with our community. Past boards had interpreted the Trust’s purpose as allowing the cottages to be rented at extremely low rents to deserving individuals with connections to the village. This resulted in a lack of maintenance and this purpose is not in our 1932 trust deed which, as we have been advised by the Charity Commission, remains in force notwithstanding our new status and constitution as a Charitable Incorporated Organisation (CIO). The current board is looking to restore the properties physically and to make them profitable so as to use the surplus for charitable purposes for the village in the future.

Responsibilities:

We engaged the services of a letting agent to ensure that tenants’ problems would be dealt with promptly, regular checks and servicing requirements that were the landlord’s responsibility would be carried out and new tenants would be found when needed. Unfortunately, this did not prove a satisfactory arrangement. The promised service was not provided, communication was unsatisfactory, and tenants therefore referred to trustees with problems. The agent did not in any way reduce the amount of work that trustees had to deal with, so it became a very poor value for money arrangement and was therefore terminated. A complaint has been lodged with the Property Ombudsman and is being dealt with.

Activities:

Identifying a structural engineer with the experience to specify a robust plan and an appropriate contractor to undertake the work for the restoration of the barn and garage was the main focus for the Trust. Appointments were confirmed in March 2023 and then a planning application lodged, tenders for the works themselves, but by the time all of the above was in place, it was too late in the year for work to commence. A temporary cover therefore had to be erected over the barn to ensure that minimum further deterioration occurred during the winter so that repair work can commence next year.

Ensuring that necessary checks on compliance regarding the fire risks of the oil tanks outside each property dwelling raised failings that required immediate attention. Ongoing efforts are being made to install an electricity supply for both the garage and the barn. As these properties do not have an official postal address, this creates many challenges yet to be resolved.

Trustees are considering how to approach the difficulty of providing insulation in the cottages that will comply with restrictions on what is allowed within listed buildings but that will satisfy the predicted forthcoming legislation regarding energy efficiency. An EPC waiver was registered for the largest property in October. The provision of secondary glazing is a possibility that will be investigated in the future.

During the accounting period the CIO received

Rental income	£48,377.94
Investment and sale of bonds.	£14,688.28
Loans totalling	£13,500
Total income	£76,566.22.
Disbursements during the accounting period:	
Tenancy related:	£ 4,957.05
Regular maintenance	£ 500
Repairs and refurbishment	£ 36,002.66
Professional Services	£. 9,948.59
Clerk services	£ 5,187.96
Administration Costs (other)	£ 239
Total	£56,835.26
Net Surplus	£19,730.96

This annual report was agreed by Trustees at its meeting on 22nd October 2024.

The Walnut Tree Trust
Accounts for year ended 31 December 2023

Charity number: 1182220

Independent Examination

The Walnut Tree Trust
Accounts for year ended 31 December 2023

RECEIPTS & PAYMENTS

	Unrestricted	2023 Restricted	Total	Unrestricted	2022 Restricted	Total
Receipts						
Rent	48,377.94		48,377.94	26,299.47		26,299.47
COIF Charities Deposit Fund - dividend	40.02		40.02	39.86		39.86
BlackRock accumulation interest			-		538.91	538.91
Sale of BlackRock charities UK bond		14,421.03	14,421.03			
Loan received		13,500.00	13,500.00			
Sevenoaks district tax refund	203.37		203.37			
Bank interest	23.86		23.86			-
						-
	48,645.19	27,921.03	76,566.22	26,339.33	538.91	26,878.24
Payments						
Tenacy related						
Sunflower Lettings - Fees and property maintenance	4,957.05		4,957.05	2,328.78		2,328.78
EDF energy, vacant property (No.33)				59.73		59.73
Sevenoaks District Council - council tax on vacant				1,158.01		1,158.01
Oil left at No.31 property vacant				578.49		578.49
Regular maintenance						
Sit Sukphol, mowing of grass frontage	500.00		500.00	815.00		815.00
Repairs						
Keith Skinner - repairs	150.00		150.00	500.00		500.00
Sevenoaks Electrical Limited				730.00		730.00
Hollies Heating Services	1,830.00		1,830.00	1,297.20		1,297.20
Jeremy Teer: Property maintenance	180.00		180.00	140.00		140.00
DWS Heating				4,250.00		4,250.00
Smoke Alarm purchased by tenant				14.99		14.99
Michael Smith DEA				69.00		69.00
TH4 Construction				12,882.56		12,882.56
Sevenoaks Boiler Services	1,404.00		1,404.00	5,302.80		5,302.80
Darren Harris Decorator	3,230.20		3,230.20	2,205.00		2,205.00
Timpson key cutting				12.00		12.00
Danny Hurlock	160.00		160.00			
Fence Master	375.00		375.00			
Integrated Electrical Ltd	144.00		144.00			
Carpet purchased by Lesley Spence	890.52		890.52			
John Dinnis & Partners	360.00		360.00			
Joseph Ash	60.00		60.00			
Sevenoaks District council	349.43		349.43			
TH4 Construction	14,118.31		14,118.31			
G R Regan	3,498.00		3,498.00			
Anthony Hicks Ltd	9,253.20		9,253.20			
Professional Services						
Property Owners insurance	957.07		957.07	829.96		829.96
Management Liability insurance	318.82		318.82	318.82		318.82
Accounting fees	690.00		690.00	600.00		600.00
Daniel Cooper - Honeywood Professional	546.00		546.00	3,108.00		3,108.00
NRLA				75.00		75.00
Sevenoaks Pre-Application for planning				120.00		120.00
TSC Consulting Engineers				420.00		420.00
Sue Worsfold Clerk Wages	5,187.96		5,187.96	4,322.87		4,322.87
Adrian Cox Associates	1,800.00		1,800.00			
Colin Toms & Partners	4,890.00		4,890.00			
TDS #Scheme	26.70		26.70			
Listed Buildings Surveys	720.00		720.00			
Other						
Rental of church rooms				475.00		475.00
Jill Aisher				40.00		40.00
Jac Corbett				100.00		100.00
Rosalind Dinnis				190.00		190.00
Sue Worsfold (stationery)	239.00		239.00	155.09		155.09
Investment revaluation			-		3,695.39	3,695.39
	56,835.26	-	56,835.26	43,098.30	3,695.39	46,793.69
Net of receipts/(payments)	- 8,190.07	27,921.03	19,730.96	- 16,758.97	- 3,156.48	- 19,915.45

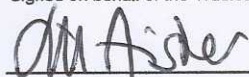
The Walnut Tree Trust
Accounts for year ended 31 December 2023

STATEMENTS OF ASSETS AND LIABILITIES

	2023			2022		
	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
Fixed Assets						
3 properties - valued at Fair Value		2,600,000.00	2,600,000.00		2,600,000.00	2,600,000.00
			-			-
Current Assets						
Bank	14,689.79	21,937.32	36,627.11	16,896.55		16,896.55
Investments		1,875.87	1,875.87		15,732.50	15,732.50
Accrued income (rent in advance)	1,500.00		1,500.00			
	16,189.79	2,623,813.19	2,640,002.98	16,896.55	2,615,732.50	2,632,629.05
Less: Current liabilities						
Prof fees	780.00		780.00	600.00		600.00
Loan received	13,500.00		13,500.00			
Deposit for rental	1,500.00		1,500.00			
Net assets	<u>409.79</u>	<u>2,623,813.19</u>	<u>2,624,222.98</u>	<u>16,296.55</u>	<u>2,615,732.50</u>	<u>2,632,029.05</u>
Funds of the Charity:						
Restricted Fund		2,623,813.19	2,623,813.19		2,615,732.50	2,615,732.50
Unrestricted fund	409.79		409.79	16,296.55		16,296.55
TOTAL FUNDS	<u>409.79</u>	<u>2,623,813.19</u>	<u>2,624,222.98</u>	<u>16,296.55</u>	<u>2,615,732.50</u>	<u>2,632,029.05</u>

Signed on behalf of the Trustees on

25 September 2024



JILL ASTHER
Chair.



PETER C KASCH, trustee

25/9/24



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

The Walnut Tree Trust

On accounts for the year
ended

31/12/2023

Charity
no (if
any)

1182220

Set out on pages

1 and 2

I report to the trustees on my examination of the accounts of the
above charity ("the Trust") for the year ended 31 / 12 / 2023.

Responsibilities and basis
of report

As the charity's trustees, 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 all 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 (other
than that disclosed below *) which gives me cause to believe that in,
any material respect:

- the accounting records were not kept in accordance with
section 130 of the Charities Act; or
- the accounts did not accord with the accounting records;

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.

Signed: [Signature]

Date: 27 September 2024

Name: Louise Hallsworth

Relevant professional
qualification(s) or body (if
any): FCA, ICAEW

Address: Lynwood House Crofton Road
Orpington
Kent BR6 8QE

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of
concern (see CC32, Independent examination of charity accounts:
directions and guidance for examiners).

Give here brief details of
any items that the
examiner wishes to
disclose.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report
on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

The Walnut Tree Trust

On accounts for the year
ended

31/12/2023

Charity
no (if
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THE WALNUT TREE TRUST

England & Wales - Charity number 1182220

Accounts

THE WALNUT TREE TRUST

Registered Charity No 1182220

Annual Report – 2022

This Annual Report details the work of the charity trustees of The Walnut Tree Trust (first formed 1932), and now a charitable incorporated organization entered onto the Register of Charities on 25th February 2019 (the **CIO**).

This Annual Report related to the accounting period of 01/01/22 to 31/12/22 (the “**Accounting Period**”).

Structure

The services of Mrs Sue Worsfold, engaged as a self-employed Clerk, were acquired at the beginning of the year.

During this period there have been resignations from two trustees (Jacqueline Corbett and Jen Williams), both of whom had given many months of outstandingly valuable service which enabled the newly formed CIO to function appropriately and legally as well as stimulating consideration of future vision. One replacement voluntary trustee was appointed in November and the second recruited to start at the beginning of the next year in order to bring the number back to 7 by the beginning of 2023. At the October meeting it was decided that the Trust would function more smoothly by appointing a permanent Chair rather than rotating this office each meeting. Trustees are at the end of 2022 were as follows:

Chair: Jill Aisher

John Dinnis

Jonathan Histed

Graham Peck Appointed November 2022

Lesley Spence

Peter Triggs

As time progressed, Trustees have become more experienced and informed in order to establish and apply the protocols that were identified in last year's report.

Objectives: Trustees were concerned that the wording of the Charity's objectives when registering under the new CIO legal regime with the Charities Commission differed from that of the original trust set up in 1932 and therefore whether any changes had to be made in order to revert to the original scope. Following extremely helpful dialogue with the Charities Commission, Trustees understood that any change in the Objectives would not affect the purposes of any permanent endowment or designated land that the CIO controls as a trustee. The original Objectives still apply and therefore there was no need to change the wording.

Responsibilities: As the only income stream available to Trustees during this period was from rentals from the three grade II listed cottages while the three outbuildings within the curtilage were unfit for rental because they had been allowed to fall into such a serious state of disrepair that they were

unsafe, impossible to insure and would require considerable sums of money to restore, the Trust urgently needed to increase its income. This could only initially be by increasing the rents obtained from the dwellings. This has been partially achieved by obtaining market rent from one of the small cottages and working towards this goal on the other two properties within the constraints of legal obligations to existing tenants. Trustees also felt that using the services of a letting agent would ensure that tenants' problems would be dealt with promptly, regular checks and servicing requirements that were the landlord's responsibility were carried out and any new tenant selected by an agent. Accordingly, an agent was appointed.

Activities: Trustees have tried to communicate with its local public through social and printed media and this has been appreciated. The website has been established and Trustees are always willing to respond to comments or questions posed by our community.

During the year the tenants of the largest property moved out voluntarily and the tenants of one of the smaller properties requested that they be allowed to rent the larger one. This involved the complete refurbishment of both these properties in order to bring them up to the condition required by law and expected by tenants within the year. Considerable sums of money had to be spent on replacing one heating system entirely, repairing or replacing electrical installations as well as some repair to the fabric of the buildings. In addition, there was the anticipated need for re-decoration, carpet replacement and some plumbing repairs and replacements.

Much time and effort has been invested in how and when the timber framed barn can be restored. Attempts made to secure some outside funding for this work proved fruitless and decisions had to be made as to what the restored barn could be used for. Any proposed change of use would have to be approved and would require a scheme to be drawn up. Furthermore, bringing in services required for such purposes: water, sewage and electricity would be extremely costly. Trustees felt that it was necessary to seek advice on how the restoration of just the building could be achieved and proposals drawn up that could be submitted for Listed Building Consent. A chartered surveyor was hired for such advice, and he successfully obtained Listed Building Consent to repair the roof. However, he failed to deal with the structural integrity of the barn and the trustees were not confident of repairing the roof without restoring the building's structural integrity. It had been hoped that such structural review could be achieved by the end of this year, but it proved impossible.

The Deed of Easement referred to in last year's report was granted.

Public Benefit: The visual amenity of the cottages within the Conservation Area has been maintained, so has provided this aspect of public benefit which was one of the objects of our original trust deed. Increasing the rent on the cottages and starting to plan the restoration of the outbuildings to a lettable condition has also laid the foundations to fulfil, in time, another Trust object of having excess income from rental profit for charitable purposes in the Parish of Shoreham. The Trust has also worked at keeping residents informed about progress and activities via its own website, social media, at Parish Council meetings and short articles in the printed Parish Gazette

Finances: During the accounting period, the CIO'S expenditure was £46,793.69 and its income was £26,878.24, giving a net income of £-19,915.45

During the accounting period the CIO received £26,299.47 of rental income and £578.17 investment income.

Disbursements during the Accounting Period:

Regular maintenance	£ 815.00
Tenancy related	£1,796.23
Letting Agency	£2,328.78
Clerk's fees	£4,322.87
Administration Costs including Investment Revaluation	£4,655.48
Professional Services	£5,471.78
Repairs and refurbishment	£27,403.55

October 2023

The Walnut Tree Trust
Accounts for year ended 31 December 2022

Charity number: 1182220

Independent Examination

The Walnut Tree Trust
Accounts for year ended 31 December 2022

Statement of Financial Activities (including summary of income and expenditure account)

	Unrestricted	2022 Restricted	Total	Unrestricted	2021 Restricted	Total
INCOME						
Rent	26,299.47		26,299.47	25,157.61		25,157.61
COIF Charities Deposit Fund - dividend	39.86		39.86	38.59		38.59
BlackRock accumulation interest		538.91	538.91		544.15	544.15
Rebate for overcharged insurance			-			-
Miscellaneous income			-	44.15		44.15
	26,339.33	538.91	26,878.24	25,240.35	544.15	25,784.50
EXPENDITURE						
Tenacy related						
Sunflower Lettings - Fees and property maintenance	2,328.78		2,328.78			-
EDF energy, vacant property (No.33)	59.73		59.73			-
Sevenoaks District Council - council tax on vacant	1,158.01		1,158.01			-
Oil left at No.31 property vacant	578.49		578.49			-
			-			-
Regular maintenance				315.00		315.00
Sit Sukphol, mowing of grass frontage	815.00		815.00			-
			-			-
Repairs						
Its Absolutely floorless, new carpeting at no 31				50.00		50.00
Keith Skinner - repairs	500.00		500.00	573.00		573.00
Sevenoaks Electrical Limited	730.00		730.00	540.00		540.00
Hollies Heating Services	1,297.20		1,297.20	30.00		30.00
Monitor Pest Control			-			-
Annihilated Wasps - wasp removal			-			-
			-			-
Jeremy Teer: Property maintenance	140.00		140.00			-
DWS Heating	4,250.00		4,250.00			-
Smoke Alarm purchaed by tenant	14.99		14.99			-
Michael Smith DEA	69.00		69.00			-
TH4 Construction	12,882.56		12,882.56			-
Sevenoaks Boiler Services	5,302.80		5,302.80			-
Darren Harris Decorator	2,205.00		2,205.00			-
Timpson key cutting	12.00		12.00			-
			-			-
Professional Services						
Stone King LLP; professional fees				767.28		767.28
Property Owners insurance	829.96		829.96	298.91		298.91
Management Liability insurance	318.82		318.82			-
Planning portal fees for Barn			-			-
Greenspace Ecological Solutions Ltd			-			-
Hughes Town Planning LLP			-	1,440.00		1,440.00
Fairhurst structural engineer report for barn			-	1,228.80		1,228.80
Memeru Crystal LLP legal advice re barn application			-	600.00		600.00
Accounting fees	600.00		600.00			-
Daniel Cooper - Honeywood Professional	3,108.00		3,108.00			-
NRLA	75.00		75.00			-
Sevenoaks Pre-Application for planning	120.00		120.00			-
TSC Consulting Engineers	420.00		420.00			-
Sue Worsfold Clerk Wages	4,322.87		4,322.87			-
			-			-
			-			-
Other				200.00		200.00
Rental of church rooms	475.00		475.00			-
Jill Aisher	40.00		40.00			-
Jac Corbett	100.00		100.00			-
Rosalind Dinnis	190.00		190.00			-
Sue Worsfold	155.09		155.09			-
Investment revaluation		3,695.39	3,695.39		1,006.83	1,006.83
			-			-
			-			-
			-			-
	43,098.30	3,695.39	46,793.69	6,042.99	1,006.83	7,049.82
	-	16,758.97	-	19,197.36	-	18,734.68
Surplus Income		3,156.48	-19,915.45		462.68	

The Walnut Tree Trust
Accounts for year ended 31 December 2022

Balance Sheet

	Unrestricted £	2022 Restricted £	Total £	Unrestricted £	2021 Restricted £	Total £
Fixed Assets						
3 properties - valued at Fair Value		2,600,000.00	2,600,000.00		2,600,000.00	2,600,000.00
			-			-
Current Assets						
Bank	16,896.55		16,896.55	34,383.51		34,383.51
Investments		15,732.50	15,732.50		18,888.97	18,888.97
	16,896.55	2,615,732.50	2,632,629.05	34,383.51	2,618,888.97	2,653,272.48
Less: Current liabilities	600.00		600.00	1,327.98		1,327.98
Net assets	16,296.55	2,615,732.50	2,632,029.05	33,055.53	2,618,888.97	2,651,944.50
Funds of the Charity:						
Restricted Fund		2,615,732.50	2,615,732.50		2,618,888.97	2,618,888.97
Unrestricted fund	16,296.55		16,296.55	33,055.53		33,055.53
TOTAL FUNDS	16,296.55	2,615,732.50	2,632,029.05	33,055.53	2,618,888.97	2,651,944.50

Signed on behalf of the Trustees on 18 August 2023




CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

The Walnut Tree Trust

On accounts for the year
ended

31/12/2022

Charity
no (if
any)

1182220

Set out on pages

1 and 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2022**.

Responsibilities and
basis of report

As the charity's trustees, 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 all 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 (other than that disclosed below *) which gives me cause to believe that in, any material respect:

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- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content 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.

Signed: [*Louise Hallsworth*]

Date: 10 August 2023

Name: Louise Hallsworth

Relevant professional
qualification(s) or body (if
any): FCA, ICAEW

Address: Lynwood House Crofton Road
Orpington
Kent BR6 8QE

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of
any items that the
examiner wishes to
disclose.

sue.worsfold@hotmail.com

From: Becky Smith <Becky.Smith@baxter.co.uk>
Sent: 10 August 2023 10:23
To: Sue Worsfold
Cc: Louise Hallsworth
Subject: Signed accounts
Attachments: Signed accounts.pdf

Good morning Sue

Thank you for returning the signed accounts. Please now find attached a certified copy for you to file with Charity Commission.

Kind regards

Becky

Becky Smith
Administration
T 01689 877081
E Becky.Smith@baxter.co.uk
W www.baxterco.co.uk



Chartered Certified Accountants Registered Auditors
Lynwood House Crofton Road Orpington Kent UK BR6 8QE
Tel: 01689 877081 Fax: 01689 878420 Web: www.baxterco.co.uk
Registered as Auditors in the United Kingdom by the Association of
Chartered Certified Accountants

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The Walnut Tree Trust
Accounts for year ended 31 December 2022

Charity number: 1182220

Independent Examination

The Walnut Tree Trust
Accounts for year ended 31 December 2022

Statement of Financial Activities (including summary of income and expenditure account)

	Unrestricted	2022 Restricted	Total	Unrestricted	2021 Restricted	Total
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			-			-
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Its Absolutely floorless, new carpeting at no 31				50.00		50.00
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Sevenoaks Electrical Limited	730.00		730.00	540.00		540.00
Hollies Heating Services	1,297.20		1,297.20	30.00		30.00
Monitor Pest Control			-			-
Annihilated Wasps - wasp removal			-			-
			140.00			140.00
Jeremy Teer: Property maintenance			4,250.00			4,250.00
DWS Heating			14.99			14.99
Smoke Alarm purchaed by tenant			69.00			69.00
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TH4 Construction			5,302.80			5,302.80
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			-			-
			-			-
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Rental of church rooms	475.00		475.00			-
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The Walnut Tree Trust
Accounts for year ended 31 December 2022

Balance Sheet

	Unrestricted £	2022 Restricted £	Total £	Unrestricted £	2021 Restricted £	Total £
Fixed Assets						
3 properties - valued at Fair Value		2,600,000.00	2,600,000.00		2,600,000.00	2,600,000.00
			-			-
Current Assets						
Bank	16,896.55		16,896.55	34,383.51		34,383.51
Investments		15,732.50	15,732.50		18,888.97	18,888.97
	<u>16,896.55</u>	<u>2,615,732.50</u>	<u>2,632,629.05</u>	<u>34,383.51</u>	<u>2,618,888.97</u>	<u>2,653,272.48</u>
Less: Current liabilities	600.00		600.00	1,327.98		1,327.98
Net assets	<u>16,296.55</u>	<u>2,615,732.50</u>	<u>2,632,029.05</u>	<u>33,055.53</u>	<u>2,618,888.97</u>	<u>2,651,944.50</u>
Funds of the Charity:						
Restricted Fund		2,615,732.50	2,615,732.50		2,618,888.97	2,618,888.97
Unrestricted fund	16,296.55		16,296.55	33,055.53		33,055.53
TOTAL FUNDS	<u>16,296.55</u>	<u>2,615,732.50</u>	<u>2,632,029.05</u>	<u>33,055.53</u>	<u>2,618,888.97</u>	<u>2,651,944.50</u>

Signed on behalf of the Trustees on 18 August 2023




CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

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On accounts for the year
ended

31/12/2022

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statement

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- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content 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.

Signed: [*Louise Hallsworth*]

Date: 10 August 2023

Name: Louise Hallsworth

Relevant professional
qualification(s) or body (if
any): FCA, ICAEW

Address: Lynwood House Crofton Road
Orpington
Kent BR6 8QE

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of
any items that the
examiner wishes to
disclose.

sue.worsfold@hotmail.com

From: Becky Smith <Becky.Smith@baxter.co.uk>
Sent: 10 August 2023 10:23
To: Sue Worsfold
Cc: Louise Hallsworth
Subject: Signed accounts
Attachments: Signed accounts.pdf

Good morning Sue

Thank you for returning the signed accounts. Please now find attached a certified copy for you to file with Charity Commission.

Kind regards

Becky

Becky Smith
Administration
T 01689 877081
E Becky.Smith@baxter.co.uk
W www.baxterco.co.uk



Chartered Certified Accountants Registered Auditors
Lynwood House Crofton Road Orpington Kent UK BR6 8QE
Tel: 01689 877081 Fax: 01689 878420 Web: www.baxterco.co.uk
Registered as Auditors in the United Kingdom by the Association of
Chartered Certified Accountants

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THE WALNUT TREE TRUST

England & Wales - Charity number 1182220

Accounts

Annual Report - 2021

This Annual Report details the work of the charity trustees of The Walnut Tree Trust, a charitable incorporated organisation entered onto the Register of Charities on 26th February 2019 (the “CIO”).

This Annual Report relates to the accounting period of 01/01/21 to 31/12/21 (the “Accounting Period”).

Structure:

During this period there has been a complete change in trustees following the resignations of all of the trustees who were in post at the beginning of the year. Four new volunteer trustees were recruited in June 2021:

Jill Aisher
Jacqueline Corbett
Jonathan Histed
Jen Williams

Three further new recruits appointed in November 2021, bringing the Trust up to its maximum number of trustees. These were:

John Dinnis
Lesley Spence
Peter Triggs

In effect the current trustees have only had half a year at most and a month at least to become familiar with the relevant past history of the CIO and to understand the current position of the Trust. Time and effort have been needed to:

Establish protocols that will ensure:

- Communication is effective and transparent
- Best practice is adopted in decision making
- Best value for money informs spending
- Legal responsibilities of landlords are fulfilled

Objectives: The Charity’s objects when registering are “*for the public benefit, such exclusively charitable purposes (according to the laws of England and Wales) in the village of Shoreham or elsewhere.*” This wording was a change from that of the original trust set up in 1932, importantly in that the responsibility to preserve the picturesque buildings is omitted. The new trustees will decide whether to revert to the original wording in the next year.

Responsibilities: The CIO owns and maintains three grade II listed cottages. These cottages are rented out, providing the Trust with its only source of income at this time. Whilst inside the cottages are in acceptable decorative order, the trustees have to respond and act as

responsible landlords. Regular checks have to be made and maintenance and repairs carried out to ensure that the facilities (electrical supply, heating boilers, and fuel storage) are safe and comply with relevant legislation and the current trustees are ensuring that this happens. The cottages are valued by village residents as a visual amenity, reflecting the history of the local environment.

In addition to the cottages, there are three outbuildings within the curtilage: a former slaughterhouse, an ancillary building previously used as a garage and a timber framed barn dating back to 17th or early 18th century. These outbuildings were once rented out for various purposes, but they have fallen into a serious state of disrepair and all of them are now considered unsafe. Urgent repairs will need to be undertaken if they are to survive.

Activities: To facilitate communication, A Facebook Page was set up and a website will be added. After a full audit of accounts had been carried out, the first annual report was sent to the Charities Commission. A review of insurance policies has been started. Following the resignation of the volunteer clerk, the decision has been made to recruit and appoint a paid Clerk.

The cottages had been let at considerably less than the market rate although there had never been a stated intention that they should provide subsidised housing. This had contributed to difficulties in the financial management of the Trust. Previous plans to resolve this through selling or redeveloping assets were withdrawn in December 2020 after objections from village stakeholders. The trustees therefore agreed that planned rent increases would have to be accelerated to ensure funding for the maintenance of the dwellings and the preservation of the other buildings within the curtilage. Towards the end of 2021, representatives from the new trustees met with all the tenants to consult with them about how rent increases would be managed in the future.

The future of the outbuildings and their viability, prioritising the barn, has been a focus of the efforts of the past year. Decision making has involved identifying potential use or uses in order to ensure a realistic budget. Advice has been sought from appropriately qualified professionals with a view to engaging the services of a surveyor to oversee any work needed in the near future. It is hoped that a viable scheme and schedule for this work will be accomplished over the coming year and appropriate advice will be sought at every stage.

A Deed of Easement has been sought by the owners of 37 High St. to formalise and register their existing right to pass their vehicles via the track up to and beyond the barn. Legal costs for establishing this have been met by the owners of 37 High St. This should be granted within the next year following the proper procedure.

Public benefit: The continued maintenance and preservation of the cottages has ensured the built environment and visual amenity of the Conservation Area of Shoreham Village remains for the benefit of all. Efforts being directed towards preserving the other buildings within the curtilage will provide further benefits which are important to villagers but the costs involved are likely to require all available income for the immediate future.

Finances: During the accounting period, the CIO's expenditure was £7,049.82 and its income was £25,784.50, giving a net income of £18,734.68

Income:

During the Accounting Period, the CIO received: £25,157.61 of rental income and £626.89 Investment income

Disbursements during the Accounting Period:

Insurance: £1,066.19

Regular maintenance: £315.00

Emergency/essential maintenance and repairs: £1,193.00

Other costs, legal fees and professional fees £3,268.80

The Walnut Tree Trust
Accounts for year ended 31 December 2021

Charity number: 1182220

Independent Examination

The Walnut Tree Trust
Accounts for year ended 31 December 2021

Statement of Financial Activities (including summary of income and expenditure account)

	2021		2020	
	Unrestricted	Restricted	Unrestricted	Restricted
		Total		Total
INCOME				
Rent	25,157.61	25,157.61	23,976.97	23,976.97
COIF Charities Deposit Fund - dividend	38.59	38.59	38.09	38.09
BlackRock accumulation interest		544.15		
Rebate for overcharged insurance		-	107.60	107.60
Miscellaneous income	44.15	44.15		
	25,240.35	544.15	24,122.66	24,122.66

EXPENDITURE

Tenacy related				
EDF energy, vacant property (No.31)		-	112.93	112.93
		-		-
Regular maintenance		-		-
Sit Sukphol, mowing of grass frontage	315.00	315.00 ✓	690.00	690.00
		-		-
Repairs		-		-
Its Absolutely floorless, new carpeting at no 31		-	120.00	120.00
Keith Skinner - repairs	50.00	50.00	600.00	600.00
Sevenoaks Electrical Limited	573.00	573.00	348.00	348.00
Hollies Heating Services	540.00	540.00		
Monitor Pest Control	30.00	30.00		
Annihilated Wasps - wasp removal		-	69.00	69.00
		-		-
Professional Services		-		-
Stone King LLP; professional fees			2,332.40	2,332.40

The Walnut Tree Trust
Accounts for year ended 31 December 2021

Statement of Financial Activities (including summary of income and expenditure account)

	2021			2020		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
Property Owners insurance	767.28		767.28	850.96		850.96
Management Liability insurance	298.91		298.91	274.50		274.50
Planning portal fees for Barn			-	487.00		487.00
Greenspace Ecological Solutions Ltd			-	2,910.00		2,910.00
Hughes Town Planning LLP			-	2,441.70		2,441.70
Fairhurst structural engineer report for barn	1,440.00		1,440.00			-
Memeru Crystall LLP legal advice re barn application	1,228.80		1,228.80			-
Accounting fees	600.00		600.00			-
Other						-
Rental of church rooms	200.00		200.00			-
Investment revaluation		1006.83	1,006.83			-
	6,042.99	1,006.83	7,049.82	11,236.49		11,236.49
Surplus Income	19,197.36	-	18,734.68	12,886.17		12,886.17

Reserves B/fwd	2,633,209.83
Suplus for the year	18,734.68
	<u>2,651,944.51</u>

The Walnut Tree Trust
Accounts for year ended 31 December 2021

Balance Sheet

	2021		2020	
	Unrestricted £	Restricted £	Unrestricted £	Restricted £
Fixed Assets				
3 properties - valued at Fair Value		2,600,000.00	2,600,000.00	2,600,000.00
				-
Current Assets				
Bank	34,383.51		15,677.85	15,677.85
Investments		18,888.97		19,352.00
	34,383.51	2,618,888.97	15,677.85	2,619,352.00
		2,653,272.48		2,635,029.85
Less: Current liabilities	1,327.98		1,820.00	-
		1,327.98		1,820.00
Net assets	33,055.53	2,618,888.97	13,857.85	2,633,209.85
Funds of the Charity:				
Restricted Fund		2,618,888.97		2,619,352.00
Unrestricted fund	33,055.53		13,857.85	13,857.85
TOTAL FUNDS	33,055.53	2,618,888.97	13,857.85	2,633,209.85



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

The Walnut Tree Trust

On accounts for the year
ended

31/12/2021

Charity
no (if
any)

1182220

Set out on pages

1 to 3

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2022**.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

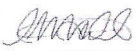
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content 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.

Signed: 

Date: 15 September 2022

Name: Louise Hallsworth

Relevant professional qualification(s) or body (if any): FCA, ICAEW

Address: Lynwood House Crofton Road
Orpington
Kent BR6 8QE

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

767.28
298.91

1066.19

1440
1228.8
600

3268.8

50
573
540
30

1193

THE WALNUT TREE TRUST

England & Wales - Charity number 1182220

Accounts

THE WALNUT TREE TRUST

Registered Charity No 1182220

Annual Report - 2020

This Annual Report details the work of the charity trustees of The Walnut Tree Trust, a charitable incorporated organisation entered onto the Register of Charities on 26th February 2019 (the “CIO”).

This Annual Report relates to the accounting period of 01/01/20 to 31/12/20 (the “Accounting Period”).

During this period the charity trustees were as follows:

Mr Nicholas Walker
Mrs Kate Britten
Mr Steven Birkin
Mr Anthony James Cleford
Mrs Catherine Margaret Howie

The Clerk was Elizabeth Stopford.

The Charity’s objects are *“for the public benefit, such exclusively charitable purposes (according to the laws of England and Wales) in the village of Shoreham or elsewhere.”*

Responsibilities

The CIO owns and maintains three grade II listed cottages and is responsible for a number of outbuildings. The cottages consist of two 2-bedroomed cottages and one 4-bedroomed cottage. The charity trustees have rented the cottages at below market rates. The houses, which are in good repair, also contribute to the built environment and benefit the people of Shoreham by preserving significant and picturesque buildings in the village.

Structure

During the Accounting Period, the CIO was managed by 5 trustees who offered their time and skills in a voluntary capacity and were supported by a volunteer clerk. All the charity trustees previously volunteered for the trust called The Walnut Tree Trust, with registered number 212147, and whose assets and liabilities were transferred to the CIO on 1st January 2020. There were two vacancies for charity trustees which were not filled during the Accounting Period. During the Accounting Period there were no changes to the charity trustees.

Activities

During the Accounting Period, the CIO developed plans to convert one of the outbuildings (a barn) into another dwelling for private sale for the public benefit in the village of Shoreham or elsewhere. This was a complex project which was a key focus for the charity trustees over

the Accounting Period. A planning application was submitted to Sevenoaks District Council in September 2020 but was withdrawn at the end of November 2020 after objections from village stakeholders. On completion of this proposed project, the charity trustees envisaged distributing funds to local causes for the public benefit, once available.

Public benefit

The maintenance and preservation of the cottages contributed to the built environment and visual amenity of the Conservation Area in Shoreham village, as well as preserving architecturally significant and picturesque buildings for the benefit of all.

The Walnut Tree Trust
Accounts for year ended 31 December 2020

Charity number: 1182220

The Walnut Tree Trust
Statement of financial activities (including summary income and expenditure account)
Year ended 31 December 2020

	2020				2019		
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total
	£	£	£		£	£	£
INCOME							
Rent	23,976.97		23,976.97		21030.87		21,030.87
COIF Charities Deposit Fund - dividend	38.09		38.09		37.33		37.33
Rebate for overcharged insurance	107.60		107.60				-
Income total	24,122.66	-	24,122.66		21,068.20	-	21,068.20
EXPENDITURE							
EDF energy, vacant property (No. 31)	112.93						
Sit Sukphol; mowing of grass frontage	690.00				350		
Its Absolutely Floorless; new carpeting at No. 31	120.00						
Keith Skinner - repairs	600.00				1355		
Sevenoaks Electrical Limited	348.00						
TD Geer faulty heating					267		
Feathercote digger					6060		
Brian Alleeson - property maintenance					6904.88		
Derek Matysiak - property maintenance					1970		
Jeremy Steer - property maintenance					892.9		
Door deals - property maintenance					551.9		
Power Factor - electrical works					1684.96		
Rental of town hall					30		
Annihilated Wasps - wasp removal	69.00						
Kate Howie - reimbursement					295		
Stone King LLP; professional fees	2,332.40				13362		
Property owners insurance	850.96				818.62		
Management liability insurance	274.50				260		
Planning portal fees for Bam	487.00						
Greenspace Ecological Solutions Ltd	2,910.00						
Hughes Town Planning LLP; professional fees	2,441.70						
Total expenditure	11,236.49				34,802.26		
Surplus income	12,886.17	-	12,886.17		- 13,734.06	-	
Reserves B/fwd	2,620,323.66						
Surplus for year	12,886.17						
Reserves C/fwd	2,633,209.83						

The Walnut Tree Trust

Balance sheet as at 31 December 2020

	Unrestricted £	2020 Restricted £	Total £	Unrestricted £	2019 Restricted £	Total £
Fixed Assets						
3 properties - valued at Fair Value		2,600,000	2,600,000		2,600,000.0	2,600,000.0
Current Assets						
Bank	15,678		15,678	2,792		2,792
Investments		19,352	19,352		17,965	17,965
	15,678	2,619,352	2,635,030	2,792	2,617,965.0	2,620,757
Less: Current liabilities	1,820		0	433		0
Net assets	13,858	2,619,352	2,635,030	2,359	2,617,965	2,620,757
Funds of the Charity:						
Restricted Fund		2,619,352	2,619,352		2,617,965	2,617,965
Unrestricted fund	13,858		13,858	2,359		2,359
TOTAL FUNDS	13,858	2,619,352	2,633,210	2,359	2,617,965	2,620,324



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
The Walnut Tree trust

On accounts for the year
ended

31 December 2020

Charity no
(if any)

1182220

Set out on pages

2 and 3

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2020.

Responsibilities and
basis of report

As the charity's trustees, 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 all 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content 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.

Signed:

Date:

27 December 2021

Name:

Louise Hallsworth

Relevant professional
qualification(s) or body
(if any):

FCA
ICAEW

Address:

Lynwood House Crofton Road
Orpington

Section B**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.