

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			-			-
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	<u>17,498.78</u>	<u>2,498,709.34</u>	<u>2,516,208.12</u>	<u>409.79</u>	<u>2,623,813.19</u>	<u>2,624,222.98</u>
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	<u>17,498.78</u>	<u>2,498,709.34</u>	<u>2,516,208.12</u>	<u>409.79</u>	<u>2,623,813.19</u>	<u>2,624,222.98</u>

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

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ended

31/12/2024

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no (if
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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

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