

# **THE KENDAL CHARITY FOR THE AGED & INFIRM**

Registered Charity No 1185634

## **ANNUAL REPORT 1<sup>st</sup> DECEMBER 2023 – 30<sup>th</sup> NOVEMBER 2024**

### **OFFICERS/TRUSTEES:**

The Charity is run by 8 Trustees who work on a voluntary basis:

**Chairperson and Trustee** – Mrs Ann Nelson

**Honorary Treasurer and Trustee** - Existing Trustee, Mr John G Stewart was appointed Treasurer at the AGM, held on 15th February 2024, following the resignation, due to ill health, of David H Salisbury.

**Honorary Secretary and Trustee** - Mrs Marilyn Waiting (re-elected 15th February 2024).

**Honorary Solicitor** - Mr John Cooke

**Trustees:** Mr Philip Ball  
Mr Alan Reed  
Mr Garry S Waiting  
Miss Susan Mitchell (appointed 15th February 2024)  
Mr Richard Pealing (appointed 15th May 2024)

**Conflict of Interest:** The Trustees comply with the Conflict of Interest policy set up in line with the Almshouse Association guidelines.

The Charity is a member of the National Association of Almshouses.

### **AIMS:**

The Charity provides almshouses in 45, purpose built, 1 bedroom flats and bungalows, in Kendal, for the elderly or infirm.

The Kendal Charity for the Aged and Infirm, originally named 'The Mayor of Kendal's Fund for the Aged and Infirm', a Charitable Incorporated Organisation, the constitution dated 1<sup>st</sup> May 2018 sets out the objectives of the Charity which are:-

- 1) The allocation of Almshouses for qualifying persons, being poor, aged or infirm persons who are inhabitants of the area of benefit i.e. Kendal.
- 2) Such other charitable purposes beneficial to qualifying persons as the Charity Trustees think fit from time to time.

### **OCCUPIERS:**

All occupiers must live independently. The Trustees make regular welfare visits to check on the wellbeing and needs of occupiers and immediately carry out any improvements that may be required.

**SAFEGUARDING:**

A safeguarding policy has been implemented in line with the Almshouse Association guidelines.

**OCCUPIERS CONTRIBUTION:**

Due to a large operating deficit in 2022-23 it was decided that the Monthly Maintenance Contribution (MMC), paid by existing occupiers, should be increased from £150 to £190 per calendar month with effect from 1<sup>st</sup> June 2024 with new occupiers paying £300 per month. The MMC is reviewed annually at the AGM.

The Charity pays for the maintenance of the properties, water rates, television licences (where applicable) and communal garden maintenance.

**VACANCIES:**

Vacant almshouses are advertised on the website, social media and with local organisations. Applicants who must be aged over 60 and live permanently in Kendal are required to complete a detailed application form and provide references. All applications are considered by the Trustees and a short list of candidates are interviewed by two Trustees before a final decision is made.

There have been no vacancies this year.

**PROPERTY CONDITION/MAINTENANCE :**

This year all the properties were surveyed and quinquennial reports prepared. All the properties are in good condition except one which would benefit from some upgrading, however the occupier declined the offer for work to be carried out at present.

Gas:- Carbon monoxide alarms are provided at all properties with a gas supply. Landlord checks and servicing are carried out on an annual basis by local contractors.

Electricity: 5 yearly checks and upgrading, where required, was completed during the year.

Fire Risk: All the properties have fire/smoke alarms fitted. The Trustees have a rota to carry out a weekly fire alarm test at each block of flats. A maintenance check is carried out 6 monthly in flats and annually in bungalows.

Legionella Risk: The properties have the water supply and temperatures checked on a regular basis. Occupants are reminded of the need to run taps and showers regularly to prevent the risk of infection.

If an occupant is experiencing difficulties managing in their home e.g. due to lack of mobility, the Charity works alongside healthcare professionals to carry out any improvements required, at the Charity's expense.

A system is in place which allows occupiers to report any repair/maintenance that is required to a Trustee who will arrange for any necessary work to be carried out, as soon as possible, by local contractors. The contractors have also agreed call out arrangements for emergencies outside normal office hours.

In an emergency the occupiers are allowed to call out the contractor themselves.

**COMPLAINTS:** We have received no formal complaints during the year. Details of the complaint procedure is covered in the Residents Handbook, a copy of which is given to each occupier.

**INVESTMENT POLICY:** A Nominee Company with Brewin Dolphin administers the stocks and shares on behalf of the Charity. The Trustees choose a low to moderate risk for the investments. Following advice it was decided that to secure the long term financial health of the Charity the risk level should be increased from 5 to 6 to meet the required returns in the future i.e. 2% plus inflation and fees.

**FINANCIAL REVIEW:** The Charity relies on the income received from its residents and is reliant on its investment income to subsidise the cost of maintaining the properties. Details can be seen in the Accounts and Financial Statements.

**CHARLES TENNANT HOUSE TRUST (CTHT) Charity No 222170:** The running and maintenance of the 4 flats at Tennant House, Bellingham Road continues to be carried out by the Trustees of CTHT who are also Trustees of KCAI. The amalgamation of CTHT and KCAI is currently being finalised with the Charity Commission. When this is complete CTHT will be fully integrated with KCAI.

**THE KENDAL CHARITY FOR THE AGED AND INFIRM**

**CHARITY NUMBER 1185634**

**UNAUDITED ACCOUNTS**

**FOR THE YEAR ENDED 30 NOVEMBER 2024**

**THE KENDAL CHARITY FOR THE AGED AND INFIRM**  
**CHARITY NUMBER 1185634**  
**BALANCE SHEET**  
**AS AT 30 NOVEMBER 2024**

	Notes	2024 £	£	2023 £	£
<b>Fixed assets</b>					
Tangible assets	1	430,345		430,345	
Investments	2	1,629,525		1,428,139	
		<u>2,059,870</u>		<u>1,858,484</u>	
<b>Current assets</b>					
Cash at bank and in hand		81,678		44,478	
		<u>81,678</u>		<u>44,478</u>	
<b>Net current assets</b>		81,678		44,478	
<b>Total assets less current liabilities</b>		<u>2,141,548</u>		<u>1,902,962</u>	
<b>Reserves</b>	3				
Revaluation reserve		212,367		37,958	
Accumulated income fund		1,929,181		1,865,004	
		<u>2,141,548</u>		<u>1,902,962</u>	

The financial statements were approved by the trustees and signed on their behalf, ~~13 January 2024~~  
22 April 2025

M Waiting

*M Waiting*

G S Waiting

*G S Waiting*

**THE KENDAL CHARITY FOR THE AGED AND INFIRM**  
**CHARITY NUMBER 1185634**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 30 NOVEMBER 2024**

**1 Tangible fixed assets**

	<b>Land and buildings Freehold £</b>
<b>Cost or valuation</b>	
At 1 December 2023 & at 30 November 2024	430,345
<b>Depreciation</b>	
At 1 December 2023 & at 30 November 2024	-
<b>Net book value</b>	
At 30 November 2024	430,345
At 30 November 2023	430,345

**2 Fixed asset investments - managed**

	<b>Listed investments £</b>
<b>Market valuation</b>	
At 1 December 2023	1,428,139
Additions	881,749
Disposals	(680,363)
At 30 November 2024	1,629,525
Cost £1,390,181	

**3 Statement of movements on reserves**

	<b>Revaluation reserve £</b>	<b>Accumulated Income Fund £</b>
Balance at 1 December 2023	37,958	1,865,004
Surplus for the year	-	64,177
Other movement	174,409	-
Balance at 30 November 2024	212,367	1,929,181

**THE KENDAL CHARITY FOR THE AGED AND INFIRM**  
**CHARITY NUMBER 1185634**  
**DETAILED REVENUE ACCOUNT**  
**FOR THE YEAR ENDED 30 NOVEMBER 2024**

	£	2024 £	£	2023 £
<b>Turnover</b>				
Income from residents		91,725		71,675
Donation		-		336
		<u>91,725</u>		<u>72,011</u>
<b>Administrative expenses</b>				
Treasurer's expenses	7,000		3,500	
Secretary's expenses	3,500		3,500	
Water	12,727		11,115	
Property insurance	15,837		20,283	
Officers insurance	905		862	
Light and heat	1,049		2,119	
Repairs and maintenance	34,268		133,530	
Garden maintenance	5,913		4,094	
Stationery and advertising	254		275	
Television licences	6,930		6,360	
Residents party	448		518	
Survey fees	-		1,120	
Investment management fees	10,252		9,875	
Accountancy	2,610		2,442	
Bank charges	108		118	
Donations	1,000		1,000	
Subscriptions	943		592	
		<u>(103,744)</u>		<u>(201,303)</u>
<b>Operating deficit</b>		<u>(12,019)</u>		<u>(129,292)</u>
<b>Other income</b>				
Bank interest received	421		164	
Managed investment income	42,857		37,731	
Net realised gain on sale of investments	32,918		15,198	
Unrealised loss on investment valuation	174,409		(15,756)	
		<u>250,605</u>		<u>37,337</u>
<b>Net surplus/(deficit) for the year</b>		<u>238,586</u>		<u>(91,955)</u>
<b>Transfer from valuation reserve</b>		<u>(174,409)</u>		<u>15,887</u>
<b>Retained deficit/surplus</b>		<u><u>64,177</u></u>		<u><u>(76,068)</u></u>

**The Kendal Charity for the Aged and Infirm**  
**Financial Statements**  
**for the year ended 30 November 2024**







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 Kendal Charity for the Aged and Infirm

**On accounts for the year  
ended**

30 November 2024

**Charity no  
(if any)**

1185634

**Set out on pages**

1-2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the period ended 30/11/2024.

**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 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 to enable a proper understanding of the accounts to be reached.

**Signed:**

**Date:**

22/04/25

**Name:**

Christopher Brown

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

ICAEW

<b>Address:</b>	Brown & Co, Libra House, Murley Moss Business Village
	Kendal
	LA9 7RL

Section B	Disclosure
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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

The Kendal Charity for the Aged & Infirm

No (if any)

## Receipts and payments accounts

CC16a

For the period  
from

01/12/2023

To

30/11/2024

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
	-	-	-	-	-
Income from residents	91,725	-	-	91,725	71,675
Dividends and interest	40,700	-	-	40,700	37,161
Donation	-	-	-	-	336
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	132,425	-	-	132,425	109,172
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
Sale of investments	682,942	-	-	682,942	543,309
<b>Sub total</b>	682,942	-	-	682,942	543,309
<b>Total receipts</b>	815,366	-	-	815,366	652,481
<b>A3 Payments</b>					
	-	-	-	-	-
Rates, insurance, repairs and TV Licences	79,223	-	-	79,223	180,848
Trustee expenses	10,500	-	-	10,500	7,000
Stationery, adverts and indemnity	1,159	-	-	1,159	1,138
Investment management fees	10,252	-	-	10,252	9,875
Accountancy	2,610	-	-	2,610	2,442
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	103,743	-	-	103,743	201,303
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
Purchase of investments	674,422	-	-	674,422	532,668
<b>Sub total</b>	674,422	-	-	674,422	532,668
<b>Total payments</b>	778,165	-	-	778,165	733,971
<b>Net of receipts/(payments)</b>	37,202	-	-	37,202	- 81,490
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	44,477	-	-	44,477	125,967
<b>Cash funds this year end</b>	81,679	-	-	81,679	44,477



## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Bank	64,139	-	-
	Investment managers	17,540	-	-
		-	-	-
	<b>Total cash funds</b>	<b>81,679</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK


	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	Managed stocks and shares	Unrestricted	1,434,051	1,629,522
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	none		-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	MARILYN WAITIN	22/4/25
	GARY WAITIN	22/4/25

