

Our ref: DB/JD

22 May 2025



McCabe Ford Williams

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Private and Confidential

Mr C Hobday
The Trustees Office
Dunk's Almshouse
Rye Road
Hawkhurst
Kent
TN18 4HF

Dear Colin

Dunk's Almshouse Charity

Further to our recent email correspondence and your telephone conversation with David, I now enclose a copy of the accounts for the year ended 31 December 2024 for the trustees' approval. If these are approved by the trustees, would you please arrange for the trustees to sign and date page four and seven and return to me. I will then forward the bound copies with the independent examiner's report duly signed.

Also enclosed is a letter of representation from the trustees to ourselves. This is a standard letter which sets out those matters relating to our preparation of your accounts on which we have to rely on representations and confirmations by the trustees. If the trustees are happy with the contents of the letter this should be electronically approved.

Please let me know if you have any queries.

Yours sincerely

Jo Deeprose

Encl.

DUNK'S ALMSHOUSE CHARITY
A CHARITABLE INCORPORATED ORGANISATION
CHARITABLE REGISTRATION NO 1203952
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

DUNK'S ALMHOUSE CHARITY

**A Charitable Incorporated Organisation
(Charitable Registration No 1203952)**

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

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Dunk's Almshouse Charity
A Charitable Incorporated Organisation
Legal and Administrative Information

Trustees

Following a resolution dated 23 April 2013 the intention is for there to be eleven trustees. These would consist of:

One Ex-Officio Trustee - being the vicar for the time being of the Parish of Hawkhurst (but the vicar has resigned from the Board of Trustees with effect from 5 August 2022 and has not been replaced).

Five representative Trustees - being appointed by the Parish Council of Hawkhurst.

Six co-optative Trustees - being persons residing or carrying on business in or near the Ancient Parish of Hawkhurst.

The Trustees who have served during the year were:

Mr N Collison	Representative and Chairman
Mrs S Cornish	Representative
Mrs J Faulkner	Co-optative
Mr C Faulkner	Co-optative
Miss E C Roberts	Co-optative
Mrs G Cannon	Representative
Mrs H Van Kan	Representative
Mr C C Hobday	Representative Treasurer

Principal Office

Clerk to Trustees
Mrs L Panting & Miss M Sandys
Dunks Office
Flat 5 Dunk's Almshouse
Rye Road
Hawkhurst
Kent TN18 4HF

Solicitor

Buss Murton LLP
Clermont House
CRANBROOK
Kent
TN17 3DN

Bankers

Barclays Bank plc
Ashford Branch
66 High Street
Ashford
Kent
TN24 8TL

Independent Examiner

McCabe Ford Williams
Bank Chambers
High Street
CRANBROOK
Kent
TN17 3EG

Dunk's Almshouse Charity
A Charitable Incorporated Organisation
Trustees' Report

Incorporation As A Charitable Incorporated Organisation

A new Charitable Incorporated Organisation, Dunk's Almshouse Charity was registered on 12 July 2023. A resolution was passed on 3 August 2023 that all the property and assets of the Dunk's Almshouse Charity (Charitable Registration No 240563) be transferred to the newly formed Charitable Incorporated Organisation, Dunk's Almshouse Charity (Charitable Registration No 1203952). This transfer took place on 3 August 2023. The accounts for the previous year were prepared as merger accounts.

Objects Of The Charity

The objects of the Charity are to provide accommodation for poor persons of good character who (except in special cases to be approved by the charity commission) have resided in the area of the Ancient Parish of Hawkhurst for not less than two years prior to their appointment.

The charity was established by the Will of Sir Thomas Dunk dated 8 July 1718 by which he bequeathed land at Hawkhurst, Kent on which he directed that a building should be erected with money also bequeathed by him to comprise six almshouses, a school and a schoolmaster's house to be administered by trustees as described in his will. The building was erected after his death by his executor and the charity was organised in accordance with his directions.

The building was extended in the 19th century to provide more space in the almshouses.

By an Order of the Charity Commission dated 19 August 1904 the part of the Charity comprising the almshouses was separated from the part held for educational purposes, the two charities to be henceforth called Dunk's Almshouse Charity and Dunk's Educational Foundation respectively.

Dunk's Almshouse Charity (including another charity called Springett's Eleemosynary Donation) are now governed by a Scheme made by the Charity Commission dated 15 February 1916 as varied by a Scheme dated 25 September 1970. The Governing Document used at establishment of the Charity has been carried across on the formation of the Charitable Incorporated Organisation on 12 July 2024.

In 1969/70 the six almshouses together with a part of the building, which was leased to Dunk's Almshouse Charity by Dunk's Educational Foundation by a lease for 99 years from 1 June 1970, were converted into eleven modernised almshouses. In 1991 National Westminster Bank PLC donated to the Trustees of Dunk's Almshouse Charity a piece of adjoining land to be used for the purposes of the Charity and upon the charitable trusts applicable thereto.

Four bungalows were built behind the original almshouses over the period from 1 January 1998 to 31 December 2000.

From 20 January 1998 the Charity is a Registered Social Landlord under the Housing Act 1996 S.3.

Dunk's Almshouse Charity
A Charitable Incorporated Organisation
Trustees' Report Continued

Organisation

The Trustees who served during the year are set out on page one. The Representative Trustees are appointed by the Parish Council and the Co-optative Trustees are people residing or carrying on a business in or near the Parish of Hawkhurst. The trustees meet quarterly.

Reserves Policy

It was the policy of the charity to build up the Extraordinary Repair Fund to a target of £200,000 by 2017, to provide sufficient funds to deal with a major emergency, such as a fire with consequent costs of rehousing the residents during a period of repair. The Cyclical Maintenance Fund should be maintained at a level to adequately cover the budgeted maintenance costs for the forthcoming year, while the General Fund should be maintained at a level to adequately cover the budgeted costs, excluding the maintenance costs, for the coming year. At the year end the balance on the Extraordinary Repair Fund stood at £390,478 and the Cyclical Maintenance Fund at £51,925.

Risk Management

The Trustees have assessed the major risks to which the charity is exposed, in particular those relating to the building, operations and finances of the charity and are satisfied that systems are in place to mitigate their exposure to the major risks.

Public Benefit

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

Statement of Trustees' Responsibilities

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the affairs of the Charity and of its financial activities for that period. In preparing those financial statements, the Trustees are required to: -

- a) select suitable accounting policies and apply those policies consistently;
- b) make judgements and estimates that are reasonable and prudent;
- c) state whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements;
- d) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the relevant provisions of the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and, hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Dunk's Almshouse Charity
A Charitable Incorporated Organisation
Trustees' Report Continued

Review of The Year and the Future

Dunk's Almshouse Charity held a good and stable financial position throughout 2024. This was despite rising utility costs and ongoing maintenance of the residential properties, school hall and communal areas.

In June 2024 Dunk's held a 300 year celebration aimed at raising the Dunk's profile and generating funds for the education charity. This has raised the Dunk's Educational Foundation balance by approximately £3,000.

Trustee Nigel Collison



Trustee C Hobday



Date:

20/05/25

Dunk's Almshouse Charity
A Charitable Incorporated Organisation

Independent Examiner's Report to the Trustees of the Dunk's Almshouse Charity

We report on the accounts of the Trust for the year ended 31 December 2024, which are set out on pages 1 to 12.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 144 of the Charities Act 2011 (the Act) does not apply. It is my responsibility to examine the accounts (under section 145 of the 2011 Act, to follow procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act and to state whether particular matters have come to our attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently we do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to our attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

D Boobbyer
McCabe Ford Williams
Chartered Accountant
Bank Chambers
High Street
Cranbrook
Kent TN17 3EG

Dunk's Almshouse Charity
Statement of Financial Activities
For the Year ended 31 December 2024

	Permanent Endowment Fund £	Extraordinary Repair Fund £	Cyclical Maintenance Fund £	General Fund £	Total 31.12.24 £	Total 31.12.23 £
Income and Endowments from:						
Donations				-	-	500
Interest				4,913	4,913	3,067
Dividends				5,486	5,486	5,411
Maintenance Contributions				99,370	99,370	99,051
Total Income and Endowments	-	-	-	109,769	109,769	108,029
Expenditure on:						
Direct Charitable Expenditure						
Rent paid				12,514	12,514	9,959
Cyclical maintenance			5,860		5,860	16,599
Other maintenance				29,102	29,102	8,817
Gardening				852	852	924
Extraordinary maintenance					-	-
Council tax					-	-
Water & sewerage				3,477	3,477	3,310
Insurance				4,214	4,214	4,700
Trustee insurance				408	408	408
Gas and electricity				21,024	21,024	31,016
Cleaning				505	505	867
Social activities				1,603	1,603	2,295
Other				5,084	5,084	1,797
	-	-	5,860	78,781	84,642	80,693
Governance						
Accountancy/Audit				1,200	1,200	1,635
Professional fees				1,200	1,200	5,351
Clerk's fees and expenses				9,784	9,784	6,444
Office costs				1,310	1,310	849
	-	-	-	13,494	13,494	14,279
Total Expenditure	-	-	5,860	92,276	98,136	94,972
Net income/expenditure before gains on investments	-	-	(5,860)	17,493	11,633	13,056
Net gains/(losses) on investments						
Gains(Losses) on investments	2,394	17,816	1,147	-	21,358	53,172
Net Income/Expenditure	2,394	17,816	(4,713)	17,493	32,991	66,229
Transfers between funds						
Transfer to Cyclical fund			7,821	(7,821)	-	-
Transfer to Extraordinary Fund						
Net Movement in Funds	2,394	17,816	3,108	9,672	32,991	66,229
Reconciliation of funds						
Total funds brought forward	261,910	372,662	48,817	137,471	820,860	754,631
Total funds carried forward	264,304	390,478	51,925	147,143	853,851	820,860

Dunk's Almshouse Charity
Balance Sheet
As at 31 December 2024

		Permanent Endowment Fund £	Extraordinary Repair Fund £	Cyclical Maintenance Fund £	General Fund £	Total 31.12.24 £	Total 31.12.23 £
	Note						
Freehold Property	3						
Cost		239,153				239,153	239,153
Less Social Housing Grant		(83,233)				(83,233)	(83,233)
		<u>155,920</u>				<u>155,920</u>	<u>155,920</u>
Investments	4	<u>108,384</u>	<u>390,478</u>	<u>51,925</u>		<u>550,787</u>	<u>529,430</u>
Fixed Assets		<u>264,304</u>	<u>390,478</u>	<u>51,925</u>	-	<u>706,707</u>	<u>685,350</u>
Current Assets							
Debtors and prepayments					3,771	3,771	5,560
COIF Deposit			-		106,581	106,581	76,182
Current Account & cash					40,142	40,142	63,963
		<u>-</u>	<u>-</u>	<u>-</u>	<u>150,495</u>	<u>150,495</u>	<u>145,705</u>
Current Liabilities						-	
Creditors					3,351	3,351	10,194
						<u>-</u>	
Net Current Assets		-	-	-	147,144	147,144	135,511
						<u>-</u>	
Net Assets		<u>264,304</u>	<u>390,478</u>	<u>51,925</u>	<u>147,144</u>	<u>853,851</u>	<u>820,860</u>
Funds							
Permanent Endowment Fund		264,304				264,304	261,910
Extraordinary Repair Fund			390,478			390,478	372,662
Cyclical Fund				51,925		51,925	48,817
General Fund					147,143	147,143	137,471
		<u>264,304</u>	<u>390,478</u>	<u>51,925</u>	<u>147,143</u>	<u>853,851</u>	<u>820,860</u>

The financial statements have been prepared in accordance with the requirements of FRS102 and of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Approved by the Trustees

Signed Nigel Collison 

Signed Colin Hobday 

Dated: 20/10/25

Dunk's Almshouse Charity
A Charitable Incorporated Organisation
Notes to the Financial Statements
for the year ended 31 December 2024

I. ACCOUNTING POLICIES

Basis of Preparation

These accounts combine the accounts of all funds which are governed by the terms of the order dated 15 February 1916. They have been prepared on the accruals basis and include items of income and expenditure as they are earned or incurred, rather than as cash is received or paid.

The accounts are prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Statement of Recommended Practice "Accounting and Reporting by Charities" 2015. They have been prepared under the historical cost convention except for investments which are carried at market value.

The accounts are stated in £.

Merger Accounting

A new Charitable Incorporated Organisation, Dunk's Almshouse Charity was registered on 12 July 2023. A resolution was passed on 3 August 2023 that all the property and assets of the Dunk's Almshouse Charity (Charitable Registration No 240563) be transferred to the newly formed Charitable Incorporated Organisation, Dunk's Almshouse Charity (Charitable Registration No 1203952). This transfer took place on 3 August 2023. The accounts for the previous year were prepared as merger accounts .

Fund Accounting

The Charity's Permanent Endowment Fund comprises the original land and buildings together with subsequent additions and certain investments.

The Charity's unrestricted funds consist of funds which the charity may use for its purposes at its discretion.

The Charity has set aside certain sums in designated funds as follows:

Cyclical Maintenance Fund

Funds set aside by the Charity to cover repairs and maintenance of the properties necessary at irregular intervals. This is maintained to meet the next year's annual maintenance.

Extraordinary Repair Fund

Funds set aside by the Charity for future major works, improvements and replacement expenditure.

Dunk's Almshouses Charity
A Charitable Incorporated Organisation

Notes to the Financial Statements
for the year Ended 31 December 2024

Fixed Assets and Depreciation

Fixed assets are valued at the cost of land and buildings incurred by the Charity. No value is included for the original land and buildings bequeathed to the Charity or subsequent gifts prior to the introduction of the charities SORP in 1995.

The land and buildings are considered to be inalienable and to have an indefinitely long useful life. An annual provision is made for maintenance and repairs but depreciation is not provided on the grounds that the annual charge and accumulated fund would not be material.

The social housing grant is shown as a deduction in accordance with the General Determination 2006 for Registered Social Landlords.

Investments

Investments are included in the accounts at market value.

Investment Income

Dividends are credited in the accounts when received and credit is taken for interest when it falls due.

Administration Expenditure

Administration expenditure comprises all costs incurred in running the Charity and are recognised when a legal and constructive obligation is established.

Going concern

The trustees consider that there is no material uncertainty relating to going concern and consider that the Charity is in a position to meet its financial obligations as they fall due.

2. INCOME AND EXPENDITURE

	31.12.24	31.12.24
Maintenance contributions receivable in the year	£99,370 =====	£99,051 =====
Arrears due on 31.12.24	- =====	- =====

There were no service charges or revenue grants received in the year. There were no maintenance contributions losses during the year.

Dunk's Almshouse Charity
A Charitable Incorporated Organisation

Notes to the Financial Statements
for the year ended 31 December 2024

2. INCOME AND EXPENDITURE (continued)

Accommodation in Management

At 31 December 2024 there were eight double and seven single flats owned and managed by the Charity, of which 14 were housing accommodation units. One single flat has been converted to provide laundry facilities and office facilities. Income is recorded when due.

Employees

There were two employees during the year with one clerk retiring and being replaced by another. No trustees received any remuneration during the year.

3. FIXED ASSETS	31.12.24	31.12.24
Freehold Property		
Cost brought forward at 1 January 2024	239,153	239,153
Additions in year	-	-
Cost carried forward at 31 December 2024	£239,153 =====	£239,153 =====

4. INVESTMENTS

	31.12.24	31.12.24
Endowment Fund		
5340.89 COIF Income Shares	108,384	105,990
	£108,384 =====	£105,990 =====

Extraordinary Repair Fund		
2,032.19 COIF Income shares	41,240	40,329
1,340.05 COIF Accumulation shares	349,238	332,332
	£390,478 =====	£372,661 =====

	31.12.24	31.12.24
General Fund		
2,558.73 COIF Income shares	51,925 =====	50,778 =====

Dunk's Almshouse Charity

Notes to the Financial Statements for the year ended 31 December 2024

5. RELATED PARTY TRANSACTIONS

Dunk's Educational Foundation (Charity Number 1204336) is under the control of the same Committee of Trustees. During the year Dunk's Educational Foundation charged Dunk's Almshouse Charity £12,514 in rent for 3 flats (2023: £9,959). In addition, some charges made to Dunk's Almshouse Charity are recharged to Dunk's Educational Foundation. At the year end Dunk's Educational Foundation owed Dunk's Almshouse Charity £3,038 (2023: £3,769).

Payments totalling £30,869 were made in the year to Mr C Faulkner who is a Trustee of the Charity. These were approved by the building sub-committee and Mr Faulkner did not participate in the vote. It is regarded to be open market value for the work performed.

Payments totalling £660 for cleaning services were made in the year to Mrs J Faulkner who is a Trustee of the Charity. It is regarded to be open market value for the work performed.

6. TRUSTEE REMUNERATION AND EXPENSES

No trustees have been paid remuneration or expenses during the year.

Dunk's Almshouse Charity
Income and Expenditure Account
For the Year ended 31 December 2024

	Permanent Endowment Fund £	Extraordinary Repair Fund £	Cyclical Maintenance Fund £	General Fund £	Total 31.12.24 £	Total 31.12.23 £
Turnover						
Donations				-	-	500
Maintenance Contributions				99,370	99,370	99,051
	-	-	-	99,370	99,370	99,551
Less Operating Costs						
Rent paid				12,514	12,514	9,959
Cyclical maintenance			5,860		5,860	16,599
Other maintenance				29,102	29,102	8,817
Gardening				852	852	924
Extraordinary maintenance					-	-
Rates					-	-
Water & sewerage				3,477	3,477	3,310
Insurance				4,214	4,214	4,700
Trustee insurance				408	408	408
Gas and electricity				21,024	21,024	31,016
Accountancy/Audit				1,200	1,200	1,635
Professional fees				1,200	1,200	5,351
Cleaning				505	505	867
Clerk's fees and expenses				9,784	9,784	6,444
Office costs				1,310	1,310	849
Social activities				1,603	1,603	2,295
Other				5,084	5,084	1,797
	-	-	5,860	92,276	98,136	94,972
Operating Surplus	-	-	5,860	7,094	1,234	4,579
Profit/Loss on sale of Investments					-	-
Interest receivable and other Income	-	-		10,399	10,399	8,478
Surplus on ordinary activities before taxation	-	-	(5,860)	17,493	11,633	13,056
Tax on surplus on ordinary activities					-	-
Grant receivable against taxation					-	-
Surplus for the year	-	-	(5,860)	17,493	11,633	13,056
Transfer to Cyclical fund			25,000	(25,000)	-	-
Transfer to Extraordinary Fund					-	-
Unrealised gains/(losses) on investments	2,394	17,816		1,147	21,358	53,172
Reconciliation of Funds:						
Reserves brought forward	261,910	372,662	48,817	137,471	820,860	754,631
Reserves carried forward	264,304	390,478	67,957	131,111	853,851	820,860

The result for the year relates wholly to continuing activities.

DUNK'S ALMSHOUSE CHARITY

A Charitable Incorporated Organisation

Dunk's Office

Flat 5, Dunk's Almshouses

Rye Road

Hawkhurst

Kent

TN18 4HF

Registered Charity number 1203952

McCabe Ford Williams
Bank Chambers
61 High Street
Cranbrook
Kent
TN17 3EG

22 May 2025

Dear Sirs

We confirm to the best of our knowledge and belief, and having made appropriate enquiries of other trustees and officials of the charity, the following representations given to you in connection with your independent examination of the charity's financial statements for the year ended 31 December 2024.

General

- 1 We acknowledge as trustees our responsibility under the Charities Act 2011 for the financial statements which give a true and fair view and for making accurate representations to you. All the accounting records have been made available to you for the purpose of your audit and all the transactions undertaken by the charity have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of management meetings, have been made available to you.
- 2 The financial statements are free of material misstatements, including omissions.
- 3 We believe that the effect of uncorrected misstatements is immaterial both individually and in total.

Internal control

- 4 We acknowledge our responsibility for the design and implementation of internal control systems to prevent and detect fraud and error. We have disclosed to you the results of our risk assessment that the financial statements may be misstated as a result of fraud. There have been no irregularities (or allegations of irregularities) involving management, employees who have a significant role in internal control or others that could have a material effect on the financial statements.

Assets and liabilities

- 5 The charity has satisfactory title to all assets and there are no liens or encumbrances on the charity's assets, except for those that are disclosed in the notes to the financial statements.
- 6 We have recorded or disclosed, as appropriate, all liabilities, both actual and contingent, and have disclosed in the notes to the financial statements all guarantees that we have given to third parties.
- 7 We have no plans or intentions that may materially alter the carrying value or classification of assets and liabilities reflected in the financial statements.

Legal claims

- 8 All claims in connection with litigation that have been, or are expected to be, received have been properly accrued for in the financial statements.

Law and regulations

- 9 We are not aware of any irregularities, including fraud, involving management or employees of the charity; nor are we aware of any breaches or possible breaches of statute, regulations which might prejudice the charity's going concern status or that might result in the charity suffering significant penalties or other loss. No allegations of such irregularities, including fraud, or such breaches have come to our notice.

Transactions with related parties

- 10 We are not aware of any transactions with related parties requiring disclosure in the financial statements. We have made available to you all relevant information concerning such transactions and are not aware of any other matters which require disclosure in order to comply with the requirements of the Charities Act 2011 or accounting standards.

Post-balance sheet events

- 11 There have been no events since the balance sheet date which necessitate revision of the figures included in the financial statements or inclusion of a note thereto. Should further material events occur, which may necessitate revision of the figures included in the financial statements or inclusion of a note thereto, we will advise you accordingly.

Going concern

- 12 We believe that the charity's financial statements should be prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. We have considered a period of twelve months from the date of approval of the financial statements. We believe that no further disclosures relating to the charity's ability to continue as a going concern need to be made in the financial statements.

Incorporation as a Charitable Incorporated Organisation

- 13 A new Charitable Incorporated Organisation, Dunk's Almshouse Charity was registered on 12 July 2023. A resolution was passed on 3 August 2023 that all the property and assets of the Dunk's Almshouse Charity (Charitable Registration No 240563) be transferred to the newly formed Charitable Incorporated Organisation, Dunk's Almshouse Charity (Charitable Registration No 1203952). This transfer took place on 3 August 2023. The accounts for the previous year were prepared as merger accounts.

Grants and donations

- 14 All grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions in the application of such income.

Yours faithfully



Signed on behalf of the board of trustees

20/06/25

Date