THAMES DITTON ALMSHOUSE CHARITY

England & Wales · Charity number 200212

Details

Status	Registered
Legal form	Other
Registered	1961-08-17
Register	View on the Charity Commission register

Contact

Address	61 Bridge Street Kington HR5 3DJ
Phone	0208 398 7635
Email	thamesdittonalmshouse@aol.com

Activities

Objects: 1) THE MAINTENANCE OF ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER RESIDENTS IN THE AREA OF THE ANCIENT PARISH OF THAMES DITTEN, WHO ARE EITHER AGED OR WIDOWS. 2) THE BENEFIT OF THE ALMS PEOPLE.

Activities: The administration and management of 12 almshouses in Thames Ditton, Surrey.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT PARISH OF THAMES DITTON.
- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£61,148	£74,347	-	-
2024-06-30	£110,702	£80,016	-	-
2023-06-30	£60,243	£38,773	-	-
2022-06-30	£47,299	£34,800	-	-
2021-06-30	£211,973	£42,040	-	-

Trustees

Name	Role	Appointed
JOANNA KAREN TERESA RANDOLPH	Chair	2020-03-03
Caroline Kyrke James		2023-10-09
Douglas Samuel Twining		2023-02-10
Edwin Glasgow CBE K.C.		2023-10-09
Glen Keeling		2023-11-22
SHWETA KAPADIA		2022-06-23

THAMES DITTON ALMSHOUSE CHARITY

England & Wales - Charity number 200212

Accounts

REGISTERED CHARITY NUMBER: 200212

REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

FOR

THAMES DITTON ALMSHOUSE CHARITY

Carleys
Second Floor South
The Fitted Rigging House
The Historic Dockyard
Chatham
Kent
ME4 4TZ

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2025

The trustees present their report with the financial statements of the charity for the year ended 30 June 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's main objective is to provide and maintain dwellings for older and deserving people.

Public benefit

The Trustees have had due regard to the Charity Commission's guidance on public benefit when setting the charities objectives.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

This year, thankfully, there have been no changes in residents and no major issues which have taken up our attention. Having said that we all know that in any organisation catering for vunerable people there will be ongoing problems and issues. But overall we are now making progress on outstanding items and maintenance issues.

Maintenance

2024/25 has seen continued maintenance and upgrading of the units. This has included new doors to each flat and new front and back door to the communal area at Weston Park. An additional shed has been provided in Weston Park, primarily for use of the two residents in the first floor flats. Every resident now has a place to store garden furniture, surplus items, etc. This has included new keys. Helen has orgainsed key safes so that tradesmen can have access to individual flats only when needed and the emergency services can use the key safes if necessary to gain access to a particular flat without a trustee or Helen being present.

One of the beneficiary's cat died during the year and refurbishment of No. 65 (following damage done by a burst pipe in December 2023) will now take place.

Residents

The health of several of the residents has deteriorated; one beneficiary, despite a very poor prognosis, has responded well to treatment and is now able to live an active life.

The dispute between two neighbouring beneficiaries went to mediation, with Edwin Glasgow's invaluable assistance. Apart from minor hiccups the intensity of the dispute has died down. However, there has been ongoing animosity between two other beneficiaries due to complaints about noise.

There have been no changes in residents.

Website

During the year, thanks to the efforts of our Treasurer, Doug Twining, the charity now has a website and those trustees who wish to, have TDAC email addresses.

Property Manager : Helen Brosnan

Helen has been doing a fantastic job this year sorting out maintenance issues, organising the necessary tradesmen, communicating with residents, etc. Her contribution has been well above what was originally expected and as a result there are numerous small issues (guttering, security lights not working, leaks, etc) which now get prompt attention.

Other Matters

My thanks also to all the trustees for their help during the year. In particular, I must thank Edwin Glasgow for his help with various issues that have arisen and particularly with the wording of difficult messages to residents!

FINANCIAL REVIEW

Financial position

At the year end the charity held £424,569 in reserves (2024 : £433,556).

Reserves policy

The trustees aim to hold at least £50,000 in reserves.

FINANCIAL REVIEW

Going concern

The Trustees currently have no concerns regarding the future of the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

200212

Principal address

61 Bridge Street
Kington
HR5 3DJ

Trustees

G Keeling
Mrs C James
Mrs J Randolph
D S Twining
S Kapadia
E Glasgow CBE, K.C.

Independent Examiner

Carleys
Second Floor South
The Fitted Rigging House
The Historic Dockyard
Chatham
Kent
ME4 4TZ

Approved by order of the board of trustees on 27 April 2026 and signed on its behalf by:

Mrs J Randolph - Trustee

Independent examiner's report to the trustees of Thames Ditton Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thames Ditton Almshouse Charity (the Trust) for the year ended 30 June 2025.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

Claire Ralph

Carleys
Second Floor South
The Fitted Rigging House
The Historic Dockyard
Chatham
Kent
ME4 4TZ

28 April 2026

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025

	Notes	2025 Unrestricted funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Rental of almshouses		52,889	47,128
Investment income	2	8,259	8,079
Other income		4,212	65,375
Total		65,360	120,582
EXPENDITURE ON			
Raising funds		-	266
Charitable activities			
Rental of almshouses		74,347	79,750
Total		74,347	80,016
NET INCOME/(EXPENDITURE)		(8,987)	40,566
RECONCILIATION OF FUNDS			
Total funds brought forward		433,556	392,990
TOTAL FUNDS CARRIED FORWARD		424,569	433,556

The notes form part of these financial statements

BALANCE SHEET
30 JUNE 2025

	Notes	2025 Unrestricted funds £	2024 Total funds £
FIXED ASSETS			
Tangible assets	5	137,169	137,169
Investments	6	165,659	161,447
		302,828	298,616
CURRENT ASSETS			
Debtors	7	7,835	7,079
Cash at bank		116,919	130,685
		124,754	137,764
CREDITORS			
Amounts falling due within one year	8	(3,013)	(2,824)
NET CURRENT ASSETS		121,741	134,940
TOTAL ASSETS LESS CURRENT LIABILITIES		424,569	433,556
NET ASSETS		424,569	433,556
FUNDS	9		
Unrestricted funds		424,569	433,556
TOTAL FUNDS		424,569	433,556

The financial statements were approved by the Board of Trustees and authorised for issue on 27 April 2026 and were signed on its behalf by:

J Randolph - Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

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

Tangible fixed assets

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

Freehold property - not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2025	2024
	£	£
Dividend income	7,019	6,935
Deposit account interest	1,240	1,144
	8,259	8,079

continued...

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remunerations or other benefits for the year ended 30 June 2025 nor the year ended 30 June 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2025 nor for the year ended 30 June 2024.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Charitable activities	
Rental of almshouses	47,128
Investment income	8,079
Other income	65,375
Total	120,582
EXPENDITURE ON	
Raising funds	266
Charitable activities	
Rental of almshouses	79,750
Total	80,016
NET INCOME	40,566
RECONCILIATION OF FUNDS	
Total funds brought forward	392,990
TOTAL FUNDS CARRIED FORWARD	433,556

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2024 and 30 June 2025	137,169
NET BOOK VALUE	
At 30 June 2025	137,169
At 30 June 2024	137,169

continued...

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 July 2024	161,447
Revaluations	4,212
At 30 June 2025	165,659
NET BOOK VALUE	
At 30 June 2025	165,659
At 30 June 2024	161,447

There were no investment assets outside the UK.

Cost or valuation at 30 June 2025 is represented by:

	Unlisted investments £
Valuation in 2025	4,212
Cost	161,447
	165,659

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade debtors	2,839	751
Other debtors	1,400	2,861
Prepayments	3,596	3,467
	7,835	7,079

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade creditors	1,303	1,804
Other creditors	1,710	1,020
	3,013	2,824

continued...

9. MOVEMENT IN FUNDS

	At 1.7.24	Net movement in funds	At 30.6.25
	£	£	£
Unrestricted funds			
General fund	315,572	(8,987)	306,585
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	433,556	(8,987)	424,569
TOTAL FUNDS	433,556	(8,987)	424,569

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	65,360	(74,347)	(8,987)
TOTAL FUNDS	65,360	(74,347)	(8,987)

Comparatives for movement in funds

	At 1.7.23	Net movement in funds	At 30.6.24
	£	£	£
Unrestricted funds			
General fund	275,006	40,566	315,572
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	392,990	40,566	433,556
TOTAL FUNDS	392,990	40,566	433,556

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	120,582	(80,016)	40,566
TOTAL FUNDS	120,582	(80,016)	40,566

continued...

9. MOVEMENT IN FUNDS - continued

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

	At 1.7.23	Net movement in funds	At 30.6.25
	£	£	£
Unrestricted funds			
General fund	275,006	31,579	306,585
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	392,990	31,579	424,569
TOTAL FUNDS	392,990	31,579	424,569

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	185,942	(154,363)	31,579
TOTAL FUNDS	185,942	(154,363)	31,579

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2025.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Dividend income	7,019	6,935
Deposit account interest	1,240	1,144
	8,259	8,079
Charitable activities		
Rent receivable	52,889	47,128
Other income		
Unrealised gains on fixed asset investments	4,212	9,880
Insurance claim	-	55,495
	4,212	65,375
Total incoming resources	65,360	120,582
EXPENDITURE		
Other trading activities		
Bad debts	-	266
Charitable activities		
Water rates	5,068	4,323
Insurance	3,264	3,366
Lighting	1,104	839
Telephone	215	-
Gardening	2,374	2,600
Repairs and maintenance	54,010	56,030
Disturbance payment to beneficiaries	-	7,205
Computer costs	390	390
Storage costs	-	1,934
Management costs	3,190	670
Professional fees	1,218	-
	70,833	77,357
Support costs		
Other		
Subscriptions	413	437
Sundry expenses	711	846
	1,124	1,283
Governance costs		
Accountancy and legal fees	2,390	1,110
Total resources expended	74,347	80,016
Net (expenditure)/income	(8,987)	40,566

This page does not form part of the statutory financial statements

THAMES DITTON ALMSHOUSE CHARITY

England & Wales - Charity number 200212

Accounts

REGISTERED CHARITY NUMBER: 200212

REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

FOR

THAMES DITTON ALMSHOUSE CHARITY

Carleys
Second Floor South
The Fitted Rigging House
The Historic Dockyard
Chatham
Kent
ME4 4TZ

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2024

The trustees present their report with the financial statements of the charity for the year ended 30 June 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES
Objectives and aims
The Charity's main objective is to provide and maintain dwellings for older and deserving people.

Public benefit
The Trustees have had due regard to the Charity Commission's guidance on public benefit when setting the charities objectives.

ACHIEVEMENT AND PERFORMANCE
Charitable activities
In 2023/24 the charity consolidated and built on the improvements in the governance arrangements.

The charity now has a near full complement of Trustees (Glen Keeling, Dominic Barrington-Brown, Shweta Kapadia, Douglas Twining are co-optative trustees and Caroline James, Edwin Glasgow CBE KC, Karen Randolph are nominative trustees.) All the trustees are local and bring a wide range of skills and expertise to the Board. Doug Twining has taken over from Glen Keeling as Treasurer, but Glen Keeling has kindly offered to stay on as a Trustee. Sadly, Dominic Barrington-Brown resigned in June 2024 and we will seek to replace him in due course.

In November 2023, the Board agreed to increase the Weekly Maintenance Charge (WMC) from January 2024 by £5 per week to £85.00 per property across both sites. In view of the current economic situation the Board took the decision not to implement the maximum increase (which would have included an increase in line with CPI) to ease the financial pressures on beneficiaries.

We sadly lost three beneficiaries in 2023/24 so were able to welcome three new beneficiaries, two at Station Road and one at Weston Park.

Regular maintenance issues continue to be addressed and improvements, such as replacing baths with showers, are taking place on a regular basis throughout the estate. Due to the sheer volume of maintenance work, we are now employing the services of a part-time manager, Helen Brosnan, to field initial calls/issues from beneficiaries and to liaise with suppliers as needed; this has significantly eased the workload of the Trustees, in particular the Chair, Karen Randolph, and also Caroline James.

The Trustees were able to finalise the insurance claim. The consequences of the damage caused by burst water pipes at Weston Park in December 2022 have been dealt with apart from one flat, with extensive renovations completed.

FINANCIAL REVIEW
Financial position
At the year end the charity held £433,556 in reserves (2023 : £392,990).

Reserves policy
The trustees aim to hold at least one year of expenses in reserves.

Going concern
The Trustees currently have no concerns regarding the future of the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT
Governing document
The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

REFERENCE AND ADMINISTRATIVE DETAILS
Registered Charity number
200212

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2024

Principal address
61 Bridge Street
Kington
HR5 3DJ

Trustees
Mrs C James
Mrs J Randolph
D S Twining
S Kapadia
D Barrington Brown
E Glasgow CBE, K.C. (appointed 9/10/23)

Independent Examiner
Carleys
Second Floor South
The Fitted Rigging House
The Historic Dockyard
Chatham
Kent
ME4 4TZ

Approved by order of the board of trustees on 28 April 2025 and signed on its behalf by:

Mrs J Randolph - Trustee

Independent examiner's report to the trustees of Thames Ditton Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thames Ditton Almshouse Charity (the Trust) for the year ended 30 June 2024.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

Claire Ralph

Carleys
Second Floor South
The Fitted Rigging House
The Historic Dockyard
Chatham
Kent
ME4 4TZ

29 April 2025

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2024

	Notes	2024 Unrestricted funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Rental of almshouses		47,128	46,465
Investment income	2	8,079	6,377
Other income		65,375	8,320
Total		120,582	61,162
EXPENDITURE ON			
Raising funds		266	-
Charitable activities			
Rental of almshouses		79,750	38,773
Total		80,016	38,773
NET INCOME		40,566	22,389
RECONCILIATION OF FUNDS			
Total funds brought forward		392,990	370,601
TOTAL FUNDS CARRIED FORWARD		433,556	392,990

The notes form part of these financial statements

BALANCE SHEET
30 JUNE 2024

	Notes	2024 Unrestricted funds £	2023 Total funds £
FIXED ASSETS			
Tangible assets	5	137,169	137,169
Investments	6	161,447	151,567
		298,616	288,736
CURRENT ASSETS			
Debtors	7	7,079	11,318
Cash at bank		130,685	95,916
		137,764	107,234
CREDITORS			
Amounts falling due within one year	8	(2,824)	(2,980)
NET CURRENT ASSETS		134,940	104,254
TOTAL ASSETS LESS CURRENT LIABILITIES		433,556	392,990
NET ASSETS		433,556	392,990
FUNDS	9		
Unrestricted funds		433,556	392,990
TOTAL FUNDS		433,556	392,990

The financial statements were approved by the Board of Trustees and authorised for issue on 28 April 2025 and were signed on its behalf by:

J Randolph - Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

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

Tangible fixed assets

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

Freehold property - not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2024	2023
	£	£
Dividend income	6,935	6,067
Deposit account interest	1,144	310
	8,079	6,377

continued...

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remunerations or other benefits for the year ended 30 June 2024 nor the year ended 30 June 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2024 nor for the year ended 30 June 2023.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Charitable activities	
Rental of almshouses	46,465
Investment income	6,377
Other income	8,320
Total	61,162
EXPENDITURE ON	
Charitable activities	
Rental of almshouses	38,773
NET INCOME	22,389
RECONCILIATION OF FUNDS	
Total funds brought forward	370,601
TOTAL FUNDS CARRIED FORWARD	392,990

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2023 and 30 June 2024	137,169
NET BOOK VALUE	
At 30 June 2024	137,169
At 30 June 2023	137,169

continued...

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 July 2023	151,567
Revaluations	9,880
At 30 June 2024	161,447
NET BOOK VALUE	
At 30 June 2024	161,447
At 30 June 2023	151,567

There were no investment assets outside the UK.

Cost or valuation at 30 June 2024 is represented by:

	Unlisted investments £
Valuation in 2024	9,880
Cost	151,567
	161,447

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Trade debtors	751	551
Other debtors	2,861	-
Prepayments and accrued income	-	7,401
Prepayments	3,467	3,366
	7,079	11,318

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Trade creditors	1,804	2,050
Other creditors	1,020	930
	2,824	2,980

continued...

9. MOVEMENT IN FUNDS

	At 1.7.23	Net movement in funds	At 30.6.24
	£	£	£
Unrestricted funds			
General fund	275,006	40,566	315,572
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	392,990	40,566	433,556
TOTAL FUNDS	392,990	40,566	433,556

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	120,582	(80,016)	40,566
TOTAL FUNDS	120,582	(80,016)	40,566

Comparatives for movement in funds

	At 1.7.22	Net movement in funds	At 30.6.23
	£	£	£
Unrestricted funds			
General fund	252,617	22,389	275,006
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	370,601	22,389	392,990
TOTAL FUNDS	370,601	22,389	392,990

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	61,162	(38,773)	22,389
TOTAL FUNDS	61,162	(38,773)	22,389

continued...

9. MOVEMENT IN FUNDS - continued

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

	At 1.7.22	Net movement in funds	At 30.6.24
	£	£	£
Unrestricted funds			
General fund	252,617	62,955	315,572
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	370,601	62,955	433,556
TOTAL FUNDS	370,601	62,955	433,556

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	181,744	(118,789)	62,955
TOTAL FUNDS	181,744	(118,789)	62,955

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2024.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2024

	2024	2023
	£	£
INCOME AND ENDOWMENTS		
Investment income		
Dividend income	6,935	6,067
Deposit account interest	1,144	310
	8,079	6,377
Charitable activities		
Rent receivable	47,128	46,465
Other income		
Unrealised gains on fixed asset investments	9,880	919
Insurance claim	55,495	7,401
	65,375	8,320
Total incoming resources	120,582	61,162
EXPENDITURE		
Other trading activities		
Bad debts	266	-
Charitable activities		
Water rates	4,323	3,517
Insurance	3,366	2,400
Lighting	839	250
Gardening	2,600	2,932
Repairs and maintenance	56,030	27,755
Disturbance payment to beneficiaries	7,205	-
Computer costs	390	226
Storage costs	1,934	-
Management costs	670	-
	77,357	37,080
Support costs		
Other		
Subscriptions	437	-
Sundry expenses	846	727
	1,283	727
Governance costs		
Accountancy and legal fees	1,110	966
Total resources expended	80,016	38,773
Net income	40,566	22,389

This page does not form part of the statutory financial statements

THAMES DITTON ALMSHOUSE CHARITY

England & Wales - Charity number 200212

Accounts

REGISTERED CHARITY NUMBER: 200212

REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

FOR

THAMES DITTON ALMSHOUSE CHARITY

Carleys
Second Floor South
The Fitted Rigging House, Anchor Wharf
The Historic Dockyard
Chatham
Kent
ME4 4TZ

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2023

The trustees present their report with the financial statements of the charity for the year ended 30 June 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES
Objectives and aims
The Charity's main objective is to provide and maintain dwellings for older people.

Public benefit
The Trustees have has due regards to the Charity Commission's guidance on public benefit when setting the charities objectives.

ACHIEVEMENT AND PERFORMANCE
Charitable activities
In 2022/23 the charity consolidated and built on the improvements in the governance arrangements. For the first time in a number of year, the charity now has a near full complement to Trustees (Dominic Barrington-Brown, Shweta Kapadia, Douglas Twining are co-optative trustees and Caroline James, Edwin Glasgow CBE KC, Karen Randolph are nominative trustees). All the trustees are local and bring a wide range of skills and expertise to the Board. Glen Keeling remains our valued Treasurer but Doug Twining will be moving into the role in due course.

In November 2022, the Board agree to increase the Weekly Maintenance Charge (WMC) from January 2023 by £5 per week to £80.00 per property across both sites. In view of the economic situation the Board took the decision not to implement the maximum increase (which would have included an increase in line with CPI) to ease the financial pressures on beneficiaries.

We sadly lost two beneficiaries in 2022 so were able to welcome two new beneficiaries, one at Station Road and one at Weston Park.

In December 2022, shortly before Christmas and immediately following an increase in temperature after a spell of freezing weather, the Weston Park block experienced extensive flooding caused by burst pipes in the lofts. Flat numbers 65, 67 and 63 were particularly badly affected. This resulted in a major insurance claim which was concluded in 2024. The occupants of flats 63 and 67 were fortunately able to be accommodated by relatives for the 8 - 10 months it took for the renovations and repairs to take place. The occupant of no. 65 decided to delay renovations to her flat because of the poor health of her elderly cat. It was agreed with the insurers that these repairs will be done later.

Regular maintenance issues continue to be addressed and improvements, such as replacing baths with showers, are taking place on a regular basis throughout the estate.

The Trustees will finalise the insurance claim and continue to consolidate the recent improvements. It is expected that the Board will be up to complement in Trustees later in the year.

FINANCIAL REVIEW
Financial position
At the year end the charity held £392,990 in reserves (2022 : £370,601).

Reserves policy
The trustees aim to hold at least one year of expenses in reserves.

Going concern
The Trustees currently have no concerns regarding the future of the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT
Governing document
The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

REFERENCE AND ADMINISTRATIVE DETAILS
Registered Charity number
200212

Principal address
61 Bridge Street
Kington
HR5 3DJ

Trustees
Mrs C James
Mrs J Randolph
D S Twining (appointed 10/2/23)
S Kapadia
D Barrington Brown
E Glasgow CBE, K.C. (appointed 9/10/23)

Independent Examiner
Carleys
Second Floor South
The Fitted Rigging House, Anchor Wharf
The Historic Dockyard
Chatham
Kent
ME4 4TZ

Approved by order of the board of trustees on 13 May 2024 and signed on its behalf by:

Mrs J Randolph - Trustee

Independent examiner's report to the trustees of Thames Ditton Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thames Ditton Almshouse Charity (the Trust) for the year ended 30 June 2023.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

Claire Ralph

Carleys
Second Floor South
The Fitted Rigging House, Anchor Wharf
The Historic Dockyard
Chatham
Kent
ME4 4TZ

14 May 2024

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2023

	Notes	2023 Unrestricted funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Rental of almshouses		46,465	45,139
Investment income	2	6,377	5,731
Other income		8,320	(3,571)
Total		61,162	47,299
EXPENDITURE ON			
Charitable activities			
Rental of almshouses		38,773	34,800
NET INCOME		22,389	12,499
RECONCILIATION OF FUNDS			
Total funds brought forward		370,601	358,102
TOTAL FUNDS CARRIED FORWARD		392,990	370,601

The notes form part of these financial statements

BALANCE SHEET
30 JUNE 2023

	Notes	2023 Unrestricted funds £	2022 Total funds £
FIXED ASSETS			
Tangible assets	5	137,169	137,169
Investments	6	151,567	150,648
		288,736	287,817
CURRENT ASSETS			
Debtors	7	11,318	4,184
Cash at bank		95,916	80,847
		107,234	85,031
CREDITORS			
Amounts falling due within one year	8	(2,980)	(2,247)
NET CURRENT ASSETS		104,254	82,784
TOTAL ASSETS LESS CURRENT LIABILITIES		392,990	370,601
NET ASSETS		392,990	370,601
FUNDS	9		
Unrestricted funds		392,990	370,601
TOTAL FUNDS		392,990	370,601

The financial statements were approved by the Board of Trustees and authorised for issue on 13 May 2024 and were signed on its behalf by:

J Randolph - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

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

Tangible fixed assets

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

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2023	2022
	£	£
Dividend income	6,067	5,722
Deposit account interest	310	9
	6,377	5,731

continued...

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2023 nor for the year ended 30 June 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2023 nor for the year ended 30 June 2022.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Charitable activities	
Rental of almshouses	45,139
Investment income	5,731
Other income	(3,571)
Total	47,299
EXPENDITURE ON	
Charitable activities	
Rental of almshouses	34,800
NET INCOME	12,499
RECONCILIATION OF FUNDS	
Total funds brought forward	358,102
TOTAL FUNDS CARRIED FORWARD	370,601

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2022 and 30 June 2023	137,169
NET BOOK VALUE	
At 30 June 2023	137,169
At 30 June 2022	137,169

continued...

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 July 2022	150,648
Revaluations	919
At 30 June 2023	151,567
NET BOOK VALUE	
At 30 June 2023	151,567
At 30 June 2022	150,648

There were no investment assets outside the UK.

Cost or valuation at 30 June 2023 is represented by:

	Unlisted investments £
Valuation in 2023	137,718
Cost	13,849
	151,567

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade debtors	551	475
Prepayments and accrued income	7,401	-
Prepayments	3,366	3,709
	11,318	4,184

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade creditors	2,050	303
Other creditors	930	1,944
	2,980	2,247

continued...

9. MOVEMENT IN FUNDS

	At 1.7.22 £	Net movement in funds £	At 30.6.23 £
Unrestricted funds			
General fund	252,617	22,389	275,006
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	370,601	22,389	392,990
TOTAL FUNDS	370,601	22,389	392,990

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	61,162	(38,773)	22,389
TOTAL FUNDS	61,162	(38,773)	22,389

Comparatives for movement in funds

	At 1.7.21 £	Net movement in funds £	At 30.6.22 £
Unrestricted funds			
General fund	240,118	12,499	252,617
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	358,102	12,499	370,601
TOTAL FUNDS	358,102	12,499	370,601

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	47,299	(34,800)	12,499
TOTAL FUNDS	47,299	(34,800)	12,499

continued...

9. MOVEMENT IN FUNDS - continued

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

	At 1.7.21 £	Net movement in funds £	At 30.6.23 £
Unrestricted funds			
General fund	240,118	34,888	275,006
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	358,102	34,888	392,990
TOTAL FUNDS	358,102	34,888	392,990

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	108,461	(73,573)	34,888
TOTAL FUNDS	108,461	(73,573)	34,888

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2023.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2023

	2023	2022
	£	£
INCOME AND ENDOWMENTS		
Investment income		
Dividend income	6,067	5,722
Deposit account interest	310	9
	6,377	5,731
Charitable activities		
Rent receivable	46,465	45,139
Other income		
Unrealised gains on fixed asset investments	919	(3,571)
Insurance claim	7,401	-
	8,320	(3,571)
Total incoming resources	61,162	47,299
EXPENDITURE		
Charitable activities		
Rates and water	3,517	3,728
Insurance	2,400	2,190
Light and heat	250	105
Gardening	2,932	4,117
Repairs and maintenance	27,755	22,632
Computer costs	226	226
	37,080	32,998
Support costs		
Other		
Subscriptions	-	222
Sundry expenses	727	596
	727	818
Governance costs		
Accountancy and legal fees	966	984
Total resources expended	38,773	34,800
Net income	22,389	12,499

This page does not form part of the statutory financial statements

THAMES DITTON ALMSHOUSE CHARITY

England & Wales - Charity number 200212

Accounts

REGISTERED CHARITY NUMBER: 200212

REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

FOR

THAMES DITTON ALMSHOUSE CHARITY

The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2022

The trustees present their report with the financial statements of the charity for the year ended 30 June 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES
Objectives and aims
The Charity's main objective is to provide and maintain dwellings for older people.

Public benefit
The Trustees have has due regards to the Charity Commission's guidance on public benefit when setting the charities objectives.

ACHIEVEMENT AND PERFORMANCE
Charitable activities
2021 was a year of change at Thames Ditton Almshouse that has resulted in the charity being placed on a sounder footing going forward and the loss of some trustees. However, the issues experienced in 2020 with Trustees has led to a clear defined trustee board led by Karen Randolph that aims to deliver in full the charity's objectives as defined by the charity trust deed.

The Weekly Maintenance charge has increased to £75.00 per week per property across both sites, which has enabled additional funding for the charity to carry out repairs and upgrades to all properties. Part of these upgrades was boiler replacement to all properties except one. However, the charity continues to experience minor plumbing faults following this upgrade which are being followed through.

We welcomed a new beneficiary into the charity who took up residency in our vacant property.

The trustees reviewed our approved contractors during 2021 and established our support model to ensure a consistent and high level of service could be offered to our beneficiaries and compliments the trustees vision to enhancing the charity's assets. We have already started to see greater engagement from our beneficiaries who are now more settled following the difficulties experienced during 2021.

The trustees are now focused on appointing additional trustees with skill sets needed by the charity to deliver on the reports previous trustees had commissioned.

FINANCIAL REVIEW
Financial position
At the year end the charity held £370,601 in reserves (2021 : £358,102).

Reserves policy
The trustees aim to hold at least one year of expenses in reserves.

Going concern
The Trustees currently have no concerns regarding the future of the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT
Governing document
The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

REFERENCE AND ADMINISTRATIVE DETAILS
Registered Charity number
200212

Principal address
61 Bridge Street
Kington
HR5 3DJ

Trustees
Mrs T Arif (resigned 19/10/2021)
A Brooks (resigned 19/10/2021)
Mrs I Taylor (resigned 23/6/2022)
Mrs C James
Mrs J Randolph
D S Twining (appointed 10/2/2023)
S Kapadia (appointed 23/6/2022)
D B Brown (appointed 23/6/2022)

Independent Examiner
The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

Approved by order of the board of trustees on 6 July 2023 and signed on its behalf by:

Mrs J Randolph - Trustee

Independent examiner's report to the trustees of Thames Ditton Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thames Ditton Almshouse Charity (the Trust) for the year ended 30 June 2022.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

Claire Ralph

The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

11 July 2023

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2022

	Notes	2022 Unrestricted funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		-	180
Charitable activities			
Rental of almshouses		45,139	31,836
Investment income	2	5,731	2,911
Other income		(3,571)	140,370
Total		47,299	175,297
EXPENDITURE ON			
Charitable activities			
Rental of almshouses		34,800	42,040
Net gains on investments		-	36,676
NET INCOME		12,499	169,933
RECONCILIATION OF FUNDS			
Total funds brought forward		358,102	188,169
TOTAL FUNDS CARRIED FORWARD		370,601	358,102

The notes form part of these financial statements

BALANCE SHEET
30 JUNE 2022

	Notes	2022 Unrestricted funds £	2021 Total funds £
FIXED ASSETS			
Tangible assets	5	137,169	137,169
Investments	6	150,648	154,219
		287,817	291,388
CURRENT ASSETS			
Debtors	7	4,184	2,745
Cash at bank		80,847	66,017
		85,031	68,762
CREDITORS			
Amounts falling due within one year	8	(2,247)	(2,048)
NET CURRENT ASSETS		82,784	66,714
TOTAL ASSETS LESS CURRENT LIABILITIES		370,601	358,102
NET ASSETS		370,601	358,102
FUNDS	9		
Unrestricted funds		370,601	358,102
TOTAL FUNDS		370,601	358,102

The financial statements were approved by the Board of Trustees and authorised for issue on 6 July 2023 and were signed on its behalf by:

J Randolph - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

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

Tangible fixed assets

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

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2022	2021
	£	£
Dividend income	5,722	2,909
Deposit account interest	9	2
	5,731	2,911

continued...

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2022 nor for the year ended 30 June 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2022 nor for the year ended 30 June 2021.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	180
Charitable activities	
Rental of almshouses	31,836
Investment income	2,911
Other income	140,370
Total	175,297
EXPENDITURE ON	
Charitable activities	
Rental of almshouses	42,040
Net gains on investments	36,676
NET INCOME	169,933
RECONCILIATION OF FUNDS	
Total funds brought forward	188,169
TOTAL FUNDS CARRIED FORWARD	358,102

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2021 and 30 June 2022	137,169
NET BOOK VALUE	
At 30 June 2022	137,169
At 30 June 2021	137,169

continued...

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 July 2021	154,219
Revaluations	(3,571)
At 30 June 2022	150,648
NET BOOK VALUE	
At 30 June 2022	150,648
At 30 June 2021	154,219

There were no investment assets outside the UK.

Cost or valuation at 30 June 2022 is represented by:

	Unlisted investments £
Valuation in 2022	136,799
Cost	13,849
	150,648

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade debtors	475	555
Prepayments	3,709	2,190
	4,184	2,745

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade creditors	303	668
Other creditors	1,944	1,380
	2,247	2,048

9. MOVEMENT IN FUNDS

	At 1.7.21 £	Net movement in funds £	At 30.6.22 £
Unrestricted funds			
General fund	240,118	12,499	252,617
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	358,102	12,499	370,601
TOTAL FUNDS	358,102	12,499	370,601

continued...

9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	47,299	(34,800)	12,499
TOTAL FUNDS	47,299	(34,800)	12,499

Comparatives for movement in funds

	At 1.7.20 £	Net movement in funds £	At 30.6.21 £
Unrestricted funds			
General fund	70,185	169,933	240,118
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	188,169	169,933	358,102
TOTAL FUNDS	188,169	169,933	358,102

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	175,297	(42,040)	36,676	169,933
TOTAL FUNDS	175,297	(42,040)	36,676	169,933

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

	At 1.7.20 £	Net movement in funds £	At 30.6.22 £
Unrestricted funds			
General fund	70,185	182,432	252,617
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	188,169	182,432	370,601
TOTAL FUNDS	188,169	182,432	370,601

continued...

9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	222,596	(76,840)	36,676	182,432
TOTAL FUNDS	222,596	(76,840)	36,676	182,432

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2022.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	£	£
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	-	180
Investment income		
Dividend income	5,722	2,909
Deposit account interest	9	2
	5,731	2,911
Charitable activities		
Rent receivable	45,139	31,295
Grants	-	541
	45,139	31,836
Other income		
Unrealised gains on fixed asset investments	(3,571)	140,370
Total incoming resources	47,299	175,297
EXPENDITURE		
Charitable activities		
Rates and water	3,728	2,741
Insurance	2,190	2,154
Light and heat	105	103
Gardening	4,117	1,079
Repairs and maintenance	22,632	33,410
Printing, postage & stationery	-	33
Computer costs	226	274
	32,998	39,794
Support costs		
Finance		
Bank charges	-	25
Other		
Subscriptions	222	216
Sundry expenses	596	625
	818	841
Governance costs		
Accountancy and legal fees	984	1,380
Total resources expended	34,800	42,040
Net income before gains and losses	12,499	133,257

This page does not form part of the statutory financial statements

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2022

	2022 £	2021 £
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	-	36,676
Net income	12,499	169,933

This page does not form part of the statutory financial statements

THAMES DITTON ALMSHOUSE CHARITY

England & Wales - Charity number 200212

Accounts

REGISTERED CHARITY NUMBER: 200212

REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

FOR

THAMES DITTON ALMSHOUSE CHARITY

The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

The trustees present their report with the financial statements of the charity for the year ended 30 June 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's main objective is to provide and maintain dwellings for older people.

Public benefit

The Trustees have has due regards to the Charity Commission's guidance on public benefit when setting the charities objectives.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the accounting period, the charity lost two trustees and dealt with the first wave of the Covid-19 lockdown. This impacted upon how the trustees could manage the charity during the year. The charity's main focus was finding new trustees and providing normal services to our beneficiaries.

Two new nomative trustees were appointed in October 2019 and March 2020.

During the period June 2019 to December 2019, trustees instructed two detailed reports on all the charity's properties which provided a number of suggested action that trustees should consider going forward in regards to repairs, upgrades and safety measures on the charity's estates. These reports were discussed but it was felt that new trustees were needed before proceeding with the appropriate skills sets.

During the period January 2020 to June 2020, trustees dealt with the resignation of the treasurer who also oversaw some of the administrative actions of the charity. The remaining trustees undertook a search for new trustees and continued to operate the charity to provide stability for the beneficiaries. The charity continued to search for a replacement treasurer and other trustees.

Over the whole year, the trustees upgraded two boilers across the twelve properties and provided support to all twelve beneficiaries. No properties became void during the period and the weekly maintenance charge was achieved for all properties for the 52 weeks. Trustees are aware the WMC is low and have agreed to review with the detailed reports obtained for building inspections and fire safety in 2020/21.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

200212

Principal address

61 Bridge Street
Kington
HR5 3DJ

Trustees

G Keeling (appointed 21/7/2020) (resigned 9/3/2021)
Mrs T Arif (resigned 19/10/2021)
A Brooks (appointed 12/7/2020) (resigned 19/10/2021)
Mrs I Taylor
Mrs C James
Mrs J Randolph

REFERENCE AND ADMINISTRATIVE DETAILS
Independent Examiner
The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

Approved by order of the board of trustees on 17 February 2023 and signed on its behalf by:

Mrs J Randolph - Trustee

Independent examiner's report to the trustees of Thames Ditton Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thames Ditton Almshouse Charity (the Trust) for the year ended 30 June 2021.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

Claire Ralph
The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

8 March 2023

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021

	Notes	2021 Unrestricted funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		180	2,600
Charitable activities			
Rental of almshouses		31,836	21,617
Investment income	2	2,911	251
Other income		140,370	8
Total		175,297	24,476
EXPENDITURE ON			
Charitable activities			
Rental of almshouses		42,040	20,192
Net gains on investments		36,676	-
NET INCOME		169,933	4,284
RECONCILIATION OF FUNDS			
Total funds brought forward		188,169	183,885
TOTAL FUNDS CARRIED FORWARD		358,102	188,169

The notes form part of these financial statements

BALANCE SHEET
30 JUNE 2021

	Notes	2021 Unrestricted funds £	2020 Total funds £
FIXED ASSETS			
Tangible assets	5	137,168	133,779
Investments	6	154,219	17,173
		291,387	150,952
CURRENT ASSETS			
Debtors	7	2,745	2,154
Cash at bank		66,017	35,843
		68,762	37,997
CREDITORS			
Amounts falling due within one year	8	(2,047)	(780)
NET CURRENT ASSETS		66,715	37,217
TOTAL ASSETS LESS CURRENT LIABILITIES		358,102	188,169
NET ASSETS		358,102	188,169
FUNDS	9		
Unrestricted funds		358,102	188,169
TOTAL FUNDS		358,102	188,169

The financial statements were approved by the Board of Trustees and authorised for issue on 17 February 2023 and were signed on its behalf by:

J Randolph - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

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

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

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

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

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

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

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2021	2020
	£	£
Dividend income	2,909	251
Deposit account interest	2	-
	2,911	251

continued...

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2021 nor for the year ended 30 June 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2021 nor for the year ended 30 June 2020.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	2,600
Charitable activities	
Rental of almshouses	21,617
Investment income	251
Other income	8
Total	24,476
EXPENDITURE ON	
Charitable activities	
Rental of almshouses	20,192
NET INCOME	4,284
RECONCILIATION OF FUNDS	
Total funds brought forward	183,885
TOTAL FUNDS CARRIED FORWARD	188,169

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2020	133,779
Additions	3,389
At 30 June 2021	137,168
NET BOOK VALUE	
At 30 June 2021	137,168
At 30 June 2020	133,779

continued...

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 July 2020	17,173
Disposals	(3,324)
Revaluations	140,370
At 30 June 2021	154,219
NET BOOK VALUE	
At 30 June 2021	154,219
At 30 June 2020	17,173

There were no investment assets outside the UK.

Cost or valuation at 30 June 2021 is represented by:

	Unlisted investments £
Valuation in 2021	140,370
Cost	13,849
	154,219

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade debtors	555	-
Prepayments	2,190	2,154
	2,745	2,154

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	667	-
Other creditors	1,380	780
	2,047	780

continued...

9. MOVEMENT IN FUNDS

	At 1.7.20	Net movement in funds	At 30.6.21
	£	£	£
Unrestricted funds			
General fund	70,185	169,933	240,118
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	188,169	169,933	358,102
TOTAL FUNDS	188,169	169,933	358,102

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	175,297	(42,040)	36,676	169,933
TOTAL FUNDS	175,297	(42,040)	36,676	169,933

Comparatives for movement in funds

	At 1.7.19	Net movement in funds	At 30.6.20
	£	£	£
Unrestricted funds			
General fund	65,901	4,284	70,185
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	183,885	4,284	188,169
TOTAL FUNDS	183,885	4,284	188,169

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	24,476	(20,192)	4,284
TOTAL FUNDS	24,476	(20,192)	4,284

continued...

9. MOVEMENT IN FUNDS - continued

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

	At 1.7.19	Net movement in funds	At 30.6.21
	£	£	£
Unrestricted funds			
General fund	65,901	174,217	240,118
Almshouse Fund	91,603	-	91,603
Cyclical Maintanence Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	183,885	174,217	358,102
TOTAL FUNDS	183,885	174,217	358,102

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	199,773	(62,232)	36,676	174,217
TOTAL FUNDS	199,773	(62,232)	36,676	174,217

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2021.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	180	2,600
Investment income		
Dividend income	2,909	251
Deposit account interest	2	-
	2,911	251
Charitable activities		
Rent receivable	31,295	21,617
Grants	541	-
	31,836	21,617
Other income		
Other income	-	8
Unrealised gains on fixed asset investments	140,370	-
	140,370	8
Total incoming resources	175,297	24,476
EXPENDITURE		
Charitable activities		
Rates and water	2,741	2,630
Insurance	2,154	674
Light and heat	103	3,903
Gardening	1,079	935
Repairs and maintenance	33,410	8,370
Printing, postage & stationery	33	-
Computer costs	274	-
	39,794	16,512
Support costs		
Finance		
Bank charges	25	-
Other		
Subscriptions	216	275
Sundry expenses	625	231
	841	506
Governance costs		
Accountancy and legal fees	1,380	780
Professional fees	-	2,394
	1,380	3,174

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DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021

	2021	2020
	£	£
Total resources expended	42,040	20,192
Net income before gains and losses	133,257	4,284
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	36,676	-
Net income	169,933	4,284

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