

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

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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 vulnerable 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 organised 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.

THAMES DITTON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2025

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
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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

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
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ME4 4TZ

28 April 2026

THAMES DITTON ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025

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

The notes form part of these financial statements

THAMES DITTON ALMSHOUSE CHARITY

BALANCE SHEET
30 JUNE 2025

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

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

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
	<u>8,259</u>	<u>8,079</u>

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

6. FIXED ASSET INVESTMENTS

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

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
	<u>165,659</u>

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
	<u>7,835</u>	<u>7,079</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

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

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

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 Maintenance Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	<u>433,556</u>	<u>(8,987)</u>	<u>424,569</u>
TOTAL FUNDS	<u><u>433,556</u></u>	<u><u>(8,987)</u></u>	<u><u>424,569</u></u>

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)
	<u>65,360</u>	<u>(74,347)</u>	<u>(8,987)</u>
TOTAL FUNDS	<u><u>65,360</u></u>	<u><u>(74,347)</u></u>	<u><u>(8,987)</u></u>

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 Maintenance Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	<u>392,990</u>	<u>40,566</u>	<u>433,556</u>
TOTAL FUNDS	<u><u>392,990</u></u>	<u><u>40,566</u></u>	<u><u>433,556</u></u>

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
	<u>120,582</u>	<u>(80,016)</u>	<u>40,566</u>
TOTAL FUNDS	<u><u>120,582</u></u>	<u><u>(80,016)</u></u>	<u><u>40,566</u></u>

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 Maintenance Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	<u>392,990</u>	<u>31,579</u>	<u>424,569</u>
TOTAL FUNDS	<u>392,990</u>	<u>31,579</u>	<u>424,569</u>

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
	<u>185,942</u>	<u>(154,363)</u>	<u>31,579</u>
TOTAL FUNDS	<u>185,942</u>	<u>(154,363)</u>	<u>31,579</u>

10. RELATED PARTY DISCLOSURES

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

THAMES DITTON ALMSHOUSE CHARITY

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
	<u>8,259</u>	<u>8,079</u>
Charitable activities		
Rent receivable	52,889	47,128
Other income		
Unrealised gains on fixed asset investments	4,212	9,880
Insurance claim	-	55,495
	<u>4,212</u>	<u>65,375</u>
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	-
	<u>70,833</u>	<u>77,357</u>
Support costs		
Other		
Subscriptions	413	437
Sundry expenses	711	846
	<u>1,124</u>	<u>1,283</u>
Governance costs		
Accountancy and legal fees	2,390	1,110
Total resources expended	<u>74,347</u>	<u>80,016</u>
Net (expenditure)/income	<u>(8,987)</u>	<u>40,566</u>

This page does not form part of the statutory financial statements