

**Charity No: 205894**

**THE SANDWICH UNITED CHARITY**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**

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**FOR THE YEAR ENDED 31 DECEMBER 2025**

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## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

- The body of trustees shall consist of 11 co-opted members. Every matter shall be determined by the majority of votes of the trustees present and voting on the question. In the case of equality of votes the chairman of the meeting shall have a casting vote.

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## THE SANDWICH UNITED CHARITY

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025 (CONTINUED)

- 11 The land owned by the Charity is occupied and rent reviews took place in 2019.
- 12 The weekly maintenance charge is reviewed annually, this year raising £116,175 (2024- £122,219). All Almshouses are occupied and the rolling programme of repairs and maintenance is largely funded by the weekly maintenance charge.
- 13 The weekly maintenance charge, which is reviewed annually, has this financial year easily funded any day-to-day maintenance and repairs and will continue to fund our planned maintenance and outside redecoration programme. These funds needed to be spent and have been found from within the Charity's resources. All the properties on both estates are now refurbished to a very acceptable level and the Trustees are keen that this should continue and all properties will be monitored closely in the coming year.
- Two properties have become vacant in late 2025. The trustees have decided that following a generous legacy that toilet and kitchen facilities should be installed in the Chapel. These works are scheduled for early 2026 and the refurbishment of the two properties again should be completed early 2026.
- 14 The Trustees have traditionally undertaken an annual visual inspection during the year. Minor items came to light and action is taken to remedy any faults expeditiously. An annual rolling programme of painting and general upkeep continues. Additionally, whenever a property becomes vacant, the opportunity is taken to replace and refurbish obsolete or redundant equipment.
- 15 The major risks to which the Charity is exposed have been reviewed and systems have been established to mitigate those risks.
- 16 Sufficient reserves are held to enable the Trustees to apply the income of the charity to management expenses, ordinary maintenance of the Charity's properties and extraordinary repair, improvement or rebuilding of the properties. Subject to these payments the trustees shall apply the income of the Charity for the benefit of the residents in the Almshouses as they see fit from time to time. The free reserves held at 31 December 2025 amounted to £2,410,146 (2024 – £2,465,099).

P G Graeme, Trustee

R A Daw, Trustee

Date: 30 April 2026

**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES**  
**ON THE UNAUDITED FINANCIAL STATEMENTS OF**  
**THE SANDWICH UNITED CHARITY**

I report to the trustees on my examination of the accounts of The Sandwich United Charity for the year ended 31 December 2025 set out on pages four to seven.

**Responsibilities and basis of report**

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (“the Act”).

I report in respect of my examination of the Charity’s accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. Accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
2. The accounts do not accord with those records; or

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.

JOHN SHEATHER FCA  
MCCABE FORD WILLIAMS  
CHARTERED ACCOUNTANTS  
CHARLTON HOUSE  
DOUR STREET  
DOVER  
KENT CT16 1BL

Date: 8 May 2026

**THE SANDWICH UNITED CHARITY**

**RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2025**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
<b>RECEIPTS:</b>				
Collections	-	1,187	1,187	1,670
Donations	-	-	-	810
Legacy	-	28,857	28,857	46,211
Dividends	38,587	628	39,215	38,185
Rent	12,668	-	12,668	12,452
Maintenance charges	116,175	-	116,175	122,219
St Bart's Day lunch	120	150	270	193
Wayleave	-	72	72	-
Interment fees	146	52	198	-
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<b>TOTAL RECEIPTS</b>	167,696	30,946	198,642	221,740
	<hr/>	<hr/>	<hr/>	<hr/>
<b>PAYMENTS:</b>				
Maintenance and repairs	87,081	29,789	116,870	57,743
Rates and water	12,224	-	12,224	9,572
Insurances	10,140	-	10,140	5,359
St Bart's Day lunch	88	442	530	499
Office expenses	2,172	-	2,172	4,920
Almshouse association subscription	620	-	620	1,181
Stipends – Christmas	2,850	-	2,850	3,075
Stipends – Matron and master	1,500	-	1,500	1,350
Stipends – Chaplains	-	4,000	4,000	4,000
Postage and stationery	34	-	34	591
Light and heat	30	615	645	475
Organ playing	-	1,752	1,752	1,075
Communion	-	480	480	480
Books, etc	-	1,891	1,891	-
Miscellaneous	987	41	1,028	953
Salaries	17,026	-	17,026	12,799
Payroll services costs	635	-	635	531
Independent examiner's fee	1,068	-	1,068	1,050
Legal and professional fees	-	3,656	3,656	1,742
Donations	-	-	-	100
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	136,455	42,666	179,121	107,495
Asset and investment purchases	-	-	-	100,000
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL PAYMENTS</b>	136,455	42,666	179,121	207,495
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<b>Net (payments) / receipts</b>	31,241	(11,720)	19,521	14,245
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<b>Bank balances brought forward</b>	54,414	94,038	148,452	134,207
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<b>Bank balances carried forward</b>	85,655	82,318	167,973	148,452
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# THE SANDWICH UNITED CHARITY

## STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2025

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
<b>Tangible fixed assets (at cost)</b>	<u>7,632</u>	<u>-</u>	<u>7,632</u>	<u>7,632</u>
<b>Investments (at valuation)</b>	<u>2,325,583</u>	<u>64,405</u>	<u>2,389,988</u>	<u>2,478,101</u>
<b>Cash at bank:</b>				
Main account – Current account	79,010	36,196	115,206	83,337
Chapel Fund – Current account	6,645	46,122	52,767	65,115
	<u>85,655</u>	<u>82,318</u>	<u>167,973</u>	<u>148,452</u>
<b>Accruals</b>	<u>1,092</u>	<u>-</u>	<u>1,092</u>	<u>1,080</u>
<b>Net assets</b>	<u>2,417,778</u>	<u>146,723</u>	<u>2,564,501</u>	<u>2,633,105</u>

### Land and property

The following land and property was left to the Charity by legacies. The title deeds are in the name of the Official Custodian For Charities.

16 Almshouses, land and chapel known as the Hospital of St Bartholomew  
 10 Almshouses, known as the Hospital of St Thomas  
 Hallinge Field  
 The Madder Garden  
 Mill Field  
 St Bartholomew's Salts  
 Kite Marsh  
 Land at Worth

P G Graeme, Trustee

R A Daw, Trustee

Date: 30 April 2026

## THE SANDWICH UNITED CHARITY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

#### 1 STATUTORY INFORMATION

The Sandwich United Charity is an unincorporated charity registered in England. The charity's registered number, principal address and nature of operations can be found in the Report of the Trustees.

#### 2 ACCOUNTING POLICIES

##### **Basis of preparation:**

The financial statements of the charity have been prepared on a receipts and payments basis.

The trustees consider that there are no material uncertainties about the Charities ability to continue as a going concern.

#### 3 SCHEDULE OF INVESTMENTS

Investment	Market Value at 31.12.25 £	Market Value at 31.12.24 £
<i>Unrestricted</i>		
Charities official investment fund:		
Income shares	1,314,257	1,380,330
COIF Accumulation shares	1,011,326	1,031,435
<i>Edwin Rigden Legacy</i>		
Charities official investment fund:		
Income shares	21,376	22,451
<i>Chapel Fund</i>		
Charities official investment fund:		
Accumulation shares	43,029	43,885
	<u>2,389,988</u>	<u>2,478,101</u>

#### 4 FINANCIAL COMMITMENTS

The charity had financial commitments amounting to £45,890 (2024 – NIL) at the year end.



**THE SANDWICH UNITED CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025**

**5 RESTRICTED FUNDS**

**Movement in Resources**

	<b>Balance as at 1.1.25</b>	<b>Incoming</b>	<b>Outgoing</b>	<b>Transfers</b>	<b>Unrealised losses</b>	<b>Balance as at 31.12.25</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Chapel Fund	102,355	30,318	(42,666)	-	(856)	89,151
Edwin Rigden Legacy	58,019	628	-	-	(1,075)	57,572
	<u>160,374</u>	<u>30,946</u>	<u>(42,666)</u>	<u>-</u>	<u>(1,931)</u>	<u>146,723</u>

Each of the above funds were formed from donations and legacies for the benefit of their respective hospitalians, almshouses and chapel.

**6 ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	<b>Tangible Fixed Assets</b>	<b>Investments</b>	<b>Cash at Bank</b>	<b>Accruals</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Restricted funds</b>					
Chapel Fund	-	43,029	46,122	-	
Edwin Rigden Legacy	-	21,376	36,196	-	
	<u>-</u>	<u>64,405</u>	<u>82,318</u>	<u>-</u>	<u>146,723</u>
<b>Unrestricted funds</b>					
	7,632	2,325,583	85,655	(1,092)	2,417,778
	<u>7,632</u>	<u>2,389,988</u>	<u>167,973</u>	<u>(1,092)</u>	<u>2,564,501</u>