

**BEXLEY UNITED CHARITIES**

**REGISTERED CHARITY No: 205964**

**REGISTERED SOCIAL LANDLORD**

**REPORT AND FINANCIAL STATEMENTS**

**31ST MARCH 2023**

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**The following pages do not form part of the financial statements**

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**BEXLEY UNITED CHARITIES**

1

**TRUSTEES AND ADVISORS**

**PARTICULARS OF TRUSTEES**

John Waters

Neil Sayers

Sylvia Malt

Councillor Richard Diment

Rev Clive Wood

Councillor Kurtis Christoforides

**CLERK TO THE TRUSTEES**

Mr Kenneth Newman  
13 High Street  
Bexley  
Kent DA5 1AB

**INDEPENDENT EXAMINER**

M S Finnis ACA ACCA  
Opass Billings Wilson & Honey LLP  
Numeric House  
98 Station Road  
Sidcup  
Kent DA15 7BY

**BANKERS**

Barclays Bank PLC  
6 Market Place  
Bexleyheath  
Kent DA6 7DY

**TRUSTEES' REPORT FOR THE YEAR ENDED 31ST MARCH 2023**

The Trustees present their report along with the Financial Statements of the Charity for the year ended 31st March 2023. The Financial Statements have been prepared in accordance with the Accounting Policies set out on page 11 and comply with the Charity's Trust Deed and applicable law.

**Trustees**

Appointment of Trustees is governed by the Trust Deed of the Charity. The Board of Trustees is authorised to appoint new trustees to fill vacancies arising through resignation or death of an existing Trustee.

**Investment Powers**

The Trust Deed authorises the Trustees to make and hold investments using the general funds of the Charity.

**Constitution, Objects and Policies**

Bexley United Charities is the collective name given to the Charities known as:

Bexley Almshouse and Relief in Need Charity, and  
The Charity of the Reverend Thomas Smoult

The Charities are administered and regulated under a Scheme of the Charity Commissioners dated 5 March 1940 as varied by the Charity Commissions up to and including 1 April 1980 and 21 January 1998.

It is the object of Bexley Almshouse and Relief in Need Charity to provide accommodation and relief in need to suitably qualified inhabitants of the area of benefit (being the London Borough of Bexley).

It is the objects of the Charity of the Reverend Thomas Smoult to assist persons who have not attained at the age of 25 years residence in the area of benefit (being the London Borough of Bexley) who are in need of financial assistance and who are preparing for, entering upon or engaged in any profession, trade, occupation or service, by providing them with outfits, or by paying fees, travelling or maintenance expenses, or by such other means for their advancement in life or to enable them to earn their living as the trustees see fit; and, Promoting the education of such persons.

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charities' aims and objectives and in planning future activities. They are satisfied that the work of the Charities accords with their stated objects and provides tangible public benefit to the inhabitants of the London Borough of Bexley.

Bexley United Charities also include a capital sum of £5,000 which was bequeathed under the terms of the Will of the late Mr F S Petty.

The Trustees hold the gift upon trust:

- (a) For the provision, out of the income generated from the gift and if necessary resorting to the capital sum, of annual Christmas gifts to the Almspersons at the John Styleman's Almshouse in Bexley.
- (b) In the event that the desire to provide Christmas gifts to the Almspersons is no longer possible, the gift shall be held for the general purposes of the Bexley United Charities.

Bexley United Charities is registered as a Charity under the Charities Act 1960 with the Registered Number 205964.

Bexley United Charities is also registered under the Housing & Regeneration Act 2008 as Social Landlord and is subject to the Statutory provisions of the Housing Act 1996 as amended by the 2004 Act and Statutory Instruments.

**TRUSTEES' REPORT FOR THE YEAR ENDED 31ST MARCH 2023**

**Development, Activities and Achievements**

The Trustees consider that the performance of the Charity this year has been satisfactory.

There have been no significant achievements or changes in activities to report.

**Financial Review**

The financial results for the year are set out on page 7.

**Risk Management**

The trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The trustees have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks. Other sources of income have also been sought to offset any risks to the charity.

**Future Developments**

No major future developments are planned.

**Reserves Policy**

It is the policy of the Charity to maintain unrestricted funds. These provide sufficient funds to cover management and administration and support costs.

**Approval**

This Report was approved by the Trustees on ..... *11th October 2023* ..... and signed on their behalf.

*N. L. Sayer* ..... **Trustee**



**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

Charity Law requires the Trustees to prepare Financial Statements for each reporting period which give a true and fair view of the state of affairs of the Charity and of its financial activities for that period. In preparing those Financial Statements the Trustees are required to:

- (a) Select suitable Accounting Policies and then apply them consistently.
- (b) Make judgments and estimates that are reasonable and prudent.
- (c) Follow applicable United Kingdom accounting standards and the Statement of Recommended Practice 'Accounting by Registered Social Housing Providers 2018'.
- (d) Prepare the Financial Statements on the going concern basis unless it is inappropriate to assume that the Charity will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the Financial Statements comply with the Housing SORP 2018 (statement of Recommended Practice for Social Housing Providers). They are also responsible for safeguarding the Assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

In so far as the Trustees are aware:

- there is no relevant information of which the charity's independent examiner is unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant information and to establish that the independent examiner is aware of that information.

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES****YEAR ENDED 31ST MARCH 2023**

I report on the unaudited Accounts of the Charity for the year ended 31st March 2023 set out on pages 7 to 16.

**RESPECTIVE RESPONSIBILITIES OF THE TRUSTEES AND THE INDEPENDENT EXAMINER**

The Charity's Trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- (a) examine the accounts under section 145 of the 2011 Act;
- (b) follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act, the Trust Deed, the Housing Act 1996 as amended by the 2004 Act and the Housing SORP 2018 (statement of Recommended Practice for Social Housing Providers).
- (c) state whether particular matters have come to my attention.

**BASIS OF INDEPENDENT EXAMINER'S REPORT**

My examination was carried out in accordance with the general directions given by the Charities Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

**INDEPENDENT EXAMINER'S STATEMENT**

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

1. which gives me reasonable cause to believe that in any material respect the requirements:

- (a) to keep accounting records in accordance with section 130 of the 2011 Act; and
- (b) to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; and
- (c) the Trust Deed, the Housing Act 1996 as amended by the 2004 Act and the Housing SORP 2018 (statement of Recommended Practice for Social Housing Providers).

have not been met: or

2. to which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



M S Finnis ACA ACCA  
Opass Billings Wilson & Honey LLP  
Chartered Certified Accountants  
Numeric House  
98 Station Road  
Sidcup  
Kent DA15 7BY

11 October 2023

Date

**TRUSTEES' CERTIFICATE**

We hereby declare the Annexed Financial Statements, which cover the affairs of Bexley United Charities for the year ended 31st March 2023, to be correct.

**TRUSTEES**

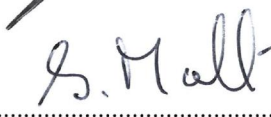
John Waters

  
.....

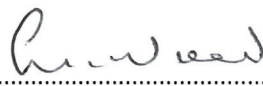
Neil Sayers

  
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Sylvia Malt

  
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Rev Clive Wood

  
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Councillor Richard Diment

  
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Councillor Kurtis Christoforides

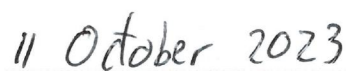
  
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**CLERK TO THE TRUSTEES**

Mr. K. Newman

  
.....

Dated

  
.....

**STATEMENT OF COMPREHENSIVE INCOME****FOR THE YEAR ENDED 31ST MARCH 2023**

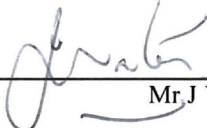
	<b><u>2023</u></b>	<b><u>2022</u></b> <b><u>£</u></b>
Turnover	52,537	51,695
Operating Expenditure	(50,429)	(52,678)
Other Income	5,159	1,095
	<hr/>	<hr/>
<b>Operating Surplus/(Deficit)</b>	<b>7,267</b>	<b>112</b>
Gain/(loss) on disposal of property, plant and equipment (fixed assets)	-	-
Interest receivable	-	371
Interest and financing costs	-	-
	<hr/>	<hr/>
<b>Surplus/(Deficit) on Ordinary Activities Before Tax</b>	<b>7,267</b>	<b>483</b>
Taxation	-	-
	<hr/>	<hr/>
<b>Surplus/(Deficit) after Tax</b>	<b>7,267</b>	<b>483</b>
Unrealised surplus/(deficit) on revaluation of housing properties	-	-
	<hr/>	<hr/>
<b>Total Comprehensive Income for the Year</b>	<b>7,267</b>	<b>483</b>
	<hr/> <hr/>	<hr/> <hr/>

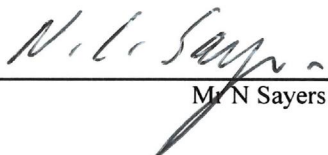
STATEMENT OF FINANCIAL POSITION31ST MARCH 2023

	<u>Notes</u>	<u>2023</u> <u>£</u>	<u>2022</u> <u>£</u>
<b><u>FIXED ASSETS</u></b>			
Tangible fixed assets	3	1,203,192	1,198,860
		<hr/>	<hr/>
		1,203,192	1,198,860
		<hr/>	<hr/>
<b><u>CURRENT ASSETS</u></b>			
Trade and other debtors		2,457	5,190
Cash and cash equivalents	4	63,351	54,194
Less: Creditors: amounts falling due within one year	5	(2,580)	(3,423)
		<hr/>	<hr/>
<b><u>NET CURRENT ASSETS</u></b>		63,228	55,961
		<hr/>	<hr/>
		<hr/>	<hr/>
TOTAL NET ASSETS		1,266,420	1,254,821
		<hr/>	<hr/>
<b><u>RESERVES</u></b>			
<u>Income and Expenditure Reserve</u>			
General Fund		959,427	949,220
Cyclical Maintenance Fund		35,740	35,723
Extraordinary Repair Fund		231,746	229,677
Charity of Reverend Thomas Smoult		39,507	40,201
		<hr/>	<hr/>
<b><u>TOTAL RESERVES</u></b>		1,266,420	1,254,821
		<hr/>	<hr/>

These financial statements were approved by the Trustees and authorised for issue on .....  
and are signed on behalf of the by:

11<sup>th</sup> October 2023

  
Mr J Waters

  
Mr N Sayers

**BEXLEY UNITED CHARITIES**

**STATEMENT OF CHANGES IN RESERVES**

**31ST MARCH 2023**

**INCOME AND EXPENDITURE RESERVE**

	General Fund £	Cyclical Maintenance Fund £	Extraordinary Repair Fund £	Charity of Reverend Thomas Smoult £	Total £
At 1st April 2022	949,220	35,723	229,677	40,201	1,254,821
Revaluation of investments	(751)	(47)	5,242	(112)	4,332
Surplus / (deficit) for the year	10,958	64 -	3,173.00	(582)	7,267
At 31st March 2023	959,427	35,740	231,746	39,507	1,266,420

**STATEMENT OF CASH FLOWS****31ST MARCH 2023**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Surplus/(Deficit) for the year	7,267	483
Adjustments for non-cash items:		
Decrease / (increase) in trade and other debtors	2,733	1,659
Increase / (decrease) in trade and other creditors	(843)	1,023
Adjustments for investing activities		
Interest received	-	(371)
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>9,157</b>	<b>2,794</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Sale of investments	-	-
Interest received	-	371
<b>NET CASH USED IN INVESTING ACTIVITIES</b>	<b>-</b>	<b>371</b>
<b>NET CHANGE IN CASH AND CASH EQUIVALENTS</b>	<b>9,157</b>	<b>3,165</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR</b>	<b>54,194</b>	<b>51,029</b>
<b>CASH AND CASH EQUIVALENTS AT END OF THE YEAR</b>	<b>63,351</b>	<b>54,194</b>

**NOTES TO THE FINANCIAL STATEMENTS****31ST MARCH 2023****1. ACCOUNTING POLICIES**

The address of the registered office is given in the information on page 1 of these financial statements. The nature of the association's operations and principal activities are to provide housing for the elderly. The association constitutes a public benefit entity as defined by Financial Reporting Standard 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2015. The financial statement are also prepared under the requirements of the Housing and Regeneration Act 2008, the Housing Act 1996 as amended by the 2004 Act and Accounting Requirements for Registered Social Landlords General Determination 2006.

The financial statements have been prepared on a going concern basis under the historical cost convention. The financial statements are prepared in sterling, which is the functional currency of the association, and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**(a) Accounting convention**

The financial statements have been prepared under the historical cost convention.

**(b) Judgements and Key Sources of Estimation Uncertainty**

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

**(c) Turnover**

Turnover primarily represents rents and service charges receivable in respect of tenanted properties.

**(d) Income Tax**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, income tax has not been calculated due to the exemption available from its charitable status.

**(e) Tangible fixed assets**

Tangible fixed assets (including social housing properties) are stated at historic costs, as modified by revaluations measured at fair value through other comprehensive income. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring the land and buildings, development costs and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

**(f) Depreciation**

Depreciation is calculated to write down the cost or valuation less estimated residual value of all Tangible Fixed Assets other than Freehold Land over their expected lives. The rates and periods generally applicable are:

Plant and Machinery :                      Straight line over 10 years

The residual values of the freehold properties are considered to be at least equal to the cost and as such no depreciation has been charged.



**NOTES TO THE FINANCIAL STATEMENTS****31ST MARCH 2023****1. ACCOUNTING POLICIES (cont...)****(g) Improvements to properties**

Expenditure on existing housing properties is capitalised to the extent that it improves the economic benefit of the asset either through an increase in rental income, a reduction in maintenance costs or through the extension of the life of the property.

**(h) Debtors**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income.

**(i) Creditors**

Creditors and provisions are recognised when the charity has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

**(j) Revenue Recognition**

- (a) Rents receivable for the year are recorded on a cash due basis. Any arrears or voids (interrupted tenancies) are indicated.
- (b) Dividends are included on the basis of dividends declared and paid to the Trustees in the year.
- (c) Bank deposit interest is included on the basis of sums credited to the Accounts within the year.

**(k) Expenditure**

Expenditure is included on the basis of expenses paid within the year with full provision being made for amounts which might be accrued as due for payment.

Given the immaterial sums involved and the difficulty in separately identifying them, the Trustees have decided that the administration costs of the Rev Thomas Smoult Charity will not be separately identified in the accounts but will be borne by the Almshouses Charity.

**(l) Investments**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of listed investments measured at fair value through other comprehensive income.

**(n) Restricted Funds**

The funds transferred from North Cray Parish Charities on cessation of that charity must be held as capital any interest earned on these funds can be used for any charitable purpose.

**2. EMPLOYEES**

The Charity has no full time employees and is managed on behalf of the Trustees by the Clerk to the Trustees.

**NOTES TO THE FINANCIAL STATEMENTS****31ST MARCH 2023****3. SCHEDULE OF ASSETS HELD****HOUSING, LAND AND BUILDINGS**

At Trustees' Valuation plus modernisation expenditure. During 2004-05 the trustees completed the development of kitchen extensions to each of the almshouses. These provided much needed additional living space in the almshouses and allow the licensees to install more modern utilities. The cost of construction was £144,250 and was financed through the disposal of investments. The expenditure was made through the Extraordinary Repair Fund and the development has increased the book value of the freehold property to £701,289.

	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b><u>£</u></b>	<b><u>£</u></b>
<b><u>Freehold Property used for Charitable Purposes</u></b>		
Styleman's Alms Houses, High Street, Bexley, Kent and Land at Rear	701,289	701,289
	<hr/>	<hr/>

**INVESTMENTS****General Fund**

Endowments		
7,429 NAACIF Income Shares at Cost	3,380	3,380
Mrs Hancock's Gift -		
2,000 NAACIF Income Shares at Cost	500	500
518.549 Charifund Income Shares at Cost	5,884	5,884
109.161 Charibond Income Shares at Cost	138	138
Unrealised Gain on Investments	6,331	7,082
	<hr/>	<hr/>
	16,233	16,984
	<hr/>	<hr/>

**Reverend Thomas Smoult Charity**

1,462.30 - Charishare Common Investment Fund at Cost	2,436	2,436
Unrealised Gain on Investment	7,927	8,039
	<hr/>	<hr/>
	10,363	10,475
	<hr/>	<hr/>
	<hr/>	<hr/>
<b><u>Balances Carried Forward</u></b>	<b>727,885</b>	<b>728,748</b>
	<hr/>	<hr/>

NOTES TO THE FINANCIAL STATEMENTS31ST MARCH 2023

	<u>2023</u> £	<u>2022</u> £
<b>3. <u>SCHEDULE OF ASSETS HELD (Cont'd)</u></b>		
<b><u>Balance Brought Forward</u></b>	727,885	728,748
 <b><u>INVESTMENTS</u></b>		
<b><u>Extraordinary Repair Fund</u></b>		
4,399 NAACIF Accumulation Shares at Cost	172,365	172,365
Unrealised Gain on Investment	301,298	296,056
	<hr/> 473,663	<hr/> 468,421
 <b><u>Cyclical Maintenance Fund</u></b>		
1,840 NAACIF Income Shares at Cost	460	460
Unrealised Gain on Investment	1,184	1,231
	<hr/> 1,644	<hr/> 1,691
 <b><u>TOTAL ASSETS</u></b>	 <hr/> <hr/> 1,203,192	 <hr/> <hr/> 1,198,860
 <b><u>ASSETS ATTRIBUTABLE TO BEXLEY UNITED CHARITIES</u></b>		
Housing, Land and Buildings	701,289	701,289
Investments at Market Value	501,903	497,571
	<hr/>	<hr/>
 <b><u>PROPERTY AND INVESTMENTS subject to ADMINISTRATION OF THE TRUSTEES</u></b>	 <hr/> <hr/> £1,203,192	 <hr/> <hr/> £1,198,860

NOTES TO THE FINANCIAL STATEMENTS31ST MARCH 2023

	<u>2023</u> <u>£</u>	<u>2022</u> <u>£</u>
<b>4. <u>BALANCES AT BANKS</u></b>		
<u>General Fund</u>		
BARCLAYS BANK PLC Current Account	35,572	26,415
CASH IN HAND	319	319
	<hr/> 35,891	<hr/> 26,734
	<hr/>	<hr/>
<u>The Rev. T Smoult Charity</u>		
BARCLAYS BANK PLC High Interest BPA	3	3
UNITED TRUST BANK	27,457	27,457
	<hr/> 27,460	<hr/> 27,460
	<hr/>	<hr/>
	<hr/>	<hr/>
<b><u>TOTAL BALANCES AT BANKS</u></b>	<hr/> 63,351	<hr/> 54,194
	<hr/> <hr/>	<hr/> <hr/>
<b>5. <u>CREDITORS: Amounts falling due within one year</u></b>		
	<u>2023</u> <u>£</u>	<u>2022</u> <u>£</u>
Accruals	2,580	3,423
	<hr/> 2,580	<hr/> 3,423
	<hr/> <hr/>	<hr/> <hr/>

**NOTES TO THE FINANCIAL STATEMENTS****31ST MARCH 2023****6. FINANCIAL INSTRUMENTS**

The carrying amount of each category of financial instrument is as follows:

	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b><u>£</u></b>	<b><u>£</u></b>
<b>Financial assets</b>		
Financial assets measured at fair value through the statement of comprehensive income	1,954	4,722
<b>Financial liabilities</b>		
Financial liabilities measured at fair value through the statement of comprehensive income	-	-

**7. RESERVES**

Income and expenditure reserve - This reserve records surplus income and accumulated losses. Included within here are unrealised gains on revaluation of the properties of £449,000 and the investments of £316,741.

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME****FOR THE YEAR ENDED 31ST MARCH 2023**

	<b><u>2023</u></b>		<b><u>2022</u></b>	
	£	£	£	£
<b><u>Almshouses</u></b>				
Rents Receivable	52,537		51,695	
Less: Voids	-		-	
		52,537		51,695
<b><u>Less: Expenditure</u></b>				
Repairs - Premises	13,595		30,882	
General Maintenance	17,235		4,495	
General and Water Rates	1,557		1,436	
Gas and Electric	3,553		3,358	
Insurances	2,004		1,886	
NAA Affiliation Fee	293		282	
Legal & Professional Fees	2,340		1,002	
Depreciation (Equipment)	-	(40,577)	-	(43,341)
Surplus/(Deficit) from Almshouses		11,960		8,354
<b><u>Investment Income</u></b>				
Endowments	783		703	
Investment Income	393		362	
Settlement claim	3,983			
Sundry Income	-	5,159	30	1,095
		17,119		9,449
<b><u>Administration Expenses</u></b>				
Clerk's Stipend	5,280		4,500	
Accountancy Fee	2,580		2,400	
Sundry Administration Expenses	1,081	(8,941)	2,137	(9,037)
<b><u>Other Expenses</u></b>				
Rev. T. Smoult - Sundry Expenses	911	(911)	300	(300)
Frank Petty - Almspersons Benefits	-		-	
<b><u>Other Income</u></b>				
Bank Interest Received	-	-	371	371
Surplus/(Defecit) for the Year		7,267		483
Accumulated Surplus B/Forward		493,412		492,929
<b><u>Accumulated Surplus C/Forward</u></b>		500,679		493,412
Revaluation B/Forward				
- Property		449,000		449,000
- Investments		312,409		264,189
Investment Revaluation during year		4,332		48,220
<b><u>Revaluation C/Forward</u></b>		765,741		761,409
<b><u>TOTAL RESERVES</u></b>		1,266,420		1,254,821

**GENERAL FUND : BEXLEY ALMSHOUSE AND RELIEF IN NEED CHARITY****STATEMENT OF COMPREHENSIVE INCOME****FOR THE YEAR ENDED 31ST MARCH 2023**

	<b>2023</b>		<b>2022</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>Almshouses</u></b>				
Rents Receivable	52,537		51,695	
Less Voids	-		-	
		52,537		51,695
<b><u>Less: Expenditure</u></b>				
Repairs - Premises	10,422		16,169	
General Maintenance	17,235		4,495	
Rates/Water Rates	1,557		1,436	
Gas/Electric	3,553		3,358	
Insurances	2,004		1,886	
NAA Affiliation	293		282	
Legal & Professional Fees	2,340		1,002	
Depreciation	-	(37,404)	-	(28,628)
Surplus/(Deficit) from Almshouses		15,133		23,067
<b><u>Investment Income</u></b>				
Endowments	783		703	
Settlement claim	3,983		-	
Sundry Income	-	4,766	30	733
		19,899		23,800
<b><u>Administration Expenses</u></b>				
Proportion Attributable to Almshouses and Relief in Need Charity		(8,941)		(9,037)
		10,958		14,763
<b><u>Transfers from/(to):</u></b>				
The Reverend T Smoult		-		-
Surplus/(Defecit) for the Year		10,958		14,763
Accumulated Surplus B/Forward		493,139		478,376
<b><u>Accumulated Surplus C/Forward</u></b>		504,097		493,139
Revaluation B/Forward				
- Property		449,000		449,000
- Investments		7,081		5,967
Investment Revaluation during year		(751)		1,114
<b><u>Revaluation C/Forward</u></b>		455,330		456,081
<b><u>TOTAL RESERVES</u></b>		959,427		949,220

**CYCLICAL MAINTENANCE FUND : BEXLEY ALMSHOUSE AND  
RELIEF IN NEED CHARITY**

**STATEMENT OF COMPREHENSIVE INCOME**

**FOR THE YEAR ENDED 31ST MARCH 2023**

	<u>Notes</u>	<u>2023</u>		<u>2021</u>	
		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Investment Income		64		61	
Bank Interest		<u>-</u>		<u>-</u>	
			64		61
<u>Less:</u>					
Repairs		<u>-</u>		<u>-</u>	
			-		-
Surplus/(Defecit) for the Year			64		61
Accumulated Surplus B/Forward			<u>34,492</u>		<u>34,431</u>
<u>Accumulated Surplus C/Forward</u>			<u>34,556</u>		<u>34,492</u>
Investment Revaluation B/Forward			1,231		1,121
Revaluation during year			<u>(47)</u>		<u>110</u>
<u>Investment Revaluation C/Forward</u>			<u>1,184</u>		<u>1,231</u>
<b><u>TOTAL RESERVES</u></b>			<u><u>35,740</u></u>		<u><u>35,723</u></u>



**EXTRAORDINARY REPAIR FUND : BEXLEY ALMSHOUSE AND  
RELIEF IN NEED CHARITY**

**STATEMENT OF COMPREHENSIVE INCOME**

**FOR THE YEAR ENDED 31ST MARCH 2023**

	<u>Notes</u>	<u>2023</u>		<u>2022</u>	
		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Investment Income		<u>-</u>	-	<u>-</u>	-
<u>Less:</u>					
Repairs		<u>3,173</u>	(3,173)	<u>14,713</u>	(14,713)
Surplus/(Defecit) for the Year			(3,173)		(14,713)
Accumulated Surplus B/Forward			<u>(66,380)</u>		<u>(51,667)</u>
<u>Accumulated Surplus C/Forward</u>			<u>(69,553)</u>		<u>(66,380)</u>
Investment Revaluation B/Forward			296,057		249,768
Revaluation during year			<u>5,242</u>		<u>46,289</u>
<u>Investment Revaluation C/Forward</u>			<u>301,299</u>		<u>296,057</u>
<b><u>TOTAL RESERVES</u></b>			<u><u>231,746</u></u>		<u><u>229,677</u></u>

**CHARITY OF THE REVEREND THOMAS SMOULT****STATEMENT OF COMPREHENSIVE INCOME****FOR THE YEAR ENDED 31ST MARCH 2023**

	<u>Notes</u>	<u>2023</u>		<u>2022</u>	
		£	£	£	£
Investment Income		329		301	
Bank Interest		-		371	
			329		672
<b><u>Less:</u></b>					
Donations			(911)		(300)
General Maintenance			-		-
Surplus/(Defecit) for the Year			(582)		372
Accumulated Surplus B/Forward			32,161		31,789
<u>Accumulated Surplus C/Forward</u>			31,579		32,161
Investment Revaluation B/Forward			8,040		7,333
Revaluation during year			(112)		707
<u>Investment Revaluation C/Forward</u>			7,928		8,040
<b><u>TOTAL RESERVES</u></b>			39,507		40,201