

Charity registration number: 206182

# Ash United Charities Resthaven Almshouses

Annual Report and Financial Statements

For the Year Ended 31 December 2024

Dudley Gore & Co  
50 Queen Street  
Ramsgate

# **Ash United Charities Resthaven Almshouses**

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# **Ash United Charities Resthaven Almshouses**

## **Reference and Administrative Details**

### **Trustees**

Maureen Bubb

Mary Smith

John Tanner

Teresa Tanner

### **Principal Office**

2 Chequer Lane

Ash

CT3 2ET

### **Charity Registration Number**

206182

### **Independent Examiner**

Peter Smith

Dudley Gore & Co

50 Queen Street

Ramsgate

CT11 9EE

## **Ash United Charities Resthaven Almshouses**

### **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2024.

#### **Objectives and activities**

##### **Public benefit**

As noted below the Trust provides dwellings for use by needy couples and individuals.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

##### **Achievements and performance**

The trustees continue to satisfactorily manage all the bungalows at Resthaven.

#### **Financial review**

##### **Policy on reserves**

The financial statements show total income for the year of £36,929 (2023: £34,240) and cash at CAF Bank and CCLA COIF investments amounting to £97,018 (2023: £72,437). The Trustee's policy is to keep sufficient reserves to fund a rolling programme of renovation and repairs and to meet expected costs as they may arise.

##### **Principal funding sources**

Income is derived from weekly maintenance contributions from residents of the six bungalows and from interest from the COIF Charities Deposit Fund and the COIF Investment Fund Accumulation Units.

##### **Plans for future periods**

Aims and key objectives for future periods

The Trustees give regular consideration as to how their charitable works within the parish could be expanded. The Trust has a waiting list of appropriate applicants for almshouse accommodation.

##### **Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

## **Ash United Charities Resthaven Almshouses**

### **Trustees' Report**

#### **Structure, governance and management**

##### **Nature of governing document**

The Trust is registered as a charity under number 206182.

The Trust has six bungalows: 11, 13, 15, 17, 19 and 21 Queens Road, Ash CT3 2BG. At present, residents make a weekly contribution for maintenance, administrative costs and 'Lifeline' personal alarm costs.

##### **Recruitment and appointment of trustees**

The management of the Trust is the responsibility of the Trustees who are elected and co-opted under the terms of the Charity Commission Scheme.

Upon the occurrence of a vacancy the Trustees shall cause a note thereof to be entered in the minutes of their next meeting and in the case of a vacancy in the office of a nominated Trustee shall cause notice thereof to be given to the appropriate appointing council. Any Trustee who is deemed to be competent may be re-appointed.

##### **Major risks and management of those risks**

The Trustees have undertaken a risk assessment that is regularly reviewed in order to identify any risks to which the Trust is exposed. Systems have been established to mitigate risks.

## **Ash United Charities Resthaven Almshouses**

### **Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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

Approved by the Trustees of the charity on 14.09.2025 and signed on its behalf by:

*Mary Smith*

Mary Smith  
Trustee

## **Ash United Charities Resthaven Almshouses**

### **Independent Examiner's Report to the Trustees of** **Ash United Charities Resthaven Almshouses**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2024 which are set out on pages 6 to 15.

#### **Respective responsibilities of trustees and examiner**

As the charity's trustees of Ash United Charities Resthaven Almshouses 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 Ash United Charities Resthaven Almshouses'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 Ash United Charities Resthaven Almshouses 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 accounting 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.

*PR Smith*

.....  
Peter Smith  
ACPA, ICPA (Fellow)

50 Queen Street  
Ramsgate  
CT11 9EE

Date: 18.09.2025

## Ash United Charities Resthaven Almshouses

### Statement of Financial Activities for the Year Ended 31 December 2024

	Note	Unrestricted funds £	Endowment funds £	Total 2024 £	Total 2023 £
<b>Income and Endowments from:</b>					
Donations and legacies		-	-	-	-
Charitable activities		35,628	-	35,628	33,527
Investment income	4	1,301	-	1,301	713
Total income		36,929	-	36,929	34,240
<b>Expenditure on:</b>					
Charitable activities		(22,082)	-	(22,082)	(28,164)
Total expenditure		(22,082)	-	(22,082)	(28,164)
Gains/losses on investment assets		902	16	918	1,980
Net movement in funds		15,749	16	15,765	8,056
<b>Reconciliation of funds</b>					
Total funds brought forward		406,920	460	407,380	399,324
Total funds carried forward	15	422,669	476	423,145	407,380

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 15.



**Ash United Charities Resthaven Almshouses**

**(Registration number: 206182)**  
**Balance Sheet as at 31 December 2024**

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	8	324,985	334,179
Investments	9	<u>19,102</u>	<u>18,185</u>
		<u>344,087</u>	<u>352,364</u>
<b>Current assets</b>			
Debtors	10	1,762	1,358
Cash at bank and in hand		<u>77,916</u>	<u>54,252</u>
		79,678	55,610
<b>Creditors: Amounts falling due within one year</b>	11	<u>(620)</u>	<u>(594)</u>
<b>Net current assets</b>		<u>79,058</u>	<u>55,016</u>
<b>Net assets</b>		<u>423,145</u>	<u>407,380</u>
<b>Funds of the charity:</b>			
<b>Endowment funds</b>		476	460
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>422,669</u>	<u>406,920</u>
<b>Total funds</b>	12	<u>423,145</u>	<u>407,380</u>

The financial statements on pages 6 to 15 were approved by the trustees and authorised for issue on 14.09.2025 and signed on their behalf by:

*Mary Smith*

Mary Smith  
Trustee

## **Ash United Charities Resthaven Almshouses**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### **1 Accounting policies**

##### **Statement of compliance**

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

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

Ash United Charities Resthaven Almshouses meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

##### **Going concern**

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

##### **Income and endowments**

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

##### **Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably.

Charitable activities are costs incurred on the charity's operations, including support costs and costs relating to the governance of the charity.

##### **Tangible fixed assets**

Housing land and buildings are stated at cost. The cost of properties is their purchase price including any incidental costs of acquisition, together with costs of property improvements. No interest has been capitalised.

##### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Fixtures and fittings	25% straight line
Housing properties	2% straight line

## **Ash United Charities Resthaven Almshouses**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### **Impairment of fixed assets**

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the Balance Sheet date. Realised gains and losses on investments are calculated as the difference between sale proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### **Trade debtors**

Trade debtors and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Liabilities and provisions**

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advance payments for the goods or services it must provide.

#### **Fund structure**

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. the aim and use of each Designated fund is set out in the notes to the financial statements.

## **2 Income from charitable activities**

	<b>Unrestricted funds</b>		
	<b>General</b>	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
Weekly maintenance contributions:	35,628	35,628	33,527
	<hr/>	<hr/>	<hr/>

## Ash United Charities Resthaven Almshouses

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 3 Investment income

	Unrestricted funds		
	General £	Total 2024 £	Total 2023 £
Investment income	21	21	19
Bank interest	1,280	1,280	694
	1,301	1,301	713

#### 4 Charitable activities

	Unrestricted funds		
	General £	Total 2024 £	Total 2023 £
Clerk costs	840	840	660
Licences and subscriptions	1,119	1,119	538
Resident expenses	3,386	3,386	3,312
Depreciation	9,194	9,194	9,194
Property and insurance	5,985	5,985	12,834
Bank charges	60	60	61
Accountancy	1,050	1,050	1,026
Professional fees	-	-	-
Other costs	448	448	539
	22,082	22,082	28,164

## **Ash United Charities Resthaven Almshouses**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### **5 Resident expenses**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Residents' telephone	400	400
Residents' television licence	-	8
Residents' gas and electricity	-	-
Residents' water rates	2,055	1,927
Careline fees	931	977
	<u>3,386</u>	<u>3,312</u>

#### **6 Property and insurance costs**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Insurance	1,529	1,569
Property & equipment repairs and renewals	2,671	10,341
Gardening, greenhouse and maintenance	1,785	924
	<u>5,985</u>	<u>12,834</u>

#### **7 Taxation and staff costs**

The charity is a registered charity and is therefore exempt from taxation.

None of the Trustees received any remuneration during the year (2023 £Nil)

## Ash United Charities Resthaven Almshouses

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 8 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Grants £	Total £
<b>Cost</b>				
At 1 January 2024	476,223	384	(97,937)	378,670
Additions	-	-	-	-
At 31 December 2024	476,223	384	(97,937)	378,670
<b>Depreciation</b>				
At 1 January 2024	44,107	384	-	44,491
Charge for the year	9,194	-	-	9,194
At 31 December 2024	53,301	384	-	53,685
<b>Net book value</b>				
At 31 December 2024	422,922	-	(97,937)	324,985
At 31 December 2023	432,116	-	(97,937)	334,179

#### 9 Fixed asset investments

Accumulation shares historic cost £7,800. Historic cost of Income shares is unknown.

	Income Shares £	Accumulation Shares £
<b>Cost or Valuation</b>		
At 1 January 2024	460	17,724
Units sold	-	-
Increase/(decrease) in valuation	16	902
At 31 December 2024	476	18,626

#### 10 Debtors

	2024 £	2023 £
Prepayments	1,006	1,332
Other debtors	756	26
	1,762	1,358

## Ash United Charities Resthaven Almshouses

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 11 Creditors: amounts falling due within one year

	2024 £	2023 £
Other creditors	-	-
Accruals	588	594
	<u>588</u>	<u>594</u>

#### 12 Funds

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Other recognised gain/(loss) £	Balance at 31 December 2024 £
<b>Unrestricted funds</b>					
General	389,196	36,929	22,082	-	404,043
<b>Designated funds</b>					
Extraordinary repair fund	17,724	-	-	902	18,626
Cyclical maintenance fund	-	-	-	-	-
<b>Endowment funds</b>					
Expendable	460	-	-	16	476
<b>Total funds</b>	<u>407,380</u>	<u>36,929</u>	<u>22,082</u>	<u>918</u>	<u>423,145</u>

**Ash United Charities Resthaven Almshouses**

**Detailed Statement of Financial Activities for the Year Ended 31 December 2024**

	<b>Total 2024 £</b>	<b>Total 2023 £</b>
<b>Income and Endowments from:</b>		
Donations and legacies (analysed below)	-	-
Charitable activities (analysed below)	35,628	33,527
Investment income (analysed below)	1,301	713
Total income	<u>36,929</u>	<u>34,240</u>
<b>Expenditure on:</b>		
Charitable activities (analysed below)	<u>(22,082)</u>	<u>(28,164)</u>
Total expenditure	(22,082)	(28,164)
Gains/losses on investment assets (analysed below)	918	1,980
Net (expenditure)/income	<u>15,765</u>	<u>8,056</u>
Net movement in funds	15,765	8,056
<b>Reconciliation of funds</b>		
Total funds brought forward	<u>407,380</u>	<u>399,324</u>
Total funds carried forward	<u>423,145</u>	<u>407,380</u>



## Ash United Charities Resthaven Almshouses

### Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	Total 2024 £	Total 2023 £
<i><b>Donations and legacies</b></i>		
Appeals and donations	-	-
	-	-
<i><b>Charitable activities</b></i>		
Primary purpose trading	35,628	33,527
	35,628	33,527
<i><b>Investment income</b></i>		
Income from other unlisted investments	21	19
Income from other investments	1,280	693
	1,301	713
<i><b>Charitable activities</b></i>		
Water rates	(2,055)	(1,927)
Light, heat and power	-	-
Insurance	(1,529)	(1,569)
Careline fees	(931)	(977)
Clerk' fees	(840)	(660)
General maintenance	(4,456)	(11,265)
Telephone and fax	(400)	(400)
Printing, stationery & other costs	(448)	(547)
Dues and subscriptions	(1,119)	(538)
Accountancy fees	(1,050)	(1,026)
Legal and professional fees	-	-
Bank charges	(60)	(61)
Depreciation of fixtures and fittings	(9,194)	(9,194)
	(22,082)	(28,164)
<i><b>Gains/losses on investment assets</b></i>		
Funds - investment assets	918	1,980