

Jesus Hospital
Unaudited Financial Statements
29 September 2025

BURGESS HODGSON LIMITED

Camburgh House
27 New Dover Road
Canterbury
Kent
CT1 3DN

Jesus Hospital
Financial Statements
Year ended 29 September 2025

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Jesus Hospital
Trustees' Annual Report
Year ended 29 September 2025

The trustees present their report and the unaudited financial statements of the charity for the year ended 29 September 2025.

Reference and administrative details

Registered charity name	Jesus Hospital
Charity registration number	206368
Principal office	Jesus Hospital Sturry Road Canterbury Kent CT1 1BS

The trustees

The Very Reverend Dr David Monteith	
Mrs G Glover	
Lord Mayor Jean Butcher	(Resigned 1 May 2025)
The Venerable Dr William Adam	
Mr P A Todd	
Lord Mayor Keji Moses	(Appointed 1 May 2025)

Associate Trustees

Mr Andrew Webster
Mrs. Anne Dekker

Independent examiner	Mr Simon Bailey MMath FCA CTA Camburgh House 27 New Dover Road Canterbury Kent CT1 3DN
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Structure, governance and management

The Trustees meet at suitable intervals during the year to consider the management of the Hospital.

Objectives of the charity

The Charity was formed to provide almshouses and pensions for 17 poor persons of either sex, married or unmarried and being members of the Church of England of whom, as nearly as possible, six shall be women and eleven shall be men. Almspeople and pensioners shall have resided in the City of Canterbury as constituted from time to time, and shall be persons of not less than 55 years of age.

Jesus Hospital

Trustees' Annual Report *(continued)*

Year ended 29 September 2025

Review of the year

Jesus Hospital is an Almshouse charity which provides accommodation in the form of one and two bedroomed flats for elderly people who come from Canterbury and who are in need. The flats are in two buildings, one dating back to the 16th Century and the other built in the early 20th Century. Due to the age of these buildings there are numerous repairs and improvements to be carried out continually. The income for the Hospital comes from investments generated from the original endowments and from weekly maintenance charges levied on the Indwellers.

Indwellers

Jesus Hospital is currently home to 14 individuals ranging in age from 58-94.

During the year one resident left and Malcolm Garner died in September 2025; these vacancies were filled by suitably qualified people, having been interviewed by trustees.

Warden

The Revd Canon David Roper is Warden and Clerk to the Trustees, and Mrs. Sally Glinn (an Indweller) continues as Deputy Warden.

Building Repairs and Maintenance

The following works were carried out during 2024-25;

- All boilers serviced and Landlord Certificates renewed
- Fire alarm system and fire extinguishers serviced
- Gutters cleaned
- Lightning conductor surveyed and repaired
- Asbestos survey
- Flat 6a bathroom refurbished
- External woodwork and rainwater goods repaired and repainted
- Electrical system upgrade
- Installation of solar lights along the pathway and improvement to the car park lighting
- Repair to brick gate pillars
- Other minor repairs

In November 2024 we were subjected to an inspection by the Fire Safety Officer and the subsequent report required the installation of fire doors to all flats and on to communal areas. This entailed seeking planning permission for the 1595 building. To avoid installing a door to the laundry room the machines were relocated to the old washroom following the disposal of the butler sinks and upgrading the plumbing and electrical sockets. To facilitate this work a 10-year interest free loan was granted by the Almshouse Association of £35000. The total cost was £42000. The report also required that electric sub meters on landings be housed in metal and not plastic casings. At the same time the opportunity was taken to replace old analogue meters with digital.

Gardens

Following a successful Garden Party £700 was raised and used towards the refurbishment of the garden pond (self-help) and is enjoyed by residents. In addition to the regular work by Ben Stephens, heavy duty pruning was undertaken by the 5th Trust.

Jesus Hospital

Trustees' Annual Report *(continued)*

Year ended 29 September 2025

Chapel

Weekly services are held, in addition to special services at Easter, Harvest and Christmas at which trustees are invited. The weekly service is followed by a social over coffee and cakes.

Social events

The practice of a monthly supper gathering for Indwellers has continued, with the majority taking part for a small charge to cover the cost of food provided by the Warden and Mrs Roper. These evenings are important in fostering community cohesion and fellowship. Supper or lunch has also been provided by the trust at Christmas, Easter and Harvest Festival, and during the winter weekly gathering for games and social time were held.

In July a second Garden Party was held in the grounds to which members of the public were invited. We enjoyed live jazz music and Indwellers took part by selling raffle tickets and providing teas and cakes. £700 was raised towards the cost of the refurbishment of the fish pond.

Jesus Hospital works in full co-operation with the local Housing Authority, the Almshouse Association and the Canterbury Consortium of Almshouses.

Financial review

Going Concern

After making appropriate enquiries and considering the ongoing impact of COVID-19, 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 preparation the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies below.

Statement of Trustees' Responsibilities

Charity law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, 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 applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

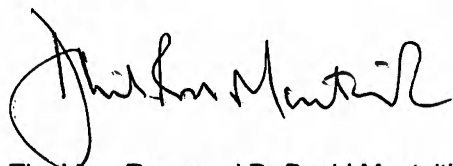
The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They 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.

Jesus Hospital

Trustees' Annual Report *(continued)*

Year ended 29 September 2025

The trustees' annual report was approved on16/4/26..... and signed on behalf of the board of trustees by:



The Very Reverend Dr David Monteith
Trustee

Jesus Hospital

Independent Examiner's Report to the Trustees of Jesus Hospital

Year ended 29 September 2025

I report to the trustees on my examination of the financial statements of Jesus Hospital ('the charity') for the year ended 29 September 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

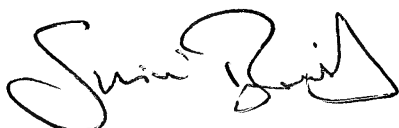
I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 financial statements do not accord with those records; or
3. the financial statements 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.



17/04/2026

Mr Simon Bailey MMath FCA CTA
Independent Examiner

Camburgh House
27 New Dover Road
Canterbury
Kent
CT1 3DN

Jesus Hospital

Statement of Financial Activities

Year ended 29 September 2025

		2025			2024
	Note	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £
Income and endowments					
Charitable activities	4	68,124	700	—	68,824
Investment income	5	9,459	—	—	9,459
Total income		<u>77,583</u>	<u>700</u>	<u>—</u>	<u>78,283</u>
Expenditure					
Expenditure on charitable activities	6	106,608	729	—	107,337
Total expenditure		<u>106,608</u>	<u>729</u>	<u>—</u>	<u>107,337</u>
Net gains on investments	7	—	—	11,866	11,866
Net (expenditure)/income		<u>(29,025)</u>	<u>(29)</u>	<u>11,866</u>	<u>(17,188)</u>
Other recognised gains and losses					
Transfers between funds		(29)	29	—	—
Net movement in funds		<u>(29,054)</u>	<u>—</u>	<u>11,866</u>	<u>(17,188)</u>
Reconciliation of funds					
Total funds brought forward		40,151	—	539,699	579,850
Total funds carried forward		<u>11,097</u>	<u>—</u>	<u>551,565</u>	<u>579,850</u>

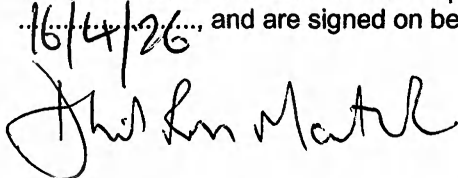
The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 8 to 15 form part of these financial statements.

Jesus Hospital
Statement of Financial Position
29 September 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	11	297,553	297,553
Investments	12	277,740	265,874
		<u>575,293</u>	<u>563,427</u>
Current assets			
Debtors	13	1,778	1,549
Cash at bank and in hand		26,074	20,951
		<u>27,852</u>	<u>22,500</u>
Creditors: amounts falling due within one year	14	8,837	4,584
Net current assets		<u>19,015</u>	<u>17,916</u>
Total assets less current liabilities		594,308	581,343
Creditors: amounts falling due after more than one year	15	31,646	1,493
Net assets		<u>562,662</u>	<u>579,850</u>
Funds of the charity			
Endowment funds		551,565	539,699
Unrestricted funds		11,097	40,151
Total charity funds	16	<u>562,662</u>	<u>579,850</u>

These financial statements were approved by the board of trustees and authorised for issue on 16/4/26, and are signed on behalf of the board by:



The Very Reverend Dr David Monteith
Trustee

The notes on pages 8 to 15 form part of these financial statements.

Jesus Hospital

Notes to the Financial Statements

Year ended 29 September 2025

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Jesus Hospital, Sturry Road, Canterbury, Kent, CT1 1BS.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The Trustees have considered the charity's level of reserves and future incoming resources and concluded that these are sufficient to enable the charity to continue its operations for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

Judgements and key sources of estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under circumstances.

There were no judgements, estimates or assumptions that will materially affect the financial statements in the period.

Income tax

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2025

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Land and buildings are shown in the balance sheet at their historical cost. In the opinion of the Trustees the value of the land and buildings is significantly greater but in the absence of a professional valuation they are unable to quantify this.

Investments

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2025

3. Accounting policies *(continued)*

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using their effective interest method.

Liabilities are recognised where 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 company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

4. Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Maintenance charges	67,619	–	67,619
Miscellaneous	505	–	505
Restricted Fund Donations and Grants	–	700	700
	<u>68,124</u>	<u>700</u>	<u>68,824</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Maintenance charges	63,681	–	63,681
Miscellaneous	2,397	2,700	5,097
Restricted Fund Donations and Grants	–	–	–
	<u>66,078</u>	<u>2,700</u>	<u>68,778</u>

5. Investment income

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Income from listed investments	9,459	9,459	9,848	9,848
Bank interest receivable	–	–	266	266
	<u>9,459</u>	<u>9,459</u>	<u>10,114</u>	<u>10,114</u>

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2025

6. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Hospital and Lodge	91,795	729	92,524
Warden	12,159	—	12,159
Wardens Assistants	2,550	—	2,550
Chapel Fund	104	—	104
	<u>106,608</u>	<u>729</u>	<u>107,337</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Hospital and Lodge	41,989	16,515	58,504
Warden	17,532	—	17,532
Wardens Assistants	2,620	—	2,620
Chapel Fund	136	—	136
	<u>62,277</u>	<u>16,515</u>	<u>78,792</u>

7. Net gains on investments

	Endowment Funds £	Total Funds 2025 £	Endowment Funds £	Total Funds 2024 £
Gains/(losses) on listed investments	<u>11,866</u>	<u>11,866</u>	<u>23,282</u>	<u>23,282</u>

8. Independent examination fees

	2025 £	2024 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>900</u>	<u>850</u>

9. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2025 £	2024 £
Wages and salaries	<u>10,800</u>	<u>12,870</u>

The average head count of employees during the year was Nil (2024: Nil).

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

10. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

No trustee expenses have been incurred.

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2025

11. Tangible fixed assets

Land and buildings are shown in the balance sheet at their historical cost. In the opinion of the Trustees the value of the land and buildings is significantly greater, but in the absence of a professional valuation they are unable to quantify this.

In the opinion of the Trustees the residual value of the buildings is higher than their carrying value and therefore no depreciation charge is applied.

12. Investments

	Listed investments £
Cost or valuation	
At 30 September 2024	265,874
Additions	—
Fair value movements	11,866
At 29 September 2025	<u>277,740</u>
Impairment	
At 30 September 2024 and 29 September 2025	
Carrying amount	
At 29 September 2025	<u>277,740</u>
At 29 September 2024	<u>265,874</u>

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are stated at their market value at the balance sheet date.

13. Debtors

	2025 £	2024 £
Prepayments and accrued income	<u>1,778</u>	<u>1,549</u>

14. Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals and deferred income	3,990	1,590
Other creditors	<u>4,847</u>	<u>2,994</u>
	<u>8,837</u>	<u>4,584</u>

15. Creditors: amounts falling due after more than one year

	2025 £	2024 £
Other creditors	<u>31,646</u>	<u>1,493</u>

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2025

16. Analysis of charitable funds

Unrestricted funds

	At 30 September 2024 £	Income £	Expenditure £	Gains and losses £	At 29 September 2025 £
General funds	35,246	77,583	(106,608)	(29)	6,192
Extraordinary Repair Fund	31	—	—	—	31
Cyclical Maintenance Fund	17	—	—	—	17
Chapel Fund	4,857	—	—	—	4,857
	<u>40,151</u>	<u>77,583</u>	<u>(106,608)</u>	<u>(29)</u>	<u>11,097</u>

	At 30 September 2023 £	Income £	Expenditure £	Gains and losses £	At 29 September 2024 £
General funds	35,146	76,192	(62,277)	(13,815)	35,246
Extraordinary Repair Fund	31	—	—	—	31
Cyclical Maintenance Fund	17	—	—	—	17
Chapel Fund	4,857	—	—	—	4,857
	<u>40,051</u>	<u>76,192</u>	<u>(62,277)</u>	<u>(13,815)</u>	<u>40,151</u>

Restricted funds

	At 30 September 2024 £	Income £	Expenditure £	Gains and losses £	At 29 September 2025 £
Property Improvement Restricted Fund	—	700	(729)	29	—

	At 30 September 2023 £	Income £	Expenditure £	Gains and losses £	At 29 September 2024 £
Property Improvement Restricted Fund	—	2,700	(16,515)	13,815	—

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2025

16. Analysis of charitable funds *(continued)*

Endowment funds

	At 30 September 2024 £	Income £	Expenditure £	Gains and losses £	At 29 September 2025 £
Permanent Endowment Fund	539,699	—	—	11,866	551,565

	At 30 September 2023 £	Income £	Expenditure £	Gains and losses £	At 29 September 2024 £
Permanent Endowment Fund	516,417	—	—	23,282	539,699

17. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2025 £
Tangible fixed assets	28,284	—	269,269	297,553
Investments	—	—	277,740	277,740
Current assets	20,896	2,400	4,556	27,852
Creditors less than 1 year	(6,437)	(2,400)	—	(8,837)
Creditors greater than 1 year	(31,646)	—	—	(31,646)
Net assets	11,097	—	551,565	562,662

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2024 £
Tangible fixed assets	28,284	—	269,269	297,553
Investments	—	—	265,874	265,874
Current assets	17,887	—	4,556	22,443
Creditors less than 1 year	(4,584)	—	—	(4,584)
Creditors greater than 1 year	(1,493)	—	—	(1,493)
Net assets	40,094	—	539,699	579,793

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2025

17. Analysis of net assets between funds *(continued)*

Cyclical Maintenance Fund and Extraordinary Repair Fund

The Charity's Trust deed states that the Charity may maintain a reserve fund, for the purpose of providing for those items of ordinary maintenance and repair of the almshouses. It must also maintain a reserve fund, for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses.

Property Improvement Restricted Fund

During the year, the charity raised funds of £700 and £2,400 through fund raising and a grant provided through the Presentation Trust respectively. The £700 was raised with the purpose of contributing towards the refurbishment of the pond, whilst the £2,400 grant was awarded to purchase a Hymnal Plus for the chapel. The total spend on each of the projects was £729 and £2,437 respectively with the latter being incurred after the year end. The respective shortfalls were made up via a transfer from unrestricted funds.

18. Related parties

There are no related party transactions to disclose in the accounts.

Jesus Hospital
Management Information
Year ended 29 September 2025

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

Jesus Hospital

Detailed Statement of Financial Activities

Year ended 29 September 2025

	2025 £	2024 £
Income and endowments		
Charitable activities		
Maintenance charges	67,619	63,681
Miscellaneous	505	5,097
Restricted Fund Donations and Grants	700	—
	<u>68,824</u>	<u>68,778</u>
Investment income		
Income from listed investments	9,459	9,848
Bank interest receivable	—	266
	<u>9,459</u>	<u>10,114</u>
Total income	<u>78,283</u>	<u>78,892</u>
Expenditure		
Expenditure on charitable activities		
Purchases	104	136
Wages and salaries	10,800	12,870
Rates and water	4,345	3,851
Light and heat	4,541	2,805
Repairs and maintenance	64,720	38,815
Insurance	8,455	5,392
Other establishment	6,700	5,908
Legal and professional fees	1,927	2,983
Telephone	3,493	3,998
Other office costs	2,069	1,686
Lifeline	183	348
	<u>107,337</u>	<u>78,792</u>
Total expenditure	<u>107,337</u>	<u>78,792</u>
Net gains on investments		
Gains/(losses) on listed investments	<u>(11,866)</u>	<u>(23,282)</u>
Net (expenditure)/income	<u>(17,188)</u>	<u>23,382</u>

Jesus Hospital

Notes to the Detailed Statement of Financial Activities

Year ended 29 September 2025

	2025 £	2024 £
Expenditure on charitable activities		
Hospital and Lodge		
<i>Activities undertaken directly</i>		
Community charge and rates	4,345	3,851
Gas & electricity	4,541	277
Repairs	64,720	38,815
Insurance	8,455	5,392
Gardening	6,700	5,908
Accountancy fee	1,927	2,983
Administration	1,653	930
Lifeline	183	348
	<u>92,524</u>	<u>58,504</u>
Warden		
<i>Activities undertaken directly</i>		
Honorarium	8,250	10,250
Gas & electricity	—	2,528
Council tax & telephone	3,493	3,998
Catering	416	756
	<u>12,159</u>	<u>17,532</u>
Wardens Assistants		
<i>Activities undertaken directly</i>		
Fees	<u>2,550</u>	<u>2,620</u>
Chapel Fund		
<i>Activities undertaken directly</i>		
Chapel requisites and fees	<u>104</u>	<u>136</u>
Expenditure on charitable activities	<u>107,337</u>	<u>78,792</u>