

# TONBRIDGE UNITED CHARITY

England & Wales · Charity number 209100

## Details

---

**Status** Registered

**Legal form** Other

**Registered** 1962-09-22

**Register** [View on the Charity Commission register](#)

## Contact

---

**Address** 24 Haydens Mews  
Tonbridge  
Kent  
TN9 1PZ

**Phone** 01732363163

**Email** [tonbridgeunitedcharity@outlook.com](mailto:tonbridgeunitedcharity@outlook.com)

## Activities

---

**Objects:** TO RELIEVE EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN THE AREA OF BENEFIT WHO ARE IN CONDITIONS OF NEED HARDSHIP OR DISTRESS. ALMSHOUSES FOR POOR PERSONS WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) HAVE RESIDED IN THE AREA OF BENEFIT FOR NOT LESS THAN TWO YEARS NEXT PRECEDING THE TIME OF THEIR APPOINTMENT AND WHO FROM AGE ILL-HEALTH ACCIDENT OR INFIRMITY ARE WHOLLY OR IN PART UNABLE TO MAINTAIN THEMSELVES BY THEIR OWN EXERTIONS.

**Activities:** Provision of accommodation for people "who from age, ill health, accident or infirmity are wholly or in part unable to maintain themselves by their own exertions". The main activity is the management of the Five Gables cottages at Church Street, Tonbridge, Kent.

## Classification

---

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

## Geography

- **Area of benefit:** ANCIENT PARISH OF TONBRIDGE
- Kent

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£36,470	£23,805	-	-
2024-03-31	£35,559	£22,595	-	-
2023-03-31	£29,681	£36,428	-	-
2022-03-31	£27,658	£32,329	-	-
2021-03-31	£29,563	£33,008	-	-

## Trustees

Name	Role	Appointed
Diane HUNTINGFORD		2012-12-04
Dr Ian George Caton Jutting		2025-05-24
Neal Verrall Charlesworth		2022-07-06
Samantha Ruth Bradburne		2025-10-27
Vivian Mary Chimmo Branson		2019-03-05

**TONBRIDGE UNITED CHARITY**

England & Wales - Charity number 209100

---

# Accounts

---

Registered Charity number: 209100  
Registered Housing Association number: A2079

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
31 MARCH 2025

# TONBRIDGE UNITED CHARITY

## CONTENTS PAGE

---

	Page
Charity Information	1
Trustees' Report	2-3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7-9

# TONBRIDGE UNITED CHARITY

## CHARITY INFORMATION

---

Trustees	Mrs D. M. Huntingford Ms V. M. C. Branson Mr N. V. Charlesworth Dr I.G.C. Jutting	(Appointed: 24/05/2025)
Charity manager and clerk to the Trustees	Mrs S. Grigor	(Appointed: 10/04/2024)
Registered Charity number	209100	
Registered Housing Association number	A2079	
Address	24 Haydens Mews Tonbridge Kent TN9 1PZ	
Independent Examiner	J. R. Mathieson FCA Lindeyer Francis Ferguson Limited North House 198 High Street Tonbridge Kent TN9 1BE	

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2025

---

The Trustees present their report and the unaudited financial statements for the year ended 31 March 2025.

The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and 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) (Charities SORP (FRS 102)).

Charity information set out on page 1 forms part of this report.

### Structure and governance

The charity is constituted by a Charity Commission Scheme dated 8 October 1971, and amended on 22 June 2021. The charity is registered with the Charity Commission and with the Homes and Communities Agency as a Registered Social Landlord. It is governed by the Board of Trustees who appoint a Charity Manager to carry out the day-to-day administration of the charity.

### Trustees

The Trustees who served during the year were:

Mrs D. M. Huntingford  
Ms V. M. C. Branson  
Mr N. V. Charlesworth

The body of Trustees shall consist of not less than three and not more than six persons being two Nominative Trustees (appointed by Tonbridge and Malling Borough Council) and one to four Co-optative Trustees residing or carrying on business in or near the Ancient Parish of Tonbridge.

The Board currently consists of one Co-optative Trustee and two Nominative Trustees.

Potential new Trustees are identified by the Trustees as being suitable candidates to approach, they would normally be persons who have an interest in local matters. The charity's Trustee Induction Policy for new Trustees is followed (as has been the case for a recently appointed new Trustee).

### The objectives and activities of the charity

The objectives of the charity are the provision of accommodation for people "who from age, ill health, accident or infirmity are wholly or in part unable to maintain themselves by their own exertions" – this being in accordance with the Charity Commission Scheme.

The charity's main activity is the management of the six Gabled cottages at Church Street, Tonbridge for the benefit of persons in the Ancient Parish of Tonbridge who are in condition of need, hardship or distress.

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2025

---

The Trustees have had regard to the Charity Commission's general guidance on public benefit in reviewing the charity's objectives and activities. The Trustees are following 'The Charity Governance Code' and continually review to implement key recommended practices.

### Achievements for the public benefit and financial review

The charity's work provides beneficiaries with comfortable, affordable accommodation in a secure and friendly environment. The cottages are continually updated and enhanced throughout the year.

The result for the year was a surplus of £11,556 (2024: £35,224). Unrealised losses on investments were £1,109 (2024: unrealised gains of: £22,260).

Total funds held at year end were £460,002 (2024: £448,446).

The charity's free reserves, excluding those represented by tangible fixed assets, were £313,565 (2024: £296,494) at the balance sheet date. The trustees' policy is to accumulate free reserves of £400,000 in order to (a) cover unexpected maintenance or repair costs, (b) provide sufficient operating working capital and (c) enable the charity, in the longer term, to acquire an additional unit for the provision of affordable accommodation in line with its charitable objects.

### Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year that 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 operation.

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. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the detection and prevention of fraud and other irregularities.

This report was approved by the Board of Trustees on 28 July 2025 and signed on its behalf by:

Mrs. D. M. Huntingford  
Trustee

# TONBRIDGE UNITED CHARITY

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF TONBRIDGE UNITED CHARITY FOR THE YEAR ENDED 31 MARCH 2025

---

I report to the Trustees on my examination of the accounts of Tonbridge United Charity for the year ended 31 March 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 2011 Act').

I report in respect of my examination of the Trust'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 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.

J. R. Mathieson FCA

Dated: 11 August 2025

Lindeyer Francis Ferguson Limited  
North House  
198 High Street,  
Tonbridge  
Kent  
TN9 1BE

# TONBRIDGE UNITED CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025 £	2024 £
Income from:			
Charitable activities			
Almshouse maintenance contributions		34,719	34,092
Investments			
Bank interest received		491	371
Dividend income		1,260	1,096
Total income		<u>36,470</u>	<u>35,559</u>
Expenditure on:			
Charitable activities	2	<u>23,805</u>	<u>22,595</u>
Total expenditure		<u>23,805</u>	<u>22,595</u>
Net gains / (losses) on investments	5	(1,109)	22,260
Net income / (expenditure)		11,556	35,224
Reconciliation of funds:			
Total funds brought forward		<u>448,446</u>	<u>413,222</u>
Total funds carried forward		<u><u>460,002</u></u>	<u><u>448,446</u></u>

There were no restricted funds during the current and preceding period.

# TONBRIDGE UNITED CHARITY

## BALANCE SHEET FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	4	146,437		151,952	
Investments	5	232,136		231,985	
		<u>378,573</u>		<u>383,937</u>	
Current assets					
Debtors:					
Prepayments and accrued income		1,589		1,544	
Cash and cash equivalents		82,369		66,131	
		<u>83,958</u>		<u>67,675</u>	
Creditors: amounts falling due within one year					
Accruals and deferred income		(2,529)		(3,166)	
		<u>81,429</u>		<u>64,509</u>	
Net current assets					
		<u>460,002</u>		<u>448,446</u>	
Total assets less current liabilities					
		<u>460,002</u>		<u>448,446</u>	
Total net assets		<u>460,002</u>		<u>448,446</u>	
Funds					
Unrestricted funds		460,002		448,446	
Total reserves		<u>460,002</u>		<u>448,446</u>	

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 28 July 2025.

Ms V. M. C. Branson  
Trustee

Mrs D. M. Huntingford  
Trustee

# TONBRIDGE UNITED CHARITY

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

---

### 1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### 1.1 Status

Tonbridge United Charity is a registered charity (no. 209100) incorporated in England and Wales and is a private registered provider of social housing in the United Kingdom. Its principal activities are providing affordable rented accommodation to people in housing need locally. The principle office is given on page 1.

#### 1.2 Basis of preparation of the financial statements

The financial statements have been prepared in accordance with "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) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Tonbridge United Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

There are no material uncertainties about the charity's ability to continue, and so the going concern basis of accounting has been adopted.

The financial statements are presented in pounds sterling and rounded to the nearest pound.

#### 1.3 Income

Income from donations and grants, including social housing grants, is recognised when the charity is entitled to the funds, the receipt is probable and the amount can be measured reliably. For donations, this is usually on receipt. For grants, this is usually when a formal offer is made in writing, unless the grant contains terms and conditions outside of the charity's control which must be met before the charity is entitled to the funds.

Maintenance contributions are recognised in the period to which they relate. Where maintenance contributions are due but have not been received, accrued income is recognised.

Interest income is recognised when receivable, dividend income is recognised when received.

#### 1.4 Expenditure

Expenditure is recognised when a present legal or constructive obligation exists at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation, and the amount can be estimated reliably.

Expenditure has been classified under headings that aggregate all costs related to the category.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the revenue account in the year in which they are incurred.

# TONBRIDGE UNITED CHARITY

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

### 1.5 VAT and taxation

The charity is not registered for VAT and expenditure shown is inclusive of VAT suffered. As a registered charity, the charity is exempt from liability to taxation on its income and gains.

### 1.6 Tangible fixed assets

Housing properties are stated at cost less depreciation and any accumulated impairment losses. Expenditure on existing properties is written off as incurred unless the replacement of a major component is identified. Depreciation is provided at rates calculated to write off the cost less estimated realisable value of each asset over its expected useful life, as follows:

Housing properties - buildings	50 years on cost
Housing properties - roofs and windows	30 years on cost
Computer equipment	3 year on cost

### 1.7 Investments

Investments are measured initially at cost and subsequently at fair value at the reporting date. One of the charity's investments is held in accumulation units, where dividends are reinvested automatically into the fund.

### 1.8 Financial instruments

The charity only has financial instruments of a kind that qualify as basic financial instruments. Basic financial instruments due within one year are initially recognised at transaction value and subsequently measured at their settlement value.

2	Expenditure on charitable activities	2025 £	2024 £
	<i>Activity: providing affordable accommodation</i>		
	Services		
	Property insurance and council tax	1,054	1,276
	Light and heat	529	457
	Maintenance		
	Major repairs and cyclical maintenance	4,603	5,059
	Day-to-day maintenance	1,010	2,836
	Support costs		
	Honorarium received by charity manager	5,900	3,650
	Subscriptions	1,146	567
	Christmas gifts and donations	396	1,682
	Other office costs	532	-
	Independent examination	3,120	1,350
	Examiner's fee for accountancy services	-	300
	Depreciation	5,515	5,418
		<u>23,805</u>	<u>22,595</u>

# TONBRIDGE UNITED CHARITY

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

### 3 Trustees' emoluments and expenses

There are no key management personnel apart from the Trustees. No Trustee received any remuneration during the year. Any expenses reimbursed to Trustees were in their capacity as agents of the charity and not in their capacity as Trustees.

### 4 Tangible assets

	Housing property £	Computer equipment £	Total £
Cost			
At 1 April 2024	259,364	499	259,863
At 31 March 2025	<u>259,364</u>	<u>499</u>	<u>259,863</u>
Depreciation			
At 1 April 2024	107,842	69	107,911
Charge for the year	5,349	166	5,515
At 31 March 2025	<u>113,191</u>	<u>235</u>	<u>113,426</u>
Net book value			
At 31 March 2025	<u>146,173</u>	<u>264</u>	<u>146,437</u>
At 31 March 2024	<u>151,522</u>	<u>430</u>	<u>151,952</u>

The almshouses were constructed in the 17th century and rebuilt in the 19th century. There is no record of the original cost. The value of the almshouses at the balance sheet date is considered to be approximately £700,000 based on their investment value.

### 5 Investments

	2025 £	2024 £
Fair value at 1 April	231,985	208,629
Change in fair value	(1,109)	22,260
Additions	1,260	1,096
Fair value at 31 March	<u>232,136</u>	<u>231,985</u>

### 6 Related party transactions and balances

There have been no related party transactions in the reporting period that require disclosure.

**TONBRIDGE UNITED CHARITY**

England & Wales - Charity number 209100

---

# Accounts

---

Registered Charity number: 209100  
Registered Housing Association number: A2079

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
31 MARCH 2024

# TONBRIDGE UNITED CHARITY

## CONTENTS PAGE

---

	Page
Charity Information	1
Trustees' Report	2-3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7-9

# TONBRIDGE UNITED CHARITY

## CHARITY INFORMATION

---

Trustees	Mrs D. M. Huntingford Mr C. J. Warner Ms V. M. C. Branson Mr N. V. Charlesworth Mrs F. R. Taylor	(Retired: 14/12/2023)    (Resigned: 19/03/2024)
Manager and Charity manager to the Trustees	Mrs G. Cooper Mrs C. Towner Mrs S. Grigor	(Resigned: 30/09/2023) (Appointed: 01/11/2023, resigned: 05/02/2024) (Appointed: 09/04/2024)
Registered Charity number	209100	
Registered Housing Association number	A2079	
Address	24 Haydens Mews Tonbridge Kent TN9 1PZ	
Independent Examiner	J. R. Mathieson FCA Lindeyer Francis Ferguson Limited North House 198 High Street Tonbridge Kent TN9 1BE	

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2024

---

The Trustees present their report and the unaudited financial statements for the year ended 31 March 2024.

The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and 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) (Charities SORP (FRS 102)).

Charity information set out on page 1 forms part of this report.

### Structure and governance

The charity is constituted by a Charity Commission Scheme dated 8 October 1971, and amended on 22 June 2021. The charity is registered with the Charity Commission and with the Homes and Communities Agency as a Registered Social Landlord. It is governed by the Board of Trustees who appoint a Charity Manager to carry out the day-to-day administration of the charity.

### Trustees

The Trustees who served during the year were:

Mrs D. M. Huntingford  
Mr C. J. Warner  
Ms V. M. C. Branson  
Mr N. V. Charlesworth  
Mrs F. R. Taylor

The body of Trustees shall consist of not less than three and not more than six persons being two Nominative Trustees (appointed by Tonbridge and Malling Borough Council) and one to four Co-optative Trustees residing or carrying on business in or near the Ancient Parish of Tonbridge.

The Board currently consists of one Co-optative Trustee and two Nominative Trustees.

### The objectives and activities of the charity

The objectives of the charity are the provision of accommodation for people "who from age, ill health, accident or infirmity are wholly or in part unable to maintain themselves by their own exertions" – this being in accordance with the Charity Commission Scheme.

The charity's main activity is the management of the six Gabled cottages at Church Street, Tonbridge for the benefit of persons in the Ancient Parish of Tonbridge who are in condition of need, hardship or distress.

The Trustees have had regard to the Charity Commission's general guidance on public benefit in reviewing the charity's objectives and activities. The Trustees are looking to follow 'The Charity Governance Code' and are reviewing ways to implement key recommended practices.

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2024

---

### Achievements for the public benefit and financial review

All six of the Gabled cottages were occupied for the whole year.

The charity's work provides beneficiaries with comfortable, affordable accommodation in a secure and friendly environment.

The result for the year was a surplus of £35,224 (2023: deficit of £7,573). Unrealised gains on investments were £22,260 (2023: unrealised losses of: £1,824).

Total funds held at year end were £448,446 (2023: £413,222).

The charity's free reserves, excluding those represented by tangible fixed assets, were £296,494 (2023: £256,351) at the balance sheet date. The trustees' policy is to accumulate free reserves of £400,000 in order to (a) cover unexpected maintenance or repair costs, (b) provide sufficient operating working capital and (c) enable the charity, in the longer term, to acquire an additional unit for the provision of affordable accommodation in line with its charitable objects.

### Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year that 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 operation.

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. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the detection and prevention of fraud and other irregularities.

This report was approved by the Board of Trustees on 26 November 2024 and signed on its behalf by:

Mrs. D. M. Huntingford  
Trustee

# TONBRIDGE UNITED CHARITY

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF TONBRIDGE UNITED CHARITY FOR THE YEAR ENDED 31 MARCH 2024

---

I report to the Trustees on my examination of the accounts of Tonbridge United Charity for the year ended 31 March 2024.

### 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 2011 Act').

I report in respect of my examination of the Trust'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 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.

J. R. Mathieson FCA

Dated: 20 December 2024

Lindeyer Francis Ferguson Limited  
North House  
198 High Street,  
Tonbridge  
Kent  
TN9 1BE

# TONBRIDGE UNITED CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2024

	Note	2024 £	As restated 2023 £
Income from:			
Charitable activities			
Almshouse maintenance contributions		34,092	29,616
Investments			
Bank interest received		371	65
Dividend income		1,096	998
Total income		<u>35,559</u>	<u>30,679</u>
Expenditure on:			
Charitable activities			
	2	<u>22,595</u>	<u>36,428</u>
Total expenditure		<u>22,595</u>	<u>36,428</u>
Net gains / (losses) on investments	5	22,260	(1,824)
Net income / (expenditure)		35,224	(7,573)
Reconciliation of funds:			
Total funds brought forward		<u>413,222</u>	<u>420,795</u>
Total funds carried forward		<u><u>448,446</u></u>	<u><u>413,222</u></u>

There were no restricted funds during the current and preceding period.

# TONBRIDGE UNITED CHARITY

## BALANCE SHEET FOR THE YEAR ENDED 31 MARCH 2024

	Note	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	4	151,952		156,871	
Investments	5	231,985		208,629	
		<u>383,937</u>		<u>365,500</u>	
Current assets					
Debtors:					
Prepayments and accrued income		1,544		2,907	
Cash and cash equivalents		66,131		47,116	
		<u>67,675</u>		<u>50,023</u>	
Creditors: amounts falling due within one year					
Accruals and deferred income		(3,166)		(2,301)	
		<u>(3,166)</u>		<u>(2,301)</u>	
Net current assets		64,509		47,722	
		<u>64,509</u>		<u>47,722</u>	
Total assets less current liabilities		448,446		413,222	
		<u>448,446</u>		<u>413,222</u>	
Total net assets		<u>448,446</u>		<u>413,222</u>	
Funds					
Unrestricted funds		448,446		413,222	
		<u>448,446</u>		<u>413,222</u>	
Total reserves		<u>448,446</u>		<u>413,222</u>	

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 26 November 2024.

Ms V. M. C. Branson  
Trustee

Mrs D. M. Huntingford  
Trustee

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

---

### 1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### 1.1 Status

Tonbridge United Charity is a registered charity (no. 209100) incorporated in England and Wales and is a private registered provider of social housing in the United Kingdom. Its principal activities are providing affordable rented accommodation to people in housing need locally. The principle office is given on page 1.

#### 1.2 Basis of preparation of the financial statements

The financial statements have been prepared in accordance with "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) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Tonbridge United Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

There are no material uncertainties about the charity's ability to continue, and so the going concern basis of accounting has been adopted.

The financial statements are presented in pounds sterling and rounded to the nearest pound.

#### 1.3 Income

Income from donations and grants, including social housing grants, is recognised when the charity is entitled to the funds, the receipt is probable and the amount can be measured reliably. For donations, this is usually on receipt. For grants, this is usually when a formal offer is made in writing, unless the grant contains terms and conditions outside of the charity's control which must be met before the charity is entitled to the funds.

Maintenance contributions are recognised in the period to which they relate. Where maintenance contributions are due but have not been received, accrued income is recognised.

Interest income is recognised when receivable, dividend income is recognised when received.

#### 1.4 Expenditure

Expenditure is recognised when a present legal or constructive obligation exists at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation, and the amount can be estimated reliably.

Expenditure has been classified under headings that aggregate all costs related to the category.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the revenue account in the year in which they are incurred.

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

### 1.5 VAT and taxation

The charity is not registered for VAT and expenditure shown is inclusive of VAT suffered. As a registered charity, the charity is exempt from liability to taxation on its income and gains.

### 1.6 Tangible fixed assets

Housing properties are stated at cost less depreciation and any accumulated impairment losses. Expenditure on existing properties is written off as incurred unless the replacement of a major component is identified. Depreciation is provided at rates calculated to write off the cost less estimated realisable value of each asset over its expected useful life, as follows:

Housing properties - buildings	50 years on cost
Housing properties - roofs and windows	30 years on cost
Computer equipment	3 year on cost

### 1.7 Investments

Investments are measured initially at cost and subsequently at fair value at the reporting date. One of the charity's investments is held in accumulation units, where dividends are reinvested automatically into the fund.

### 1.8 Financial instruments

The charity only has financial instruments of a kind that qualify as basic financial instruments. Basic financial instruments due within one year are initially recognised at transaction value and subsequently measured at their settlement value.

### 1.9 Prior period adjustment

During the preparation of these financial statements, it was noted that in the prior period the dividend income from the investments in accumulation shares had not been identified separately from the unrealised gains/losses on the investments. As such the comparative period balances have now restated to include £998 of dividend income and the corresponding investment addition.

2	Expenditure on charitable activities	2024 £	2023 £
	<i>Activity: providing affordable accommodation</i>		
	Services		
	Property insurance and council tax	1,276	1,981
	Light and heat	457	384
	Maintenance		
	Major repairs and cyclical maintenance	5,059	13,055
	Day-to-day maintenance	2,836	7,301
	Support costs		
	Honorarium received by charity manager	3,650	3,575
	Subscriptions	567	517
	Christmas gifts and donations	1,682	2,662
	Independent examination	1,350	1,138
	Examiner's fee for accountancy services	300	452
	Depreciation	5,418	5,363
		<u>22,595</u>	<u>36,428</u>

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

### 3 Trustees' emoluments and expenses

There are no key management personnel apart from the Trustees. No Trustee received any remuneration during the year. Any expenses reimbursed to Trustees were in their capacity as agents of the charity and not in their capacity as Trustees.

### 4 Tangible assets

	Housing property £	Computer equipment £	Total £
Cost			
At 1 April 2023	259,364	615	259,979
Additions	-	499	499
Disposals	-	(615)	(615)
At 31 March 2024	<u>259,364</u>	<u>499</u>	<u>259,863</u>
Depreciation			
At 1 April 2023	102,493	615	103,108
Charge for the year	5,349	69	5,418
Depreciation on disposal	-	(615)	(615)
At 31 March 2024	<u>107,842</u>	<u>69</u>	<u>107,911</u>
Net book value			
At 31 March 2024	<u>151,522</u>	<u>430</u>	<u>151,952</u>
At 31 March 2023	<u>156,871</u>	<u>-</u>	<u>156,871</u>

The almshouses were constructed in the 17th century and rebuilt in the 19th century. There is no record of the original cost. The value of the almshouses at the balance sheet date is considered to be approximately £700,000 based on their investment value.

### 5 Investments

	2024 £	As restated 2023 £
Fair value at 1 April	208,629	209,455
Change in fair value	22,260	(1,824)
Additions	1,096	998
Fair value at 31 March	<u>231,985</u>	<u>208,629</u>

**TONBRIDGE UNITED CHARITY**

England & Wales - Charity number 209100

---

# Accounts

---

Registered Charity number: 209100  
Registered Housing Association number: A2079

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
31 MARCH 2022

# TONBRIDGE UNITED CHARITY

## CONTENTS PAGE

---

	Page
Charity Information	1
Trustees' Report	2-3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7-10

# TONBRIDGE UNITED CHARITY

## CHARITY INFORMATION

---

Trustees	Mrs. D. M. Huntingford Mr C. J. Warner Councillor V. M. C. Branson
Manager and Charity manager to the Trustees	Mrs G. Cooper
Registered Charity number	209100
Registered Housing Association number	A2079
Address	10 Leigh Road Hildenborough Tonbridge Kent TN11 9AD
Independent Examiner	A. S. Healey FCA CTA DChA Lindeyer Francis Ferguson Limited North House 198 High Street Tonbridge Kent TN9 1BE

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT

*FOR THE YEAR ENDED 31 MARCH 2022*

---

The Trustees present their report and the unaudited financial statements for the year ended 31 March 2022.

The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and 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) (Charities SORP (FRS 102)).

Charity information set out on page 1 forms part of this report.

### Structure and governance

The charity is constituted by a Charity Commission Scheme dated 8 October 1971, and amended on 22 June 2021. The charity is registered with the Charity Commission and with the Homes and Communities Agency as a Registered Social Landlord. It is governed by the Board of Trustees who appoint a Charity Manager to carry out the day-to-day administration of the charity.

### Trustees

The Trustees who served during the year were:

Mrs. D. M. Huntingford  
Mr C. J. Warner  
Councillor V. M. C. Branson

The body of Trustees shall consist of not less than three and not more than six persons being two Nominative Trustees (appointed by Tonbridge and Malling Borough Council) and one to four Co-optative Trustees residing or carrying on business in or near the Ancient Parish of Tonbridge.

The Board currently consists of one Co-optative Trustee and two Nominative Trustees. The Board intend to appoint two additional Co-optative trustees.

### The objects and activities of the Charity

The objects of the charity are the provision of accommodation for people "who from age, ill health, accident or infirmity are wholly or in part unable to maintain themselves by their own exertions" – this being in accordance with the Charity Commission Scheme.

The charity's main activity is the management of the six Gables cottages at Church Street, Tonbridge for the benefit of persons in the Ancient Parish of Tonbridge who are in condition of need, hardship or distress.

The Trustees have had regard to the Charity Commission's general guidance on public benefit in reviewing the charity's objectives and activities.

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2022

---

### Achievements for the public benefit and financial review

Five of the six cottages were occupied for the whole year, with one cottage being vacant since August 2021.

The charity's work provides beneficiaries with comfortable, affordable accommodation in a secure and friendly environment.

The result for the year was a surplus of £17,046 (2021: £34,090). Unrealised gains on investments were £21,717 (2021 unrealised gains of: £37,535).

Total funds held at year end were £420,795 (2021: £403,749).

The charity's free reserves, excluding those represented by tangible fixed assets, were £258,561 (2021: £235,930) at the balance sheet date. The trustees' policy is to accumulate free reserves of £400,000 in order to (a) cover unexpected maintenance or repair costs, (b) provide sufficient operating working capital and (c) enable the charity, in the longer term, to acquire an additional unit for the provision of affordable accommodation in line with its charitable objects.

The Covid-19 pandemic has not materially impacted the charity's activities, or its status as a going concern.

### Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year that 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 Charity's 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 operation.

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. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the detection and prevention of fraud and other irregularities.

This report was approved by the Board of Trustees on 6 December 2022 and signed on its behalf by:

Mrs. D. M. Huntingford  
Trustee

# TONBRIDGE UNITED CHARITY

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF TONBRIDGE UNITED CHARITY FOR THE YEAR ENDED 31 MARCH 2022

---

I report to the trustees on my examination of the accounts of Tonbridge United Charity for the year ended 31 March 2022.

### 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 2011 Act').

I report in respect of my examination of the Trust'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 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.

A. S. Healey FCA CTA DChA

Dated: 8 December 2022

Lindeyer Francis Ferguson Limited  
North House  
198 High Street,  
Tonbridge  
Kent  
TN9 1BE

# TONBRIDGE UNITED CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	Note	2022 £	2021 £
Income from:			
Charitable activities			
Almshouse maintenance contributions		27,654	29,351
Donations and legacies		-	200
Investments			
Bank interest received		4	12
Total income		<u>27,658</u>	<u>29,563</u>
Expenditure on:			
Charitable activities	2	<u>32,329</u>	<u>33,008</u>
Total expenditure		<u>32,329</u>	<u>33,008</u>
Net gains on investments	5	21,717	37,535
Net income		17,046	34,090
Reconciliation of funds:			
Total funds brought forward		<u>403,749</u>	<u>369,659</u>
Total funds carried forward		<u><u>420,795</u></u>	<u><u>403,749</u></u>

There were no restricted funds during the current and preceding period.

# TONBRIDGE UNITED CHARITY

## BALANCE SHEET AS AT 31 MARCH 2022

	Note	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	4	162,234		167,819	
Investments	5	209,455		187,738	
		<u>371,689</u>		<u>355,557</u>	
Current assets					
Debtors:					
Prepayments and accrued income		1,630		1,146	
Cash and cash equivalents		48,856		48,150	
		<u>50,486</u>		<u>49,296</u>	
Creditors: amounts falling due within one year					
Accruals and deferred income		(1,380)		(1,104)	
		<u>(1,380)</u>		<u>(1,104)</u>	
Net current assets		49,106		48,192	
		<u>49,106</u>		<u>48,192</u>	
Total assets less current liabilities		420,795		403,749	
Total net assets		<u>420,795</u>		<u>403,749</u>	
Funds					
Unrestricted funds		420,795		403,749	
		<u>420,795</u>		<u>403,749</u>	
Total reserves		<u>420,795</u>		<u>403,749</u>	

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 6 December 2022.

Mr C. Warner  
Trustee

Mrs D. M. Huntingford  
Trustee

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

---

### 1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### 1.1 Status

Tonbridge United Charity is a registered charity (no. 209100) and is a private registered provider of social housing in the United Kingdom. Its principal activities are providing affordable rented accommodation to people in housing need locally. The principle office is given on page 1.

#### 1.2 Basis of preparation of the financial statements

The financial statements have been prepared in accordance with "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) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Tonbridge United Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

There are no material uncertainties about the charity's ability to continue, and so the going concern basis of accounting has been adopted. The Covid-19 pandemic has not materially impacted the charity's activities, or its status as a going concern.

The financial statements are presented in pounds sterling and rounded to the nearest pound.

#### 1.3 Income

Income from donations and grants, including social housing grants, is recognised when the charity is entitled to the funds, the receipt is probable and the amount can be measured reliably. For donations, this is usually on receipt. For grants, this is usually when a formal offer is made in writing, unless the grant contains terms and conditions outside of the charity's control which must be met before the charity is entitled to the funds.

Maintenance contributions are recognised in the period to which they relate. Where maintenance contributions are due but have not been received, accrued income is recognised.

Investment income is recognised when receivable.

#### 1.4 Expenditure

Expenditure is recognised when a present legal or constructive obligation exists at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation, and the amount can be estimated reliably.

Expenditure has been classified under headings that aggregate all costs related to the category.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the revenue account in the year in which they are incurred.

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

### 1.5 VAT and taxation

The charity is not registered for VAT and expenditure shown is inclusive of VAT suffered. As a registered charity, the charity is exempt from liability to taxation on its income and gains.

### 1.6 Tangible fixed assets

Housing properties are stated at cost less depreciation and any accumulated impairment losses. Expenditure on existing properties is written off as incurred unless the replacement of a major component is identified. Depreciation is provided at rates calculated to write off the cost less estimated realisable value of each asset over its expected useful life, as follows:

Housing properties - buildings	50 years on cost
Housing properties - roofs and windows	30 years on cost
Computer equipment	3 year on cost

### 1.7 Investments

Investments are measured initially at cost and subsequently at fair value at the reporting date.

### 1.8 Financial instruments

The charity only has financial instruments of a kind that qualify as basic financial instruments. Basic financial instruments due within one year are initially recognised at transaction value and subsequently measured at their settlement value.

2	Expenditure on charitable activities	2022 £	2021 £
	<i>Activity: providing affordable accommodation</i>		
	Services		
	Property insurance and council tax	1,565	1,131
	Light and heat	449	413
	Maintenance		
	Major repairs and cyclical maintenance	13,344	15,503
	Day-to-day maintenance	2,720	966
	Support costs		
	Honorarium	3,575	4,285
	Subscriptions	9	493
	Computer running costs	-	75
	Christmas gifts and donations	2,449	3,379
	Legal and professional fees	1,253	-
	Independent examination	928	898
	Examiner's fee for accountancy services	452	206
	Sundry expenses	-	91
	Depreciation	5,585	5,568
		<u>32,329</u>	<u>33,008</u>

### 3 Trustees' emoluments and expenses

During the year, no emoluments were paid to the Trustees, nor were any expenses reimbursed to them.

The Managers to the Trustees received honorariums amounting to £3,575 (2021: £4,285).

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

### 4 Tangible assets

	Housing property £	Computer equipment £	Total £
Cost			
At 1 April 2021	259,364	615	259,979
Additions	-	-	-
At 31 March 2022	259,364	615	259,979
Depreciation			
At 1 April 2021	91,767	393	92,160
Charge for the year	5,363	222	5,585
At 31 March 2022	97,130	615	97,745
Net book value			
At 31 March 2022	162,234	-	162,234
At 31 March 2021	167,597	222	167,819

The almshouses were constructed in the 17th century and rebuilt in the 19th century. There is no record of the original cost. The value of the almshouses at the balance sheet date is considered to be approximately £700,000 based on their investment value.

### 5 Investments

	2022 £	2021 £
Fair value at 1 April	187,738	150,203
Change in fair value	21,717	37,535
Fair value at 31 March	209,455	187,738
Analysis of investments:	Market value £	Income £
CCLA - COIF Charities Investment Fund	150,310	-
M&G - Almshouse Common Investment Fund	27,540	-
BNY Mellon - Newton Growth Investment Fund	31,605	-
	209,455	-

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS *FOR THE YEAR ENDED 31 MARCH 2022*

---

6 Related party transactions and balances

There are no key management personnel apart from the trustees, who are not remunerated.

7 Capital Commitments

At the balance sheet date the charity was committed to future expenditure of £5,352 (2021: £Nil).

**TONBRIDGE UNITED CHARITY**

England & Wales - Charity number 209100

---

# Accounts

---

Registered Charity number: 209100  
Registered Housing Association number: A2079

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
31 MARCH 2021

# TONBRIDGE UNITED CHARITY

## CONTENTS PAGE

---

	Page
Charity Information	1
Trustees' Report	2-4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8-11

# TONBRIDGE UNITED CHARITY

## CHARITY INFORMATION

---

Trustees  
Rev'd. M. E. Brown (resigned 1 December 2020)  
Mr C. J. Warner  
Mrs. D. M. Huntingford  
Councillor V. M. C. Branson

Manager and Clerk to the  
Trustees  
Mr B. W. Buck (retired 14 December 2020)  
Mrs G. Cooper (appointed 14 December 2020)

Registered Charity number 209100

Registered Housing  
Association number A2079

Address  
10 Leigh Road  
Hildenborough  
Tonbridge  
Kent TN11 9AD

Independent Examiner  
A. S. Healey FCA CTA DChA  
Lindeyer Francis Ferguson Limited  
North House  
198 High Street  
Tonbridge  
Kent TN9 1BE

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT

*FOR THE YEAR ENDED 31 MARCH 2021*

---

The Trustees present their report and the unaudited financial statements for the year ended 31 March 2021.

The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and 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) (Charities SORP (FRS 102)).

Charity information set out on page 1 forms part of this report.

### Structure and governance

The charity is constituted by a Charity Commission Scheme dated 8 October 1971. The charity is registered with the Charity Commission and with the Homes and Communities Agency as a Registered Social Landlord. It is governed by the Board of Trustees who appoint a Manager and Clerk to carry out the day-to-day administration of the charity.

### Trustees

The Trustees who served during the year were:

Rev'd. M. E. Brown (resigned 1 December 2020)

Mr C. J. Warner

Mrs. D. M. Huntingford

Councillor V. M. C. Branson

The body of Trustees usually consists of two Nominative Trustees (appointed by Tonbridge and Malling Borough Council) and two Co-optative Trustees residing or carrying on business in or near the Ancient Parish of Tonbridge. The Board currently consists of one Co-optative Trustee and two Nominative Trustees. The Board intend to appoint one additional Co-optative trustee.

### The objects and activities of the Charity

The objects of the charity are the provision of accommodation for people "who from age, ill health, accident or infirmity are wholly or in part unable to maintain themselves by their own exertions" – this being in accordance with the Charity Commission Scheme.

The charity's main activity is the management of the six Gables cottages at Church Street, Tonbridge for the benefit of persons in the Ancient Parish of Tonbridge who are in condition of need, hardship or distress.

The Trustees have had regard to the Charity Commission's general guidance on public benefit in reviewing the charity's objectives and activities.

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2021

---

### Achievements for the public benefit and financial review

All six cottages were occupied for the whole year.

The charity's work provides beneficiaries with comfortable, affordable accommodation in a secure and friendly environment.

The result for the year was a surplus of £34,090 (2020: £1,535). Unrealised gains on investments were £37,535 (2020 unrealised losses of: £5,122).

Total funds held at year end were £403,749 (2020: £369,659).

The charity's free reserves, excluding those represented by tangible fixed assets, were £235,930 (2020: £196,272) at the balance sheet date. The trustees' policy is to accumulate free reserves of £400,000 in order to (a) cover unexpected maintenance or repair costs, (b) provide sufficient operating working capital and (c) enable the charity, in the longer term, to acquire an additional unit for the provision of affordable accommodation in line with its charitable objects.

The Covid-19 pandemic has not materially impacted the charity's activities, or its status as a going concern.

### Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice including FRS 102.

Charity law requires the Trustees to prepare financial statements for each financial year. Under that law, the Trustees have elected to prepare the financial statements in accordance with the United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) including FRS 102.

Under charity law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing those 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 (FRS 102);
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

# TONBRIDGE UNITED CHARITY

## TRUSTEES' REPORT *FOR THE YEAR ENDED 31 MARCH 2021*

---

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 charity law. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Board of Trustees on 22 June 2021 and signed on its behalf by:

Mrs. D. M. Huntingford  
Trustee

# TONBRIDGE UNITED CHARITY

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF TONBRIDGE UNITED CHARITY FOR THE YEAR ENDED 31 MARCH 2021

---

I report to the trustees on my examination of the accounts of Tonbridge United Charity for the year ended 31 March 2021.

### 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 2011 Act').

I report in respect of my examination of the Trust'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 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.

A. S. Healey FCA CTA DChA

Dated: 23/07/2021

Lindsey Francis Ferguson Limited  
North House  
198 High Street,  
Tonbridge  
Kent  
TN9 1BE

# TONBRIDGE UNITED CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2021

	Note	2021 £	2020 £
Income from:			
Charitable activities			
Almshouse maintenance contributions		29,351	28,745
Donations and legacies		200	-
Investments			
Bank interest received		12	18
Total income		<u>29,563</u>	<u>28,763</u>
Expenditure on:			
Charitable activities	2	<u>33,008</u>	<u>22,106</u>
Total expenditure		<u>33,008</u>	<u>22,106</u>
Net gains / (losses) on investments	5	37,535	(5,122)
Net income		34,090	1,535
Reconciliation of funds:			
Total funds brought forward		<u>369,659</u>	<u>368,124</u>
Total funds carried forward		<u><u>403,749</u></u>	<u><u>369,659</u></u>

There were no restricted funds during the current and preceding period.

# TONBRIDGE UNITED CHARITY

## BALANCE SHEET AS AT 31 MARCH 2021

	Note	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	4	167,819		173,387	
Investments	5	187,738		150,203	
		<u>355,557</u>		<u>323,590</u>	
Current assets					
Debtors:					
Prepayments and accrued income		1,146		1,474	
Cash and cash equivalents		48,150		45,681	
		<u>49,296</u>		<u>47,155</u>	
Creditors: amounts falling due within one year					
Accruals and deferred income		(1,104)		(1,086)	
		<u>48,192</u>		<u>46,069</u>	
Net current assets					
		<u>48,192</u>		<u>46,069</u>	
Total assets less current liabilities		403,749		369,659	
		<u>403,749</u>		<u>369,659</u>	
Total net assets		<u>403,749</u>		<u>369,659</u>	
Funds					
Unrestricted funds		403,749		369,659	
		<u>403,749</u>		<u>369,659</u>	
Total reserves		<u>403,749</u>		<u>369,659</u>	

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 22 June 2021.

Mr C. Warner  
Trustee

Mrs D. M. Huntingford  
Trustee

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

---

### 1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### 1.1 Status

Tonbridge United Charity is a registered charity (no. 209100) and is a private registered provider of social housing in the United Kingdom. Its principal activities are providing affordable rented accommodation to people in housing need locally. The principle office is given on page 1.

#### 1.2 Basis of preparation of the financial statements

The financial statements have been prepared in accordance with "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) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Tonbridge United Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

There are no material uncertainties about the charity's ability to continue, and so the going concern basis of accounting has been adopted. The Covid-19 pandemic has not materially impacted the charity's activities, or its status as a going concern.

The financial statements are presented in pounds sterling and rounded to the nearest pound.

#### 1.3 Income

Income from donations and grants, including social housing grants, is recognised when the charity is entitled to the funds, the receipt is probable and the amount can be measured reliably. For donations, this is usually on receipt. For grants, this is usually when a formal offer is made in writing, unless the grant contains terms and conditions outside of the charity's control which must be met before the charity is entitled to the funds.

Maintenance contributions are recognised in the period to which they relate. Where maintenance contributions are due but have not been received, accrued income is recognised.

Investment income is recognised when receivable.

#### 1.4 Expenditure

Expenditure is recognised when a present legal or constructive obligation exists at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation, and the amount can be estimated reliably.

Expenditure has been classified under headings that aggregate all costs related to the category.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the revenue account in the year in which they are incurred.

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### 1.5 VAT and taxation

The charity is not registered for VAT and expenditure shown is inclusive of VAT suffered. As a registered charity, the charity is exempt from liability to taxation on its income and gains.

### 1.6 Tangible fixed assets

Housing properties are stated at cost less depreciation and any accumulated impairment losses. Expenditure on existing properties is written off as incurred unless the replacement of a major component is identified. Depreciation is provided at rates calculated to write off the cost less estimated realisable value of each asset over its expected useful life, as follows:

Housing properties - buildings	50 years on cost
Housing properties - roofs and windows	30 years on cost
Computer equipment	3 year on cost

### 1.7 Investments

Investments are measured initially at cost and subsequently at fair value at the reporting date.

### 1.8 Financial instruments

The charity only has financial instruments of a kind that qualify as basic financial instruments. Basic financial instruments due within one year are initially recognised at transaction value and subsequently measured at their settlement value.

2 Expenditure on charitable activities	2021 £	2020 £
<i>Activity: providing affordable accommodation</i>		
Services		
Property insurance and council tax	1,131	1,440
Light and heat	413	366
Maintenance		
Major repairs and cyclical maintenance	15,503	4,392
Day-to-day maintenance	966	929
Support costs		
Honorarium	4,285	3,200
Subscriptions	493	352
Computer running costs	75	180
Christmas gifts and donations	3,379	3,000
Legal and professional fees	-	1,200
Independent examination	898	886
Examiner's fee for accountancy services	206	200
Sundry expenses	91	410
Depreciation	5,568	5,551
	<u>33,008</u>	<u>22,106</u>

### 3 Trustees' emoluments and expenses

During the year, no emoluments were paid to the Trustees, nor were any expenses reimbursed to them.

The Clerks to the Trustees received honorariums amounting to £4,285 (2020: £3,200).

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### 4 Tangible assets

	Housing property £	Computer equipment £	Total £
Cost			
At 1 April 2020	259,364	615	259,979
Additions	-	-	-
At 31 March 2021	<u>259,364</u>	<u>615</u>	<u>259,979</u>
Depreciation			
At 1 April 2020	86,404	188	86,592
Charge for the year	5,363	205	5,568
At 31 March 2021	<u>91,767</u>	<u>393</u>	<u>92,160</u>
Net book value			
At 31 March 2021	<u>167,597</u>	<u>222</u>	<u>167,819</u>
At 31 March 2020	<u>172,960</u>	<u>427</u>	<u>173,387</u>

The almshouses were constructed in the 17th century and rebuilt in the 19th century. There is no record of the original cost. The value of the almshouses at the balance sheet date is considered to be approximately £700,000 based on their investment value.

### 5 Investments

	2021 £	2020 £
Fair value at 1 April	150,203	155,325
Change in fair value	37,535	(5,122)
Fair value at 31 March	<u>187,738</u>	<u>150,203</u>
	Market value £	Income £
Analysis of investments:		
CCLA - COIF Charities Investment Fund	134,866	-
M&G - Almshouse Common Investment Fund	24,818	-
BNY Mellon - Newton Growth Investment Fund	28,054	-
	<u>187,738</u>	<u>-</u>

# TONBRIDGE UNITED CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

---

### 6 Related party transactions and balances

There are no key management personnel apart from the trustees, who are not remunerated.

Included in Christmas gifts and donations is an amount of £1,000 (2020: £1,000) which was donated to the Parish of St. Peter and St. Paul, of which Reverend Mark Brown, a Trustee, is Vicar. This money was used for the relief of people in need in the Tonbridge area.

The charity paid legal and professional fees amounting to £Nil (2020: £1,200) to Warners Solicitors, a firm in which Mr Charles J. Warner, a Trustee, is a consultant. This was paid on an arm's length basis and is in relation to advice on proposed changes to the charity's constitution.