

# THE ASHFORD ALMSHOUSE CHARITY

England & Wales · Charity number 209189

## Details

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Other names	ASHFORD ALMSHOUSES
Status	Registered
Legal form	Other
Registered	1962-09-22
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	115 Faversham Road Kennington Ashford TN24 9DE
Phone	01233628999
Email	<a href="mailto:lisawebb223@btinternet.com">lisawebb223@btinternet.com</a>

## Activities

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**Objects:** ALMSHOUSES FOR POOR PEOPLE AND GRANTS TO INMATES

**Activities:** The object of the charity is to provide housing accommodation for poor persons of good character who are inhabitants of Ashford, Kent.

## Classification

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

## Geography

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

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£59,712	£60,738	-	-
2023-12-31	£63,538	£50,959	-	-
2022-12-31	£55,322	£43,807	-	-
2021-12-31	£46,700	£65,788	-	-
2020-12-31	£45,071	£43,016	-	-

## Trustees

Name	Role	Appointed
<b>Revd. Canon Dr. Jeremy Frederick Worthen</b>	Chair	2020-12-07
BERNARD JOSEPH DOMINIC HEYES		
CAROLINE SUSAN HANNAH		2021-06-30
Dr Clive John Hallett		2023-06-07
Elizabeth Evelyn Wright		2023-06-07
JEREMY KENNETH FOX		2023-11-17
Jonathan Douglas Hudson		2020-06-03
Mr L W Krause		2015-06-24
ROBERT AUSTYN BLOUNT		2012-06-06

## Linked charities

- ROBERT FURLEY (209189-1)
- JOHN EDWARD MUNN (209189-2)
- DIAMOND JUBILEE FUND (209189-3)
- JOHN EDWARD FIELD (209189-4)
- FREDERICK HUGHES HALLETT (209189-5)
- JANE MARSH FIELD (209189-6)
- EMMA HOWLAND (209189-7)
- MABEL HOWLAND (209189-8)
- WHITFELD FUND (209189-9)

**THE ASHFORD ALMSHOUSE CHARITY**

England & Wales - Charity number 209189

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# Accounts

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REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024  
FOR  
THE ASHFORD ALMSHOUSES

Cassidys Chartered Accountants  
South Stour Offices  
South Stour Road  
Mersham  
Ashford  
Kent  
TN25 7HS

THE ASHFORD ALMSHOUSES  
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FOR THE YEAR ENDED 31 DECEMBER 2024

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THE ASHFORD ALMSHOUSES  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2024

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The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted 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).

## **OBJECTIVES AND ACTIVITIES**

### **Objectives and aims**

The principle object of the charity is to provide housing accommodation for poor persons of good character who are inhabitants of Ashford, Kent.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit when reviewing the charity's aims and objectives and in planning future activities.

## **ACHIEVEMENT AND PERFORMANCE**

### **Charitable activities**

The income of the charity from rents and investments is used to maintain and keep in good repair the properties belonging to the charity.

During the year the property held has continued to be rented to those considered to meet the charity's requirement.

## **FINANCIAL REVIEW**

### **Reserves policy**

The trustees maintain reserves at a level they deem sufficient for the future needs of the charity.

It is the charity's policy to maintain a balance of at least 3 months average expenditure in current accounts held at Lloyds, to meet its' day to day running costs.

In addition, the charity holds cash on deposit via the Church of England to fund large one-off repairs costs and also to generate additional investment income.

## **FUTURE PLANS**

The trustees are satisfied that the investment strategy adopted will enable them to continue to maintain the properties of the charity in good order and thus continue the provision of accommodation in accordance with their charitable objects in the future.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Under a scheme established by the Charity Commissioners on 30 September 1992, the property and investments formerly administered as asset of Ashford Almhouses and other Charities and Crothall Almshouses were to be administered as the property of this charity.

In addition, under a scheme approved by the Charity Commissioners on 8 April 1998, the property and investments formerly administered as assets of The Sidney and Lillian Howland Trust (AL) were to be administered as property of this charity.

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

The board of trustees when complete, is made up of four trustees from the Borough Council, the Rector of Ashford and the remaining trustees are individuals with local knowledge. The appointment of trustees from the council takes place within the council and the appointment of the Rector of Ashford is automatic with his position. For an individual to be appointed, they must be proposed by one of the existing trustees; then seconded by an existing trustee, and all other trustees must agree.

THE ASHFORD ALMSHOUSES  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2024

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**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

209189

**Principal address**

11 Bank Street  
Ashford  
Kent  
TN23 1DA

**Trustees**

B J Heyes  
R Blount  
L W Krause  
J D Hudson  
Rev. Canon J Worthen  
Miss C S Hannah  
Dr C J Hallett  
Cllr E E Wright  
J K Fox

**Independent Examiner**

S G Whorlow FCA  
Cassidys Chartered Accountants  
South Stour Offices  
South Stour Road  
Mersham  
Ashford  
Kent  
TN25 7HS

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....  
Rev. Canon J Worthen - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE ASHFORD ALMSHOUSES

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**Independent examiner's report to the trustees of The Ashford Almshouses**

I report to the charity trustees on my examination of the accounts of The Ashford Almshouses (the Trust) for the year ended 31 December 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 Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all 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.

S G Whorlow FCA

Cassidys Chartered Accountants  
South Stour Offices  
South Stour Road  
Mersham  
Ashford  
Kent  
TN25 7HS

Date: .....

THE ASHFORD ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2024

		31.12.24 Unrestricted fund £	31.12.23 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>	Notes		
Investment income	2	59,712	63,538
<b>EXPENDITURE ON</b>			
Raising funds	3	27,889	19,229
Other		32,849	31,730
<b>Total</b>		60,738	50,959
Net gains on investments		18,053	13,155
<b>NET INCOME</b>		17,027	25,734
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		2,886,562	2,860,828
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>2,903,589</u>	<u>2,886,562</u>

The notes form part of these financial statements

THE ASHFORD ALMSHOUSES

BALANCE SHEET  
31 DECEMBER 2024

		31.12.24 Unrestricted fund £	31.12.23 Total funds £
<b>FIXED ASSETS</b>	Notes		
Investment property	6	2,410,000	2,410,000
<b>CURRENT ASSETS</b>			
Debtors	7	419	407
Investments	8	257,257	239,205
Cash at bank		235,913	236,950
		<u>493,589</u>	<u>476,562</u>
<b>NET CURRENT ASSETS</b>		<u>493,589</u>	<u>476,562</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,903,589</u>	<u>2,886,562</u>
<b>NET ASSETS</b>		<u>2,903,589</u>	<u>2,886,562</u>
<b>FUNDS</b>	9		
Unrestricted funds		<u>2,903,589</u>	<u>2,886,562</u>
<b>TOTAL FUNDS</b>		<u>2,903,589</u>	<u>2,886,562</u>

The financial statements were approved by the Board of Trustees and authorised for issue on ..... and were signed on its behalf by:

.....  
Trustee

The notes form part of these financial statements

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

**Income**

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

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**2. INVESTMENT INCOME**

	31.12.24	31.12.23
	£	£
Rents received	47,943	56,148
Deposit account interest	10,742	6,422
Dividends received	1,027	968
	<u>59,712</u>	<u>63,538</u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024

**3. RAISING FUNDS**

**Investment management costs**

	31.12.24	31.12.23
	£	£
Property repairs	24,859	15,999
Maintenance charges	3,030	3,230
	<u>27,889</u>	<u>19,229</u>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Investment income	<u>63,538</u>
<b>EXPENDITURE ON</b>	
Raising funds	19,229
Other	<u>31,730</u>
<b>Total</b>	<u>50,959</u>
Net gains on investments	<u>13,155</u>
<b>NET INCOME</b>	25,734
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	2,860,828
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>2,886,562</u></u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024

**6. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
At 1 January 2024 and 31 December 2024	2,410,000
<b>NET BOOK VALUE</b>	
At 31 December 2024	2,410,000
At 31 December 2023	2,410,000

Fair value at 31 December 2024 is represented by:

	£
Valuation in 2018	420,000
Valuation in 2022	590,000
Cost	1,400,000
	2,410,000

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.24	31.12.23
	£	£
Prepayments	419	407

**8. CURRENT ASSET INVESTMENTS**

	31.12.24	31.12.23
	£	£
Listed investments	257,257	239,205

**9. MOVEMENT IN FUNDS**

	At 1.1.24	Net movement in funds	At 31.12.24
	£	£	£
<b>Unrestricted funds</b>			
General fund	2,886,562	17,027	2,903,589
<b>TOTAL FUNDS</b>	2,886,562	17,027	2,903,589

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
<b>Unrestricted funds</b>				
General fund	59,712	(60,738)	18,053	17,027
<b>TOTAL FUNDS</b>	59,712	(60,738)	18,053	17,027

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024

**9. MOVEMENT IN FUNDS - continued**

**Comparatives for movement in funds**

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
<b>Unrestricted funds</b>			
General fund	2,860,828	25,734	2,886,562
<b>TOTAL FUNDS</b>	2,860,828	25,734	2,886,562

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	63,538	(50,959)	13,155	25,734
<b>TOTAL FUNDS</b>	63,538	(50,959)	13,155	25,734

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.23 £	Net movement in funds £	At 31.12.24 £
<b>Unrestricted funds</b>			
General fund	2,860,828	42,761	2,903,589
<b>TOTAL FUNDS</b>	2,860,828	42,761	2,903,589

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	123,250	(111,697)	31,208	42,761
<b>TOTAL FUNDS</b>	123,250	(111,697)	31,208	42,761

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024

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**10. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2024.

THE ASHFORD ALMSHOUSES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2024

	31.12.24	31.12.23
	£	£
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Rents received	47,943	56,148
Deposit account interest	10,742	6,422
Dividends received	1,027	968
	<u>59,712</u>	<u>63,538</u>
<b>Total incoming resources</b>	59,712	63,538
<b>EXPENDITURE</b>		
<b>Investment management costs</b>		
Property repairs	24,859	15,999
Maintenance charges	3,030	3,230
	<u>27,889</u>	<u>19,229</u>
<b>Other</b>		
Wages	5,292	5,040
Rates & Water	6,145	3,401
Insurance	2,177	2,292
Electricity charges	8,147	7,272
Gas	9,437	8,586
Sundry expenses	537	4,238
Clerks expenses	245	206
Subscriptions	407	233
	<u>32,387</u>	<u>31,268</u>
<b>Support costs</b>		
<b>Governance costs</b>		
Accountancy and legal fees	462	462
Total resources expended	<u>60,738</u>	<u>50,959</u>
<b>Net (expenditure)/income before gains and losses</b>	(1,026)	12,579
<b>Realised recognised gains and losses</b>		
Realised gains/(losses) on fixed asset investments	18,053	13,155
<b>Net income</b>	<u>17,027</u>	<u>25,734</u>

This page does not form part of the statutory financial statements

**THE ASHFORD ALMSHOUSE CHARITY**

England & Wales - Charity number 209189

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# Accounts

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REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023  
FOR  
THE ASHFORD ALMSHOUSES

Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

THE ASHFORD ALMSHOUSES

CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

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THE ASHFORD ALMSHOUSES

REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted 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).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The principle object of the charity is to provide housing accommodation for poor persons of good character who are inhabitants of Ashford, Kent.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit when reviewing the charity's aims and objectives and in planning future activities.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The income of the charity from rents and investments is used to maintain and keep in good repair the properties belonging to the charity.

During the year the property held has continued to be rented to those considered to meet the charity's requirement.

**FINANCIAL REVIEW**

**Reserves policy**

The trustees maintain reserves at a level they deem sufficient for the future needs of the charity.

It is the charity's policy to maintain a balance of at least 3 months average expenditure in current accounts held at Lloyds, to meet its' day to day running costs.

In addition, the charity holds cash on deposit via the Church of England to fund large one-off repairs costs and also to generate additional investment income.

**FUTURE PLANS**

The trustees are satisfied that the investment strategy adopted will enable them to continue to maintain the properties of the charity in good order and thus continue the provision of accommodation in accordance with their charitable objects in the future.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Under a scheme established by the Charity Commissioners on 30 September 1992, the property and investments formerly administered as asset of Ashford Almshouses and other Charities and Crothall Almshouses were to be administered as the property of this charity.

In addition, under a scheme approved by the Charity Commissioners on 8 April 1998, the property and investments formerly administered as assets of The Sidney and Lillian Howland Trust (AL) were to be administered as property of this charity.

THE ASHFORD ALMSHOUSES

REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Recruitment and appointment of new trustees**

The board of trustees when complete, is made up of four trustees from the Borough Council, the Rector of Ashford and the remaining trustees are individuals with local knowledge. The appointment of trustees from the council takes place within the council and the appointment of the Rector of Ashford is automatic with his position. For an individual to be appointed, they must be proposed by one of the existing trustees; then seconded by an existing trustee, and all other trustees must agree.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

209189

**Principal address**

11 Bank Street  
Ashford  
Kent  
TN23 1DA

**Trustees**

B J Heyes  
R Blount  
L W Krause  
J D Hudson  
Rev. Canon J Worthen  
Cllr L Suddards (resigned 7.6.23)  
Miss C S Hannah  
Dr C J Hallett (appointed 7.6.23)  
Cllr E E Wright (appointed 7.6.23)  
J K Fox (appointed 17.11.23)

**Independent Examiner**

S G Whorlow FCA  
Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....  
Rev. Canon J Worthen - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE ASHFORD ALMSHOUSES

---

**Independent examiner's report to the trustees of The Ashford Almshouses**

I report to the charity trustees on my examination of the accounts of The Ashford Almshouses (the Trust) for the year ended 31 December 2023.

**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 Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all 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.

S G Whorlow FCA

Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

Date: .....

THE ASHFORD ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2023

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		31.12.23	31.12.22
		Unrestricted	Total
		fund	funds
		£	£
<b>INCOME AND ENDOWMENTS FROM</b>	Notes		
Investment income	2	63,538	55,322
		<hr/>	<hr/>
<b>EXPENDITURE ON</b>			
Raising funds	3	19,229	19,661
Other		31,730	24,146
		<hr/>	<hr/>
<b>Total</b>		50,959	43,807
		<hr/>	<hr/>
Net gains on investments		13,155	590,635
		<hr/>	<hr/>
<b>NET INCOME</b>		25,734	602,150
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		2,860,828	2,258,678
		<hr/>	<hr/>
<b>TOTAL FUNDS CARRIED FORWARD</b>		2,886,562	2,860,828
		<hr/> <hr/>	<hr/> <hr/>

The notes form part of these financial statements

THE ASHFORD ALMSHOUSES

BALANCE SHEET  
31 DECEMBER 2023

	Notes	31.12.23 Unrestricted fund £	31.12.22 Total funds £
<b>FIXED ASSETS</b>			
Investment property	6	2,410,000	2,410,000
<b>CURRENT ASSETS</b>			
Debtors	7	407	233
Investments	8	239,205	226,050
Cash at bank		236,950	224,545
		476,562	450,828
<b>NET CURRENT ASSETS</b>		476,562	450,828
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,886,562	2,860,828
<b>NET ASSETS</b>		2,886,562	2,860,828
<b>FUNDS</b>	9		
Unrestricted funds		2,886,562	2,860,828
<b>TOTAL FUNDS</b>		2,886,562	2,860,828

The financial statements were approved by the Board of Trustees and authorised for issue on .....  
and were signed on its behalf by:

.....  
Trustee

The notes form part of these financial statements

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

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**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

**Income**

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

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**2. INVESTMENT INCOME**

	31.12.23	31.12.22
	£	£
Rents received	56,148	51,879
Deposit account interest	6,422	2,548
Dividends received	968	895
	<u>63,538</u>	<u>55,322</u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023

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**3. RAISING FUNDS**

**Investment management costs**

	31.12.23	31.12.22
	£	£
Property repairs	15,999	16,461
Maintenance charges	3,230	3,200
	<u>19,229</u>	<u>19,661</u>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Investment income	<u>55,322</u>
<b>EXPENDITURE ON</b>	
Raising funds	19,661
Other	<u>24,146</u>
<b>Total</b>	<u>43,807</u>
Net gains on investments	<u>590,635</u>
<b>NET INCOME</b>	602,150
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	2,258,678
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>2,860,828</u></u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023

**6. INVESTMENT PROPERTY**

**FAIR VALUE**

At 1 January 2023  
and 31 December 2023

£

2,410,000

**NET BOOK VALUE**

At 31 December 2023

2,410,000

At 31 December 2022

2,410,000

Fair value at 31 December 2023 is represented by:

Valuation in 2018  
Valuation in 2022  
Cost

£

420,000

590,000

1,400,000

2,410,000

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

Prepayments

31.12.23

31.12.22

£

£

407

233

**8. CURRENT ASSET INVESTMENTS**

Listed investments

31.12.23

31.12.22

£

£

239,205

226,050

**9. MOVEMENT IN FUNDS**

**Unrestricted funds**

General fund

At 1.1.23  
£

Net  
movement  
in funds  
£

At  
31.12.23  
£

2,860,828

25,734

2,886,562

**TOTAL FUNDS**

2,860,828

25,734

2,886,562

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023

**9. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	63,538	(50,959)	13,155	25,734
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>63,538</u>	<u>(50,959)</u>	<u>13,155</u>	<u>25,734</u>

**Comparatives for movement in funds**

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
<b>Unrestricted funds</b>			
General fund	2,258,678	602,150	2,860,828
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>2,258,678</u>	<u>602,150</u>	<u>2,860,828</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	55,322	(43,807)	590,635	602,150
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>55,322</u>	<u>(43,807)</u>	<u>590,635</u>	<u>602,150</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.22 £	Net movement in funds £	At 31.12.23 £
<b>Unrestricted funds</b>			
General fund	2,258,678	627,884	2,886,562
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>2,258,678</u>	<u>627,884</u>	<u>2,886,562</u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

**9. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	118,860	(94,766)	603,790	627,884
	————	————	————	————
<b>TOTAL FUNDS</b>	118,860	(94,766)	603,790	627,884
	=====	=====	=====	=====

**10. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2023.

THE ASHFORD ALMSHOUSES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2023

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	31.12.23	31.12.22
	£	£
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Rents received	56,148	51,879
Deposit account interest	6,422	2,548
Dividends received	968	895
	<hr/>	<hr/>
	63,538	55,322
<b>Total incoming resources</b>	63,538	55,322
 <b>EXPENDITURE</b>		
<b>Investment management costs</b>		
Property repairs	15,999	16,461
Maintenance charges	3,230	3,200
	<hr/>	<hr/>
	19,229	19,661
 <b>Other</b>		
Wages	5,040	4,800
Rates & Water	3,401	3,483
Insurance	2,292	2,076
Electricity charges	7,272	4,130
Gas	8,586	8,187
Sundry expenses	4,238	646
Clerks expenses	206	170
Subscriptions	233	222
	<hr/>	<hr/>
	31,268	23,714
 <b>Support costs</b>		
<b>Governance costs</b>		
Accountancy and legal fees	462	432
	<hr/>	<hr/>
Total resources expended	50,959	43,807
<b>Net income before gains and losses</b>	12,579	11,515
 <b>Realised recognised gains and losses</b>		
Realised gains/(losses) on fixed asset investments	13,155	590,635
	<hr/>	<hr/>
<b>Net income</b>	25,734	602,150
	<hr/> <hr/>	<hr/> <hr/>

This page does not form part of the statutory financial statements

**THE ASHFORD ALMSHOUSE CHARITY**

England & Wales - Charity number 209189

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# Accounts

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REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022  
FOR  
THE ASHFORD ALMSHOUSES

Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

THE ASHFORD ALMSHOUSES

CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022

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Statement of Financial Activities	4
Balance Sheet	5
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## THE ASHFORD ALMSHOUSES

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

---

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted 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).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The principle object of the charity is to provide housing accommodation for poor persons of good character who are inhabitants of Ashford, Kent.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit when reviewing the charity's aims and objectives and in planning future activities.

#### **ACHIEVEMENT AND PERFORMANCE**

##### **Charitable activities**

The income of the charity from rents and investments is used to maintain and keep in good repair the properties belonging to the charity.

During the year the property held has continued to be rented to those considered to meet the charity's requirement.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

The trustees maintain reserves at a level they deem sufficient for the future needs of the charity.

It is the charity's policy to maintain a balance of at least 3 months average expenditure in current accounts held at Lloyds, to meet its' day to day running costs.

In addition, the charity holds cash on deposit via the Church of England to fund large one-off repairs costs and also to generate additional investment income.

#### **FUTURE PLANS**

The trustees are satisfied that the investment strategy adopted will enable them to continue to maintain the properties of the charity in good order and thus continue the provision of accommodation in accordance with their charitable objects in the future.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Under a scheme established by the Charity Commissioners on 30 September 1992, the property and investments formerly administered as asset of Ashford Almshouses and other Charities and Crothall Almshouses were to be administered as the property of this charity.

In addition, under a scheme approved by the Charity Commissioners on 8 April 1998, the property and investments formerly administered as assets of The Sidney and Lillian Howland Trust (AL) were to be administered as property of this charity.

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

The board of trustees when complete, is made up of four trustees from the Borough Council, the Rector of Ashford and the remaining trustees are individuals with local knowledge. The appointment of trustees from the council takes place within the council and the appointment of the Rector of Ashford is automatic with his position. For an individual to be appointed, they must be proposed by one of the existing trustees; then seconded by an existing trustee, and all other trustees must agree.

THE ASHFORD ALMSHOUSES

REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2022

---

**REFERENCE AND ADMINISTRATIVE DETAILS**

Registered Charity number

209189

**Principal address**

11 Bank Street  
Ashford  
Kent  
TN23 1DA

**Trustees**

B J Heyes  
R Blount  
L W Krause  
Lady L L Wraxall (resigned 8.12.22)  
Rev. R W Bellamy (resigned 8.6.22)  
J D Hudson  
Rev. Canon J Worthen  
Cllr L Suddards  
Miss C S Hannah

**Independent Examiner**

S G Whorlow FCA  
Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

Approved by order of the board of trustees on ..... *2 June 2023* ..... and signed on its behalf by:

..... *J J Worthen* .....  
Rev. Canon J Worthen - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE ASHFORD ALMSHOUSES

---

**Independent examiner's report to the trustees of The Ashford Almshouses**

I report to the charity trustees on my examination of the accounts of The Ashford Almshouses (the Trust) for the year ended 31 December 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 Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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.



S G Whorlow FCA  
Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

Date: 14th June 2023

THE ASHFORD ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	31.12.22 Unrestricted fund £	31.12.21 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Investment income	2	55,322	46,700
<b>EXPENDITURE ON</b>			
Raising funds	3	19,661	40,474
Other		24,146	25,314
<b>Total</b>		<b>43,807</b>	<b>65,788</b>
Net gains on investments		590,635	25,527
<b>NET INCOME</b>		<b>602,150</b>	<b>6,439</b>
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		2,258,678	2,252,239
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>2,860,828</b>	<b>2,258,678</b>

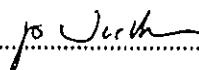
The notes form part of these financial statements

THE ASHFORD ALMSHOUSES

BALANCE SHEET  
31 DECEMBER 2022

	Notes	31.12.22 Unrestricted fund £	31.12.21 Total funds £
<b>FIXED ASSETS</b>			
Investment property	6	2,410,000	1,820,000
<b>CURRENT ASSETS</b>			
Debtors	7	233	-
Investments	8	226,050	225,415
Cash at bank		224,545	213,263
		450,828	438,678
<b>NET CURRENT ASSETS</b>		450,828	438,678
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,860,828	2,258,678
<b>NET ASSETS</b>		2,860,828	2,258,678
<b>FUNDS</b>	9		
Unrestricted funds		2,860,828	2,258,678
<b>TOTAL FUNDS</b>		2,860,828	2,258,678

The financial statements were approved by the Board of Trustees and authorised for issue on 7 June 2023 and were signed on its behalf by:

.....   
Trustee

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022

---

1. ACCOUNTING POLICIES

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

**Income**

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

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	31.12.22	31.12.21
	£	£
Rents received	51,879	45,602
Deposit account interest	2,548	252
Dividends received	895	846
	<u>55,322</u>	<u>46,700</u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022

3. RAISING FUNDS

Investment management costs	31.12.22	31.12.21
	£	£
Property repairs	16,461	37,319
Maintenance charges	3,200	3,155
	<u>19,661</u>	<u>40,474</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Investment income	<u>46,700</u>
<b>EXPENDITURE ON</b>	
Raising funds	40,474
Other	<u>25,314</u>
Total	<u>65,788</u>
Net gains on investments	<u>25,527</u>
<b>NET INCOME</b>	6,439
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	<u>2,252,239</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>2,258,678</u></u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022

<b>6.</b>	<b>INVESTMENT PROPERTY</b>		£
	<b>FAIR VALUE</b>		
	At 1 January 2022		1,820,000
	Revaluation		590,000
			2,410,000
	At 31 December 2022		2,410,000
	<b>NET BOOK VALUE</b>		
	At 31 December 2022		2,410,000
			2,410,000
	At 31 December 2021		1,820,000
	Fair value at 31 December 2022 is represented by:		
			£
	Valuation in 2018		420,000
	Valuation in 2022		590,000
	Cost		1,400,000
			2,410,000
<b>7.</b>	<b>DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	31.12.22	31.12.21
		£	£
	Prepayments	233	-
		233	-
<b>8.</b>	<b>CURRENT ASSET INVESTMENTS</b>	31.12.22	31.12.21
		£	£
	Listed investments	226,050	225,415
		226,050	225,415
<b>9.</b>	<b>MOVEMENT IN FUNDS</b>		
		At 1.1.22	Net movement in funds
		£	£
	<b>Unrestricted funds</b>		At 31.12.22
	General fund	2,258,678	602,150
		2,258,678	2,860,828
	<b>TOTAL FUNDS</b>	2,258,678	602,150
			2,860,828

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022

9. **MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	55,322	(43,807)	590,635	602,150
<b>TOTAL FUNDS</b>	<u>55,322</u>	<u>(43,807)</u>	<u>590,635</u>	<u>602,150</u>

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
<b>Unrestricted funds</b>			
General fund	2,252,239	6,439	2,258,678
<b>TOTAL FUNDS</b>	<u>2,252,239</u>	<u>6,439</u>	<u>2,258,678</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	46,700	(65,788)	25,527	6,439
<b>TOTAL FUNDS</b>	<u>46,700</u>	<u>(65,788)</u>	<u>25,527</u>	<u>6,439</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.21 £	Net movement in funds £	At 31.12.22 £
<b>Unrestricted funds</b>			
General fund	2,252,239	608,589	2,860,828
<b>TOTAL FUNDS</b>	<u>2,252,239</u>	<u>608,589</u>	<u>2,860,828</u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022

---

9. **MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	102,022	(109,595)	616,162	608,589
	<u>102,022</u>	<u>(109,595)</u>	<u>616,162</u>	<u>608,589</u>

10. **RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2022.

**THE ASHFORD ALMSHOUSE CHARITY**

England & Wales - Charity number 209189

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# Accounts

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REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021  
FOR  
THE ASHFORD ALMSHOUSES

Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

THE ASHFORD ALMSHOUSES

CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021

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THE ASHFORD ALMSHOUSES  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2021

---

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted 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).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The principle object of the charity is to provide housing accommodation for poor persons of good character who are inhabitants of Ashford, Kent.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit when reviewing the charity's aims and objectives and in planning future activities.

#### **ACHIEVEMENT AND PERFORMANCE**

##### **Charitable activities**

The income of the charity from rents and investments is used to maintain and keep in good repair the properties belonging to the charity.

During the year the property held has continued to be rented to those considered to meet the charity's requirement.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

The trustees maintain reserves at a level they deem sufficient for the future needs of the charity.

It is the charity's policy to maintain a balance of at least 3 months average expenditure in current accounts held at Lloyds, to meet its' day to day running costs.

In addition, the charity holds cash on deposit via the Church of England to fund large one-off repairs costs and also to generate additional investment income.

#### **FUTURE PLANS**

The trustees are satisfied that the investment strategy adopted will enable them to continue to maintain the properties of the charity in good order and thus continue the provision of accommodation in accordance with their charitable objects in the future.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Under a scheme established by the Charity Commissioners on 30 September 1992, the property and investments formerly administered as asset of Ashford Almshouses and other Charities and Crothall Almshouses were to be administered as the property of this charity.

In addition, under a scheme approved by the Charity Commissioners on 8 April 1998, the property and investments formerly administered as assets of The Sidney and Lillian Howland Trust (AL) were to be administered as property of this charity.

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

The board of trustees when complete, is made up of four trustees from the Borough Council, the Rector of Ashford and the remaining trustees are individuals with local knowledge. The appointment of trustees from the council takes place within the council and the appointment of the Rector of Ashford is automatic with his position. For an individual to be appointed, they must be proposed by one of the existing trustees; then seconded by an existing trustee, and all other trustees must agree.

THE ASHFORD ALMSHOUSES

REPORT OF THE TRUSTEES  
for the Year Ended 31 December 2021

---

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**  
209189

**Principal address**

11 Bank Street  
Ashford  
Kent  
TN23 1DA

**Trustees**

Mrs S J Sawyer (deceased 16.1.21)  
B J Heyes  
R Blount  
L W Krause  
Lady L L Wraxall  
Rev. R W Bellamy  
J D Hudson  
Rev. Canon J Worthen  
Cllr L Suddards  
Miss C S Hannah (appointed 30.6.21)

**Independent Examiner**

S G Whorlow FCA  
Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

Approved by order of the board of trustees on .....15 June 2022..... and signed on its behalf by:

.....  
Rev. Canon J Worthen - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE ASHFORD ALMSHOUSES

---

**Independent examiner's report to the trustees of The Ashford Almshouses**

I report to the charity trustees on my examination of the accounts of The Ashford Almshouses (the Trust) for the year ended 31 December 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 Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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.



S G Whorlow FCA  
Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

Date: 11th July 2022

THE ASHFORD ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	31.12.21 Unrestricted fund £	31.12.20 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Investment income	2	46,700	45,071
<b>EXPENDITURE ON</b>			
Raising funds	3	40,474	21,726
Other		25,314	21,290
<b>Total</b>		<u>65,788</u>	<u>43,016</u>
Net gains/(losses) on investments		25,527	(7,323)
<b>NET INCOME/(EXPENDITURE)</b>		6,439	(5,268)
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>		2,252,239	2,257,507
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>2,258,678</u></u>	<u><u>2,252,239</u></u>

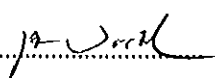
The notes form part of these financial statements

THE ASHFORD ALMSHOUSES

BALANCE SHEET  
31 DECEMBER 2021

	Notes	31.12.21 Unrestricted fund £	31.12.20 Total funds £
<b>FIXED ASSETS</b>			
Investment property	6	1,820,000	1,820,000
<b>CURRENT ASSETS</b>			
Investments	7	225,415	199,888
Cash at bank		213,263	232,351
		438,678	432,239
<b>NET CURRENT ASSETS</b>		438,678	432,239
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,258,678	2,252,239
<b>NET ASSETS</b>		2,258,678	2,252,239
<b>FUNDS</b>	8		
Unrestricted funds		2,258,678	2,252,239
<b>TOTAL FUNDS</b>		2,258,678	2,252,239

The financial statements were approved by the Board of Trustees and authorised for issue on .....15 June 2022..... and were signed on its behalf by:

.....  
Trustee

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021

---

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

**Income**

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

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**2. INVESTMENT INCOME**

	31.12.21	31.12.20
	£	£
Rents received	45,602	43,116
Deposit account interest	252	1,065
Dividends received	846	890
	<u>46,700</u>	<u>45,071</u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2021

**3. RAISING FUNDS**

**Investment management costs**

	31.12.21	31.12.20
	£	£
Property repairs	37,319	19,016
Maintenance charges	3,155	2,710
	<u>40,474</u>	<u>21,726</u>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Investment income	45,071
<b>EXPENDITURE ON</b>	
Raising funds	21,726
Other	21,290
<b>Total</b>	<u>43,016</u>
Net gains/(losses) on investments	(7,323)
<b>NET INCOME/(EXPENDITURE)</b>	<u>(5,268)</u>
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	2,257,507
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>2,252,239</u></u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2021

6. INVESTMENT PROPERTY

	£
<b>FAIR VALUE</b>	
At 1 January 2021 and 31 December 2021	1,820,000
<b>NET BOOK VALUE</b>	
At 31 December 2021	1,820,000
At 31 December 2020	1,820,000

7. CURRENT ASSET INVESTMENTS

	31.12.21 £	31.12.20 £
Listed investments	225,415	199,888

8. MOVEMENT IN FUNDS

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
<b>Unrestricted funds</b>			
General fund	2,252,239	6,439	2,258,678
<b>TOTAL FUNDS</b>	2,252,239	6,439	2,258,678

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	46,700	(65,788)	25,527	6,439
<b>TOTAL FUNDS</b>	46,700	(65,788)	25,527	6,439

Comparatives for movement in funds

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
<b>Unrestricted funds</b>			
General fund	2,257,507	(5,268)	2,252,239
<b>TOTAL FUNDS</b>	2,257,507	(5,268)	2,252,239

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2021

**8. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	45,071	(43,016)	(7,323)	(5,268)
<b>TOTAL FUNDS</b>	<u>45,071</u>	<u>(43,016)</u>	<u>(7,323)</u>	<u>(5,268)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.20 £	Net movement in funds £	At 31.12.21 £
<b>Unrestricted funds</b>			
General fund	2,257,507	1,171	2,258,678
<b>TOTAL FUNDS</b>	<u>2,257,507</u>	<u>1,171</u>	<u>2,258,678</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	91,771	(108,804)	18,204	1,171
<b>TOTAL FUNDS</b>	<u>91,771</u>	<u>(108,804)</u>	<u>18,204</u>	<u>1,171</u>

**9. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2021.

**THE ASHFORD ALMSHOUSE CHARITY**

England & Wales - Charity number 209189

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# Accounts

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REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020  
FOR  
THE ASHFORD ALMSHOUSES

Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

THE ASHFORD ALMSHOUSES

CONTENTS OF THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2020

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Balance Sheet	5
Notes to the Financial Statements	6 to 9
Detailed Statement of Financial Activities	10

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## THE ASHFORD ALMSHOUSES

### REPORT OF THE TRUSTEES for the Year Ended 31 December 2020

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The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted 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).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The principle object of the charity is to provide housing accommodation for poor persons of good character who are inhabitants of Ashford, Kent.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit when reviewing the charity's aims and objectives and in planning future activities.

#### **ACHIEVEMENT AND PERFORMANCE**

##### **Charitable activities**

The income of the charity from rents and investments is used to maintain and keep in good repair the properties belonging to the charity.

During the year the property held has continued to be rented to those considered to meet the charity's requirement.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

The trustees maintain reserves at a level they deem sufficient for the future needs of the charity.

It is the charity's policy to maintain a balance of at least 3 months average expenditure in current accounts held at Lloyds, to meet its' day to day running costs.

In addition, the charity holds cash on deposit via the Church of England to fund large one-off repairs costs and also to generate additional investment income.

#### **FUTURE PLANS**

The trustees are satisfied that the investment strategy adopted will enable them to continue to maintain the properties of the charity in good order and thus continue the provision of accommodation in accordance with their charitable objects in the future.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Under a scheme established by the Charity Commissioners on 30 September 1992, the property and investments formerly administered as asset of Ashford Almshouses and other Charities and Crothall Almshouses were to be administered as the property of this charity.

In addition, under a scheme approved by the Charity Commissioners on 8 April 1998, the property and investments formerly administered as assets of The Sidney and Lillian Howland Trust (AL) were to be administered as property of this charity.

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

The board of trustees when complete, is made up of four trustees from the Borough Council, the Rector of Ashford and the remaining trustees are individuals with local knowledge. The appointment of trustees from the council takes place within the council and the appointment of the Rector of Ashford is automatic with his position. For an individual to be appointed, they must be proposed by one of the existing trustees; then seconded by an existing trustee, and all other trustees must agree.

THE ASHFORD ALMSHOUSES

REPORT OF THE TRUSTEES  
for the Year Ended 31 December 2020

---

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

209189

**Principal address**

11 Bank Street  
Ashford  
Kent  
TN23 1DA

**Trustees**

Mrs S J Sawyer (deceased 16.1.21)  
B J Heyes  
R Blount  
D G Fifield (deceased 25.4.20)  
L W Krause  
Lady L L Wraxall  
Rev. R W Bellamy  
Cllr A Ward (deceased 22.7.20)  
J D Hudson (appointed 2.6.20)  
Canon J Worthen (appointed 1.11.20)  
Cllr L Suddards (appointed 8.8.20)

**Independent Examiner**

S G Whorlow FCA  
Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

Approved by order of the board of trustees on 30/06/2021 and signed on its behalf by:



.....  
Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE ASHFORD ALMSHOUSES

---

**Independent examiner's report to the trustees of The Ashford Almshouses**

I report to the charity trustees on my examination of the accounts of The Ashford Almshouses (the Trust) for the year ended 31 December 2020.

**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 Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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.



S G Whorlow FCA  
Cassidys Chartered Accountants  
South Stour Offices  
Roman Road  
Mersham  
Ashford  
Kent  
TN25 7HS

Date: 6<sup>th</sup> July 2021

THE ASHFORD ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES  
for the Year Ended 31 December 2020

	Notes	31.12.20 Unrestricted fund £	31.12.19 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Investment income	2	45,071	45,703
<b>EXPENDITURE ON</b>			
Raising funds	3	21,726	28,953
Other		21,290	27,686
<b>Total</b>		43,016	56,639
Net gains/(losses) on investments		(7,323)	31,204
<b>NET INCOME/(EXPENDITURE)</b>		(5,268)	20,268
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		2,257,507	2,237,239
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>2,252,239</u>	<u>2,257,507</u>

The notes form part of these financial statements

THE ASHFORD ALMSHOUSES

BALANCE SHEET  
31 December 2020

		31.12.20	31.12.19
		Unrestricted	Total
		fund	funds
		£	£
<b>FIXED ASSETS</b>			
Investment property	6	1,820,000	1,820,000
<b>CURRENT ASSETS</b>			
Investments	7	199,888	207,211
Cash at bank		232,351	230,296
		<u>432,239</u>	<u>437,507</u>
<b>NET CURRENT ASSETS</b>		<u>432,239</u>	<u>437,507</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,252,239</u>	<u>2,257,507</u>
<b>NET ASSETS</b>		<u>2,252,239</u>	<u>2,257,507</u>
<b>FUNDS</b>	8		
Unrestricted funds		<u>2,252,239</u>	<u>2,257,507</u>
<b>TOTAL FUNDS</b>		<u>2,252,239</u>	<u>2,257,507</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 30/06/2021 and were signed on its behalf by:



Trustee

The notes form part of these financial statements

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2020

---

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

**Income**

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

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**2. INVESTMENT INCOME**

	31.12.20	31.12.19
	£	£
Rents received	43,116	43,177
Deposit account interest	1,065	1,635
Dividends received	890	891
	<u>45,071</u>	<u>45,703</u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31 December 2020

3. RAISING FUNDS

Investment management costs

	31.12.20	31.12.19
	£	£
Property repairs	19,016	26,173
Maintenance charges	2,710	2,780
	<u>21,726</u>	<u>28,953</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Investment income	45,703
<b>EXPENDITURE ON</b>	
Raising funds	28,953
Other	27,686
<b>Total</b>	<u>56,639</u>
Net gains on investments	31,204
<b>NET INCOME</b>	20,268
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	2,237,239
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>2,257,507</u></u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31 December 2020

**6. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
At 1 January 2020 and 31 December 2020	<u>1,820,000</u>
<b>NET BOOK VALUE</b>	
At 31 December 2020	<u><u>1,820,000</u></u>
At 31 December 2019	<u><u>1,820,000</u></u>

**7. CURRENT ASSET INVESTMENTS**

	31.12.20 £	31.12.19 £
Listed investments	<u>199,888</u>	<u>207,211</u>

**8. MOVEMENT IN FUNDS**

	At 1/1/20 £	Net movement in funds £	At 31/12/20 £
<b>Unrestricted funds</b>			
General fund	2,257,507	(5,268)	2,252,239
<b>TOTAL FUNDS</b>	<u>2,257,507</u>	<u>(5,268)</u>	<u>2,252,239</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	45,071	(43,016)	(7,323)	(5,268)
<b>TOTAL FUNDS</b>	<u>45,071</u>	<u>(43,016)</u>	<u>(7,323)</u>	<u>(5,268)</u>

Comparatives for movement in funds

	At 1/1/19 £	Net movement in funds £	At 31/12/19 £
<b>Unrestricted funds</b>			
General fund	2,237,239	20,268	2,257,507
<b>TOTAL FUNDS</b>	<u>2,237,239</u>	<u>20,268</u>	<u>2,257,507</u>

THE ASHFORD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31 December 2020

**8. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	45,703	(56,639)	31,204	20,268
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL FUNDS</b>	<u>45,703</u>	<u>(56,639)</u>	<u>31,204</u>	<u>20,268</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/1/19 £	Net movement in funds £	At 31/12/20 £
<b>Unrestricted funds</b>			
General fund	2,237,239	15,000	2,252,239
	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL FUNDS</b>	<u>2,237,239</u>	<u>15,000</u>	<u>2,252,239</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	90,774	(99,655)	23,881	15,000
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL FUNDS</b>	<u>90,774</u>	<u>(99,655)</u>	<u>23,881</u>	<u>15,000</u>

**9. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2020.

THE ASHFORD ALMSHOUSES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
for the Year Ended 31 December 2020

	31.12.20	31.12.19
	£	£
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Rents received	43,116	43,177
Deposit account interest	1,065	1,635
Dividends received	890	891
	<u>45,071</u>	<u>45,703</u>
<b>Total incoming resources</b>	45,071	45,703
<b>EXPENDITURE</b>		
<b>Investment management costs</b>		
Property repairs	19,016	26,173
Maintenance charges	2,710	2,780
	<u>21,726</u>	<u>28,953</u>
<b>Other</b>		
Wages	3,328	3,328
Rates & Water	3,363	6,714
Insurance	2,738	2,724
Electricity charges	3,891	5,573
Gas	6,552	7,893
Sundry expenses	160	390
Clerks expenses	388	204
Subscriptions	210	200
	<u>20,630</u>	<u>27,026</u>
<b>Support costs</b>		
<b>Governance costs</b>		
Accountancy and legal fees	660	660
	<u>660</u>	<u>660</u>
<b>Total resources expended</b>	43,016	56,639
	<u>43,016</u>	<u>56,639</u>
<b>Net income/(expenditure) before gains and losses</b>	2,055	(10,936)
<b>Realised recognised gains and losses</b>		
Realised gains/(losses) on fixed asset investments	(7,323)	31,204
	<u>(7,323)</u>	<u>31,204</u>
<b>Net (expenditure)/income</b>	<u>(5,268)</u>	<u>20,268</u>

This page does not form part of the statutory financial statements