

**THE ALMSHOUSE CHARITY OF WYNN ELLIS**  
**TRUSTEES' REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**  
**CHARITY NUMBER - 209247**

**THE ALMSHOUSE CHARITY OF WYNN ELLIS**

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FOR THE YEAR ENDED 31 DECEMBER 2020**

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**TRUSTEES AND ADVISORS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**Trustees**

Cllr Ian Thomas (resigned 16 June 2020)  
Reverend Simon Tillotson (appointed as Chairman 05 October 2020)  
Jean Martin  
Anthony Gambrell  
Valerie Kenny

**Correspondence address**

52-54 High Street  
Whitstable  
Kent  
CT5 1BG

**Bankers**

CAF (Charities Aid Foundation)  
25 Kings Hill Avenue  
Kings Hill  
West Malling  
Kent ME19 4TA

**Independent examiner**

Duncan Cochrane-Dyet BSc BFP FCA  
MHA MacIntyre Hudson  
71 New Dover Road  
Canterbury  
Kent  
CT1 3DZ

**Charity number**

209247

**TRUSTEES REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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The Trustees present their report and accounts for the year ended 31 December 2020.

**Governing Document and Constitution**

The Almshouse Charity of Wynn Ellis is a charitable trust governed by the Charity Commission Scheme dated the 8 March 1989 and all correspondence should be addressed as shown on page 1.

**Objects of the Charity**

The objects of the Trust are to maintain The Wynn Ellis Almshouses in order to provide accommodation for residents meeting the qualification requirements of the scheme.

By maintaining The Wynn Ellis Almshouses, accommodation is provided for residents who meet the qualification requirements of the scheme.

**Recruitment, appointment, induction and training of new trustees**

The Trustees will appoint new trustees as and when necessary, and when one of the existing Trustees resigns. A new Trustee will be appointed by being duly proposed and seconded at a meeting of the Trustees. No training is necessary. However, a full understanding of the Charity Trust Deed is necessary.

Unfortunately and very sadly, Ian Thomas passed away on 16th June 2020. The period since his death has been very difficult indeed for the Charity. Reverend Simon Christopher Tillotson was appointed as the new Chairman on Monday 5th October 2020.

Trustees are kept up to date as they receive regular updates from the Charity Commission.

**Review of achievements during the year and public benefit statement**

The charity continues to provide housing for those people in need in Whitstable. The Almshouse flats have all been occupied throughout the year, and the benefit to the public is that they provide a safe and comfortable residence at a low cost to single ladies in Whitstable, who have little capital and income.

**Risk review**

The Trustees have considered the major risks to the charity and have taken the action they consider necessary to maintain the charity's income in order to achieve its objectives.

**Charity's ability to continue as a going concern.**

The charity is financed from rents collected from tenants of the Almshouses and from interest on invested funds and this will continue in the future.

The Trustees have considered the circumstances of Covid -19 and do not regard them as having an impact on the charity's activities. After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

This report was approved by the trustees and signed on its' behalf by:-



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**S Tillotson**  
**Chairperson**

**Date:** 18/10/2021

**INDEPENDENT EXAMINER'S REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2020 which are set out on pages 4 to 6.

**Responsibilities and basis of report**

As the charity's trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records.

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.

  
.....

**D Cochrane-Dyet BSc BFP FCA  
MHA MacIntyre Hudson  
Chartered Accountants  
71 New Dover Road  
Canterbury  
Kent  
CT1 3DZ**

**Date:** 21 October 2021

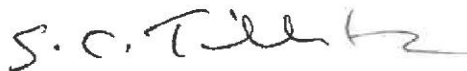
**RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Notes	Unrestricted funds £	Restricted funds £	Total 2020 £	Total 2019 £
<b>Receipts</b>					
<b>Receipts from generated funds:</b>					
Voluntary income:					
Grants and donations received	1	-	-	-	500
Activities for generating funds:					
Rental income		53,368	-	53,368	50,694
Investment income	2	312	-	312	308
<b>Total receipts</b>		<b>53,680</b>	<b>-</b>	<b>53,680</b>	<b>51,502</b>
<b>Payments</b>					
Cost of generating funds	3	9,972	-	9,972	35,165
Governance costs					
Administrative expenses	4	22,106	-	22,106	15,058
Loan repayments - Canterbury City Council		17,178	-	17,178	17,178
<b>Total payments</b>		<b>49,256</b>	<b>-</b>	<b>49,256</b>	<b>67,401</b>
<b>Net receipts / (payments)</b>		<b>4,424</b>	<b>-</b>	<b>4,424</b>	<b>(15,899)</b>
Cash balances brought forward at 1 January 2020					
		48,597	-	48,597	64,496
Cash balances carried forward at 31 December 2020					
		53,021	-	53,021	48,597

**STATEMENT OF ASSETS AND LIABILITIES  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	2020 £	2019 £
<b>Cash funds</b>		
CAF Cash & CAF Gold Accounts	53,020	48,597
<b>Investment assets</b>		
M&G NAACIF accumulation fund	26,340	27,205
CCLA COIF income fund	10,733	10,087
	37,073	37,292
<b>Liabilities</b>		
Accountancy fees	1,573	2,509
Administrative expenses	1,200	1,200
Canterbury City Council loan	148,587	158,824
	151,360	162,533

These accounts were approved by the trustees and signed by:



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**S Tillotson**  
**Chairperson**

**Date:** 18/10/2021

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>1 Grants and donations received</b>		
Donation from WNEC	-	500
	-	500
<b>2 Investment income</b>		
Investment income - CCLA	309	303
Bank interest	3	5
	312	308
<b>3 Costs of generating funds</b>		
Property repairs	5,132	29,862
Property insurance	1,656	1,728
Other property expenses	1,565	1,956
Lifeline rental	1,619	1,619
	9,972	35,165
<b>4 Administrative expenses</b>		
Furley Page professional fees	19,080	14,880
Independent examiners fees	2,764	-
Sundries	262	178
	22,106	15,058
<b>5 Related party transactions</b>		
An annual payment of £500 was approved in October to Mr Anthony Gambrill for his role as emergency contact for residents, the amount thereby payable in the year was £125 (2019: £nil).		
Aggregate donations received during the year from related parties amounted to £nil (2019: £500). There were no conditions attached to the donations received.		