

THE ALMSHOUSE CHARITY OF WYNN ELLIS
TRUSTEES' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022
CHARITY NUMBER - 209247

THE ALMSHOUSE CHARITY OF WYNN ELLIS

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FOR THE YEAR ENDED 31 DECEMBER 2022**

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**TRUSTEES AND ADVISORS
FOR THE YEAR ENDED 31 DECEMBER 2022**

Trustees

Reverend Simon Tillotson (Chairman)
Anthony Gambrell (resigned 22 May 2023)
Valerie Kenny
Robert Sissons
Ian McCartney
Howard Barker (appointed 5 December 2022)

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
Victoria Court
17-21 Ashford Road
Maidstone
Kent
ME14 5DA

Charity number

209247

**TRUSTEES REPORT
FOR THE YEAR ENDED 31 DECEMBER 2022**

The Trustees present their report and accounts for the year ended 31 December 2022.

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.

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.

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:-

.....
S Tillotson
Chairperson
Date:



21/9/2023

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2022**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2022 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').

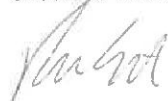
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

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
For and on behalf of MHA
Maidstone
United Kingdom

Date: 25 September 2023

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Notes	Unrestricted funds £	Restricted funds £	Total 2022 £	Total 2021 £
Receipts					
Rental income		55,685	-	55,685	48,413
Investment income	1	347	-	347	315
Total receipts		<u>56,032</u>	<u>-</u>	<u>56,032</u>	<u>48,728</u>
Payments					
Cost of generating funds	2	10,539	-	10,539	15,797
Administrative expenses	3	46,631	-	46,631	39,186
Loan repayments - Canterbury City Council		17,178	-	17,178	17,178
Total payments		<u>74,348</u>	<u>-</u>	<u>74,348</u>	<u>72,161</u>
Net of receipts / (payments)		<u>(18,316)</u>	<u>-</u>	<u>(18,316)</u>	<u>(23,433)</u>
Cash balances brought forward at 1 January 2022		<u>29,588</u>	<u>-</u>	<u>53,021</u>	<u>53,021</u>
Cash balances carried forward at 31 December 2022		<u>11,272</u>	<u>-</u>	<u>34,705</u>	<u>29,588</u>

**STATEMENT OF ASSETS AND LIABILITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	2022 £	2021 £
Cash funds		
CAF Cash & CAF Gold Accounts	11,272	29,588
Investment assets		
M&G NAACIF accumulation fund	30,045	29,810
CCLA COIF income fund	10,830	12,255
	40,875	42,065
Liabilities		
Accountancy fees	2,970	2,020
Administrative expenses	1,500	2,400
Canterbury City Council loan	126,282	137,740
	130,752	142,160

These accounts were approved by the trustees and signed by:

.....
S Tillotson
Chairperson

Date:

S. C. Tillotson
21/9/2023

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

1 Investment income		
Investment income - CCLA	323	315
Bank interest	24	-
	<u>347</u>	<u>315</u>
2 Costs of generating funds		
Property repairs	5,758	9,292
Property insurance	1,857	1,704
Other property expenses	1,449	3,182
Lifeline rental	1,475	1,619
	<u>10,539</u>	<u>15,797</u>
3 Administrative expenses		
Furley Page professional fees	43,337	36,187
Independent examiners fees	2,700	1,888
Sundries	594	1,111
	<u>46,631</u>	<u>39,186</u>
4 Related party transactions		
There were no related party transactions in the year (2022: £NIL).		