

PETLEY AND DEAKINS ALMSHOUSE CHARITY

England & Wales · Charity number 209248

Details

Status Registered

Legal form Other

Registered 1963-05-23

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

Contact

Address 13 Quarry Rise
Tonbridge
Kent
TN9 2PQ

Phone 07929 550214

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Activities

Objects: BENEFIT OF ALMSPEOPLE OF THE ALMSHOUSES BELONGING TO THE CHARITY WHO SHALL BE POOR PERSONS OF GOOD CHARACTER WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) ARE RESIDENT IN THE AREA OF THE ANCIENT PARISH OF TONBRIDGE AT TIME OF APPOINTMENT.

Activities: Almshouse with eight flats and two other flats in another building held as Almshouse flats

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
2024-12-31	£50,136	£64,449	-	-
2023-12-31	£43,185	£23,699	-	-
2022-12-31	£39,591	£59,610	-	-
2021-12-31	£42,356	£18,379	-	-
2020-12-31	£40,832	£34,536	-	-

Trustees

Name	Role	Appointed
HELEN MARGARET NOBLE	Chair	2012-09-27
April Clark		2022-01-24
Dr JULIET ROBERTS		
Frani Hoskins		2022-01-24
Mike Shackleton		2022-06-20
The Rev Canon MARK BARKER		
Tom Chaloner Mr		2022-10-17

Linked charities

- DAVID OSBORNE (209248-1)

PETLEY AND DEAKINS ALMSHOUSE CHARITY

England & Wales - Charity number 209248

Accounts

PETLEY AND DEAKINS ALMSHOUSE CHARITY
TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

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PETLEY AND DEAKINS ALMSHOUSE CHARITY**REFERENCE AND ADMINISTRATIVE INFORMATION**

REGISTERED CHARITY NUMBER	209248
REGISTERED ADDRESS	30 Great Bounds Drive Tunbridge Wells TN4 0TR
TRUSTEES	Mrs Helen Noble (Chair) Rev Mark Barker Mr Tom Chaloner Mrs April Clark Mrs Frani Hoskins Dr Juliet Roberts Mr Michael Shackleton
TREASURER	Mr Nikolai Naylor
CLERK TO THE TRUSTEES	Mrs Helen Noble (until 31st May 2024) Mrs Emily Case (from 1st June 2024)
BANKERS	Lloyds TSB Bank plc 82 Mount Pleasant Road Tunbridge Wells Kent TN1 1RP
INDEPENDENT EXAMINERS	Steve Hale FCA, FCCA on behalf of: Perrys Audit Ltd Churchdown Chambers Bordyke Tonbridge Kent TN9 1NR

PETLEY AND DEAKINS ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

The Trustees present their Report and Financial Statements for the year ended 31 December 2024.

REFERENCE AND ADMINISTRATIVE INFORMATION

Details are shown on page 2. The present incumbent of St Peter and St Paul's Church, the Reverend Ben Thorndike, has indicated, as a result of other commitments, that he is not willing to act as an ex officio Trustee, and he is therefore not listed as such in these Financial Statements.

OBJECTIVES AND ACTIVITIES

The objective of the charity is to provide accommodation for poor persons of good character ordinarily residing in the Ancient Parish of Tonbridge.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Petley and Deakins Almshouse Charity was founded in the 18th Century and is currently regulated by an order of the Charity Commissioners approving a Scheme including appointment of Trustees dated 15 September 1970.

The Trustees meet at regular intervals during the year. The day-to-day administration is carried out by the Warden which is a part time salaried role, in collaboration with the Chair which is a purely voluntary role.

PUBLIC BENEFIT

In meeting the objectives the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and judge that all their activities meet this guidance.

ACHIEVEMENTS AND PERFORMANCE

All of the flats were occupied throughout the year. During the course of 2024 all the bathrooms at Petley Court were fully refurbished, save one which will be refurbished by TMBC to meet the needs of one Resident. The bathroom at Flat 1 St Eanswythes was also refurbished as a poor initial build caused severe damp problems.

The flats were maintained as was required throughout the year.

FINANCIAL REVIEW

The results for the year are shown on the Statement of Financial Activities.

The financial position of the charity continues to be most satisfactory with sufficient funds to meet emergency costs that are uninsured.

Reserves

Reserves of £20,000 are held to cover refurbishment costs. Reserves above this amount are accumulated in a Future Property Fund until there is enough in the fund to purchase a further property, in order to further carry out the charity's objectives. Going forward the Trustees acknowledge that in line with documents from the Charity Commission dated 1980 the accounts will show an Extraordinary Repair Fund and a Cyclical Maintenance Fund.

FUTURE PLANS

It is anticipated that work will start on updating all Kitchens at Petley Court during the course of 2025..

Whilst it has been the aim of the Trustees to buy a new property, for the time being given the cost of property in the Ancient Parish of Tonbridge and the need for the kitchen and bathroom refurbishments, this aim is not currently a realistic one.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES, CONTINUED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Charity Law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those Financial Statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies are in accordance with applicable accounting standards;
- 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 which disclose with reasonable accuracy at any time the financial position of the Charity and to 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 taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees :

Helen Noble
Chair of Trustees

Helen Noble

Reverend Mark Barker
Trustee

Mark Barker

Dr Juliet Roberts
Trustee

Juliet Roberts

Date

3rd June 2025

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PETLEY AND DEAKINS ALMSHOUSE CHARITY**

We report on the Financial Statements of the Charity for the year ended 31 December 2024 which are set out on pages 6 to 11.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The Trustees are responsible for the preparation of the Financial Statements. The Trustees consider that an audit is not required for the year (under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is our responsibility to:

- examine the Financial Statements (under section 145 of the Act);
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Act); and
- to state whether particular matters have come to our attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

Our examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the Financial Statements presented with those records. It also includes consideration of any unusual items or disclosures in the Financial Statements, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the Financial Statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with our examination, no matter has come to our attention:

(1) which gives us reasonable cause to believe that in any material respect the requirements:

- to keep accounting records (in accordance with section 130 of the Act); and
- to prepare Financial Statements which accord with the accounting records and comply with the accounting requirements of the Act.

have not been met; or

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements to be reached.

S Hale

**Steve Hale FCA FCCA
on behalf of Perrys Audit Ltd**

**Churchdown 4.6.25
Bordyke
Tonbridge
Kent TN9 1NR**

PETLEY AND DEAKINS ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Income from:					
Maintenance contributions			43,532		40,272
Electricity generation			2,242		2,702
Investments			4,362		211
			<u>50,136</u>		<u>43,185</u>
Expenditure on:					
Charitable activities:					
Day to day maintenance and services		7,655		6,379	
Cyclical maintenance		50,193		11,660	
Residents' welfare		500		500	
Salaries		4,550		-	
Governance: Accountancy and Independent Examiner's fees		924		900	
Legal fees		408		-	
Sundry expenses		219		47	
			<u>64,449</u>		<u>19,486</u>
Net income			<u>(14,313)</u>		<u>23,699</u>
Gain/(loss) on revaluation of investments					
Endowment Fund	4		24		13
Net movement in funds			<u>(14,289)</u>		<u>23,712</u>
Total funds brought forward			481,563		457,851
Total funds carried forward	8		<u><u>467,274</u></u>		<u><u>481,563</u></u>

There were no other recognised gains or losses during the current or previous year.

The Notes on Pages 8 to 11 form part of these Financial Statements.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible fixed assets	3				
Housing Properties			659,133		659,133
Equipment			-		-
			<u>659,133</u>		<u>659,133</u>
Investments					
Endowment Fund	4		760		736
Total fixed assets			<u>659,893</u>		<u>659,869</u>
Current assets					
Debtors	5	160		160	
Cash at bank and in hand:					
COIF Charities Deposit Account		107		102	
Lloyds TSB bank accounts		<u>140,104</u>		<u>155,558</u>	
Total cash at bank and in hand		<u>140,211</u>		<u>155,660</u>	
Total current assets		140,371		155,820	
Creditors:					
Amounts falling due within one year	6		<u>1,109</u>		<u>2,245</u>
Net current assets			139,262		153,575
Creditors:	7				
Amounts falling due after more than one year			331,881		331,881
Net assets			<u><u>467,274</u></u>		<u><u>481,563</u></u>
Capital and Reserves					
Unrestricted funds	8		<u><u>467,274</u></u>		<u><u>481,563</u></u>

The Notes on Pages 8 to 11 form part of these Financial Statements.

The Financial Statements were approved by the Trustees on :

Helen Noble
Chair of Trustees

Helen Noble

Reverend Mark Barker
Trustee

Mark Barker

3rd June 2025

Dr Juliet Roberts
Trustee

Juliet Roberts

PETLEY AND DEAKINS ALMSHOUSE CHARITY**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEAR ENDED 31 DECEMBER 2024****1. Accounting Policies**

A summary of the principal accounting policies is set out below.

1.1 Basis of Accounting

The Financial Statements have been prepared under the historical cost convention with the exception that investments are valued at market value. The Financial Statements are in accordance with applicable accounting standards, the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS102) and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 2011.

Housing Properties

Housing properties are stated at cost. As the premises are maintained in a continual state of sound repair such that their estimated residual value is not less than the cost, there is no annual charge for depreciation as it is not considered appropriate. Provision will be made should any permanent diminution in the value of properties occur.

Housing Association Grant

Housing Association Grant (HAG) was paid by the Department of Environment to reduce the cost of any approved scheme to the amount which it was estimated could be serviced by the net annual income of the scheme. HAG is repayable under certain circumstances, primarily following the sale of property, but would normally be restricted to net proceeds of sale. This grant was in respect of "Petley Court" itself and does not relate to any other properties now or in the future. It was a condition of eligibility for grant that a benefiting body became a housing association and that their name be placed on the Register of Social Landlords. In exercise of the power conferred by Section 4 (4) of the Housing Act, 1996 and having received certain undertakings from the Charity trustees, the Board of the Housing Corporation agreed on 9 September 1997 to the de-registration of Petley and Deakins Almshouse Charity.

Capital Fund

The Capital Fund represents the cost of the Housing properties net of Housing Association Grant.

Maintenance Fund

The Maintenance Fund represents amounts set aside to meet repair costs of a major and recurring nature in respect of housing properties where such costs cannot be met from current income.

Future Property Fund

The Future Property Fund represents surplus funds designated to finance the purchase of a new almshouse property.

Value Added Tax

The Charity is not registered for Value Added Tax. Where appropriate, expenditure is shown in the accounts inclusive of VAT.

Going Concern

The trustees consider that there are no material uncertainties about the ability to continue as a going concern.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

2. Officers' emoluments

No trustee received any emoluments or expenses in the year.

The Warden received emoluments of £4,550 in the year (2023 - none).

There were no related party transactions (2023 - none).

3. Fixed Assets - Housing Properties

Petley and Deakins Almshouses were founded at the beginning of the 18th Century from bequests of George Petley and Thomas Deakins. Constructed originally in High Street, Tonbridge, the Almshouses were erected on their present site fronting Pembury Road, Tonbridge in 1875. No value is included for the original costs of construction amounting to £1,866. Major alterations and modernisation of the accommodation have been completed, funded by way of Housing Association grant and a contribution from the Charity's own resources. The details below include the cost of earlier improvements financed by a combination of grant, mortgage loan and Charity funds.

In June 2011 a Leasehold Property at 4 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £141,778. The lease is for 125 years from 25 March 2006.

In June 2014 a Leasehold Property at 1 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £153,164. The lease is for 125 years from 25 March 2006.

Fixed assets	Freehold land and buildings	Leasehold land and buildings	Fixtures fittings and equipment	Total
	£	£	£	£
Cost				
At 1 January 2024	364,191	294,942	12,400	671,533
Purchase in the year	-	-	-	-
At 31 December 2024	<u>364,191</u>	<u>294,942</u>	<u>12,400</u>	<u>671,533</u>
Depreciation				
At 1 January 2024	-	-	12,400	12,400
Depreciation in the year	-	-	-	-
At 31 December 2024	<u>-</u>	<u>-</u>	<u>12,400</u>	<u>12,400</u>
Net book value				
At 1 January 2024	364,191	294,942	-	659,133
At 31 December 2024	<u>364,191</u>	<u>294,942</u>	<u>-</u>	<u>659,133</u>

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

4. Investment- Endowment Fund

The original cost of assets representing the Charity's Endowment fund is not known. Shares in the National Association of Almshouses Common Investment Fund were purchased in 1971 at a cost of £280 from the proceeds of an earlier investment. This amount has been attributed as base cost.

On 15 November 2019 the NAACIF fund merged into the M&G Charity Multi Asset Fund.

	2024	2023
	£	£
The investment comprises the following:		
819 (2023:819) M&G Charity Multi Asset Fund shares		
Base cost	280	280
Market Value at 1 January 2024	736	723
Increase/(decrease) in value	24	13
Market Value at 31 December 2024	760	736

5. Debtors

	2024	2023
	£	£
Contributions receivable	-	-
Electricity generation income receivable	-	-
Interest receivable	160	160
	160	160

6. Creditors - Amounts falling due within one year

	2024	2023
	£	£
Accountancy & Independent Examiner's Fees	924	1,788
Contributions overpaid	185	457
Maintenance costs	-	-
	1,109	2,245

The overpayments were returned to the relevant Resident in 2024

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

7. Creditors: Amounts falling due after more than one year

	2024	2023
	£	£
Housing Association Grants	<u>331,881</u>	<u>331,881</u>

(only payable under certain circumstances, such as the sale of Petley Court itself, see note 1.1)

8. Movement in funds

	Balance at 1.1.24	Income and gains	Expenditure	Transfers	Balance at 31.12.24
	£	£	£	£	£
Unrestricted funds					
Revenue Fund	-	50,136	(64,449)	14,313	-
Capital Fund	327,252	-	-	-	327,252
Maintenance Fund	20,000	-	-	(20,000)	-
General and routine maintenance fund	-			6,690	6,690
Extraordinary repair fund	-			6,310	6,310
Cyclical maintenance fund	-			7,430	7,430
Future Property Fund	133,575	-	-	(14,743)	118,832
Endowment Fund	736	24	-		760
	<u>481,563</u>	<u>50,160</u>	<u>(64,449)</u>	<u>-</u>	<u>467,274</u>

An Order of the Charity Commissioners dated 15 September 1970 requires that the Charity make a contribution each year of not less than £360 to an investment representing the Extraordinary Repair Fund. The Extraordinary Repair Fund is now the Maintenance Fund. Refurbishment expenditure has been carried out in recent years so the current level of the fund has been maintained at £20,000. The £20,000 level is considered to be far in excess of the £360 per year requirement.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

England & Wales - Charity number 209248

Accounts

PETLEY AND DEAKINS ALMSHOUSE CHARITY
TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

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PETLEY AND DEAKINS ALMSHOUSE CHARITY**REFERENCE AND ADMINISTRATIVE INFORMATION**

REGISTERED CHARITY NUMBER	209248
REGISTERED ADDRESS	30 Great Bounds Drive Tunbridge Wells TN4 0TR
TRUSTEES	Rev Mark Barker (Chairman) Mr Tom Chaloner Mrs April Clark Mrs Frani Hoskins Mrs Helen Noble Dr Juliet Roberts Mr Michael Shackleton
TREASURER	Mr Nikolai Naylor
CLERK TO THE TRUSTEES	Mrs Kathy Bamblett
BANKERS	Lloyds TSB Bank plc 82 Mount Pleasant Road Tunbridge Wells Kent TN1 1RP
INDEPENDENT EXAMINERS	Perrys Audit Ltd Churchdown Chambers Bordyke Tonbridge Kent TN9 1NR

PETLEY AND DEAKINS ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

The Trustees present their Report and Financial Statements for the year ended 31 December 2023.

REFERENCE AND ADMINISTRATIVE INFORMATION

Details are shown on page 2. The present incumbent of St Peter and St Paul's Church, the Reverend Ben Thorndike, has indicated, as a result of other commitments, that he is not willing to act as an ex officio Trustee, and he is therefore not listed as such in these Financial Statements.

OBJECTIVES AND ACTIVITIES

The objective of the charity is to provide accommodation for poor persons of good character ordinarily residing in the Ancient Parish of Tonbridge.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Petley and Deakins Almshouse Charity was founded in the 18th Century and is currently regulated by an order of the Charity Commissioners approving a Scheme including appointment of Trustees dated 15 September 1970.

The Trustees meet at regular intervals during the year. The day-to-day administration is carried out by the Clerk to the Trustees and the Treasurer, both of which are voluntary appointments, in collaboration with the Chairman.

PUBLIC BENEFIT

In meeting the objectives the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and judge that all their activities meet this guidance.

ACHIEVEMENTS AND PERFORMANCE

All of the flats were occupied throughout the year.

The flats were maintained as was required throughout the year.

FINANCIAL REVIEW

The results for the year are shown on the Statement of Financial Activities.

The financial position of the charity continues to be most satisfactory with sufficient funds to meet emergency costs that are uninsured.

Reserves

Reserves of £20,000 are held to cover refurbishment costs. Reserves above this amount are accumulated in a Future Property Fund until there is enough in the fund to purchase a further property, in order to further carry out the charity's objectives.

FUTURE PLANS

It is anticipated that work will start on updating all bathrooms at Petley Court in the Summer of 2024.

The aim is to buy a new property once funds are sufficient to further the Almshouse outreach in our local area.

PETLEY AND DEAKINS ALMSHOUSE CHARITY**REPORT OF THE TRUSTEES, CONTINUED****STATEMENT OF TRUSTEES' RESPONSIBILITIES**

Charity Law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those Financial Statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies are in accordance with applicable accounting standards;
- 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 which disclose with reasonable accuracy at any time the financial position of the Charity and to 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 taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees :

Reverend Mark Barker
Chairman of Trustees

Helen Noble
Trustee

Dr Juliet Roberts
Trustee

Date:

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PETLEY AND DEAKINS ALMSHOUSE CHARITY**

We report on the Financial Statements of the Charity for the year ended 31 December 2023 which are set out on pages 6 to 11.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The Trustees are responsible for the preparation of the Financial Statements. The Trustees consider that an audit is not required for the year (under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is our responsibility to:

- examine the Financial Statements (under section 145 of the Act);
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Act); and
- to state whether particular matters have come to our attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

Our examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the Financial Statements presented with those records. It also includes consideration of any unusual items or disclosures in the Financial Statements, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the Financial Statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with our examination, no matter has come to our attention:

(1) which gives us reasonable cause to believe that in any material respect the requirements:

- to keep accounting records (in accordance with section 130 of the Act); and
- to prepare Financial Statements which accord with the accounting records and comply with the accounting requirements of the Act.

have not been met; or

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements to be reached.

**Steve Hale FCA FCCA
on behalf of Perrys Audit Ltd**

**Churchdown
Bordyke
Tonbridge
Kent TN9 1NR**

PETLEY AND DEAKINS ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
Income from:					
Maintenance contributions			40,272		38,336
Electricity generation			2,702		1,225
Investments			211		30
			<u>43,185</u>		<u>39,591</u>
Expenditure on:					
Charitable activities:					
Day to day maintenance and services			6,379		6,121
Cyclical maintenance			11,660		52,201
Residents' welfare			500		400
Governance: Accountancy and Independent Examiner's fees			900		888
Sundry expenses			47		-
			<u>19,486</u>		<u>59,610</u>
Net income			<u>23,699</u>		<u>(20,019)</u>
Gain/(loss) on revaluation of investments					
Endowment Fund	4		13		(24)
Net movement in funds			<u>23,712</u>		<u>(20,043)</u>
Total funds brought forward			457,851		477,894
Total funds carried forward	8		<u><u>481,563</u></u>		<u><u>457,851</u></u>

There were no other recognised gains or losses during the current or previous year.

The Notes on Pages 8 to 11 form part of these Financial Statements.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Tangible fixed assets	3				
Housing Properties			659,133		659,133
Equipment			-		-
			<u>659,133</u>		<u>659,133</u>
Investments					
Endowment Fund	4		736		723
Total fixed assets			<u>659,869</u>		<u>659,856</u>
Current assets					
Debtors	5	160		-	
Cash at bank and in hand:					
COIF Charities Deposit Account		102		97	
Lloyds TSB bank accounts		<u>155,558</u>		<u>132,000</u>	
Total cash at bank and in hand		<u>155,660</u>		<u>132,097</u>	
Total current assets		155,820		132,097	
Creditors:					
Amounts falling due within one year	6		<u>2,245</u>		<u>2,221</u>
Net current assets			153,575		129,876
Creditors:	7				
Amounts falling due after more than one year			331,881		331,881
Net assets			<u>481,563</u>		<u>457,851</u>
Capital and Reserves					
Unrestricted funds			<u>481,563</u>		<u>457,851</u>

The Notes on Pages 8 to 11 form part of these Financial Statements.

The Financial Statements were approved by the Trustees on :

Reverend Mark Barker
Chairman of Trustees

Helen Noble
Trustee

Dr Juliet Roberts
Trustee

PETLEY AND DEAKINS ALMSHOUSE CHARITY**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEAR ENDED 31 DECEMBER 2023****1. Accounting Policies**

A summary of the principal accounting policies is set out below.

1.1 Basis of Accounting

The Financial Statements have been prepared under the historical cost convention with the exception that investments are valued at market value. The Financial Statements are in accordance with applicable accounting standards, the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS102) and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 2011.

Housing Properties

Housing properties are stated at cost. As the premises are maintained in a continual state of sound repair such that their estimated residual value is not less than the cost, there is no annual charge for depreciation as it is not considered appropriate. Provision will be made should any permanent diminution in the value of properties occur.

Housing Association Grant

Housing Association Grant (HAG) was paid by the Department of Environment to reduce the cost of any approved scheme to the amount which it was estimated could be serviced by the net annual income of the scheme. HAG is repayable under certain circumstances, primarily following the sale of property, but would normally be restricted to net proceeds of sale. This grant was in respect of "Petley Court" itself and does not relate to any other properties now or in the future. It was a condition of eligibility for grant that a benefiting body became a housing association and that their name be placed on the Register of Social Landlords. In exercise of the power conferred by Section 4 (4) of the Housing Act, 1996 and having received certain undertakings from the Charity trustees, the Board of the Housing Corporation agreed on 9 September 1997 to the de-registration of Petley and Deakins Almshouse Charity.

Capital Fund

The Capital Fund represents the cost of the Housing properties net of Housing Association Grant.

Maintenance Fund

The Maintenance Fund represents amounts set aside to meet repair costs of a major and recurring nature in respect of housing properties where such costs cannot be met from current income.

Future Property Fund

The Future Property Fund represents surplus funds designated to finance the purchase of a new almshouse property.

Value Added Tax

The Charity is not registered for Value Added Tax. Where appropriate, expenditure is shown in the accounts inclusive of VAT.

Going Concern

The trustees consider that there are no material uncertainties about the ability to continue as a going concern.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

2. Officers' emoluments

The officers are defined as the Trustees and the Clerk to the Trustees, none of whom received emoluments or expenses in the year (2022 - none).

There were no related party transactions (2022 - none).

3. Fixed Assets - Housing Properties

Petley and Deakins Almshouses were founded at the beginning of the 18th Century from bequests of George Petley and Thomas Deakins. Constructed originally in High Street, Tonbridge, the Almshouses were erected on their present site fronting Pembury Road, Tonbridge in 1875. No value is included for the original costs of construction amounting to £1,866. Major alterations and modernisation of the accommodation have been completed, funded by way of Housing Association grant and a contribution from the Charity's own resources. The details below include the cost of earlier improvements financed by a combination of grant, mortgage loan and Charity funds.

In June 2011 a Leasehold Property at 4 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £141,778. The lease is for 125 years from 25 March 2006.

In June 2014 a Leasehold Property at 1 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £153,164. The lease is for 125 years from 25 March 2006.

Fixed assets	Freehold land and buildings £	Leasehold land and buildings £	Fixtures fittings and equipment £	Total £
Cost				
At 1 January 2023	364,191	294,942	12,400	671,533
Purchase in the year	-	-	-	-
At 31 December 2023	<u>364,191</u>	<u>294,942</u>	<u>12,400</u>	<u>671,533</u>
Depreciation				
At 1 January 2023	-	-	12,400	12,400
Depreciation in the year	-	-	-	-
At 31 December 2023	<u>-</u>	<u>-</u>	<u>12,400</u>	<u>12,400</u>
Net book value				
At 1 January 2023	364,191	294,942	-	659,133
At 31 December 2023	<u>364,191</u>	<u>294,942</u>	<u>-</u>	<u>659,133</u>

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

4. Investment- Endowment Fund

The original cost of assets representing the Charity's Endowment fund is not known. Shares in the National Association of Almshouses Common Investment Fund were purchased in 1971 at a cost of £280 from the proceeds of an earlier investment. This amount has been attributed as base cost.

On 15 November 2019 the NAACIF fund merged into the M&G Charity Multi Asset Fund.

	2023	2022
	£	£
The investment comprises the following:		
819 (2022:819) M&G Charity Multi Asset Fund shares		
Base cost	280	280
Market Value at 1 January 2023	723	747
Increase/(decrease) in value	13	(24)
Market Value at 31 December 2023	736	723

5. Debtors

	2023	2022
	£	£
Contributions receivable	-	-
Electricity generation income receivable	-	-
Interest receivable	160	-
	160	-

6. Creditors - Amounts falling due within one year

	2023	2022
	£	£
Accountancy & Independent Examiner's Fees	1,788	1,764
Contributions overpaid	457	457
Maintenance costs	-	-
	2,245	2,221

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

7. Creditors: Amounts falling due after more than one year

	2023	2022
	£	£
Housing Association Grants	<u>331,881</u>	<u>331,881</u>

(only payable under certain circumstances, such as the sale of Petley Court itself, see note 1.1)

8. Movement in funds

	Balance at 1.1.23	Income and gains	Expenditure	Transfers	Balance at 31.12.23
	£	£	£	£	£
Unrestricted funds					
Revenue Fund	-	43,185	(19,486)	(23,699)	-
Capital Fund	327,252	-	-	-	327,252
Maintenance Fund	20,000	-	-	-	20,000
Future Property Fund	109,876	-	-	23,699	133,575
Endowment Fund	723	13	-	-	736
	<u>457,851</u>	<u>43,198</u>	<u>(19,486)</u>	<u>-</u>	<u>481,563</u>

An Order of the Charity Commissioners dated 15 September 1970 requires that the Charity make a contribution each year of not less than £360 to an investment representing the Extraordinary Repair Fund. The Extraordinary Repair Fund is now the Maintenance Fund. Refurbishment expenditure has been carried out in recent years so the current level of the fund has been maintained at £20,000. The £20,000 level is considered to be far in excess of the £360 per year requirement.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

England & Wales - Charity number 209248

Accounts

PETLEY AND DEAKINS ALMSHOUSE CHARITY
TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

Page 1	Index
Page 2	Reference and Administrative Information
Pages 3 & 4	Report of the Trustees
Page 5	Independent Examiner's Report
Page 6	Statement of Financial Activities
Page 7	Balance Sheet
Pages 8 to 11	Notes to the Financial Statements

PETLEY AND DEAKINS ALMSHOUSE CHARITY**REFERENCE AND ADMINISTRATIVE INFORMATION**

REGISTERED CHARITY NUMBER	209248
REGISTERED ADDRESS	The Vicarage 6 Brook Street Tonbridge Kent TN9 2PJ
TRUSTEES	Rev Mark Barker (Chairman) Mr Tom Challoner (from 17.10.22) Mrs April Clark (from 24.1.22) Mrs Frani Hoskins (from 24.1.22) Mrs Helen Noble Dr Juliet Roberts Mr David Robins (until 20.6.22) Mr Michael Shackleton (from 20.6.22)
TREASURER	Mr Nikolai Naylor
CLERK TO THE TRUSTEES	Mrs Kathy Bamblett
BANKERS	Lloyds TSB Bank plc 121 High Street Tonbridge Kent TN9 1DB
INDEPENDENT EXAMINERS	Perrys Audit Ltd Churchdown Chambers Bordyke Tonbridge Kent TN9 1NR

PETLEY AND DEAKINS ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

The Trustees present their Report and Financial Statements for the year ended 31 December 2022.

REFERENCE AND ADMINISTRATIVE INFORMATION

Details are shown on page 2. The present incumbent of St Peter and St Paul's Church, the Reverend Ben Thorndike, has indicated, as a result of other commitments, that he is not willing to act as an ex officio Trustee, and he is therefore not listed as such in these Financial Statements.

OBJECTIVES AND ACTIVITIES

The objective of the charity is to provide accommodation for poor persons of good character ordinarily residing in the Ancient Parish of Tonbridge.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Petley and Deakins Almshouse Charity was founded in the 18th Century and is currently regulated by an order of the Charity Commissioners approving a Scheme including appointment of Trustees dated 15 September 1970.

The Trustees meet at regular intervals during the year. The day-to-day administration is carried out by the Clerk to the Trustees and the Treasurer, both of which are voluntary appointments, in collaboration with the Chairman.

PUBLIC BENEFIT

In meeting the objectives the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and judge that all their activities meet this guidance.

ACHIEVEMENTS AND PERFORMANCE

All of the flats were occupied throughout the year.

The flats were maintained as was required throughout the year.

FINANCIAL REVIEW

The results for the year are shown on the Statement of Financial Activities.

The financial position of the charity continues to be most satisfactory with sufficient funds to meet emergency costs that are uninsured.

Designated Funds

Transfers were made from income to the Future Property Fund, and to the Endowment Fund in respect of the increase in the value of the investment.

Reserves

Reserves of £20,000 are held to cover refurbishment costs. Reserves above this amount are accumulated in a Future Property Fund until there is enough in the fund to purchase a further property, in order to further carry out the charity's objectives.

FUTURE PLANS

The Trustees will be looking to update the kitchens of the Petley Court flats as they fall empty in future.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES, CONTINUED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Charity Law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those Financial Statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies are in accordance with applicable accounting standards;
- 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 which disclose with reasonable accuracy at any time the financial position of the Charity and to 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 taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees :

Reverend Mark Barker Chairman of Trustees	<i>Mark Barker</i>	19/10/2023
Helen Noble Trustee	<i>Helen Noble</i>	19/10/2023
Dr Juliet Roberts Trustee	<i>Juliet Roberts</i>	12/10/2023

Date:

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PETLEY AND DEAKINS ALMSHOUSE CHARITY**

We report on the Financial Statements of the Charity for the year ended 31 December 2022 which are set out on pages 6 to 11.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The Trustees are responsible for the preparation of the Financial Statements. The Trustees consider that an audit is not required for the year (under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is our responsibility to:

- examine the Financial Statements (under section 145 of the Act);
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Act); and
- to state whether particular matters have come to our attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

Our examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the Financial Statements presented with those records. It also includes consideration of any unusual items or disclosures in the Financial Statements, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the Financial Statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with our examination, no matter has come to our attention:

(1) which gives us reasonable cause to believe that in any material respect the requirements:

- to keep accounting records (in accordance with section 130 of the Act); and
- to prepare Financial Statements which accord with the accounting records and comply with the accounting requirements of the Act.

have not been met; or

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements to be reached.

**Steve Hale FCA FCCA
on behalf of Perrys Audit Ltd**

**Churchdown
Bordyke
Tonbridge
Kent TN9 1NR**

PETLEY AND DEAKINS ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31 DECEMBER 2022

	Notes	2022		2021	
		£	£	£	£
Income from:					
Maintenance contributions			38,336		41,563
Electricity generation			1,225		772
Investments			30		21
			<u>39,591</u>		<u>42,356</u>
Expenditure on:					
Charitable activities:					
Day to day maintenance and services		6,121		4,049	
Cyclical maintenance		52,201		11,914	
Bad debts		-		-	
Residents' welfare		400		300	
Depreciation of solar panels		-		1,240	
Governance: Accountancy and Independent Examiner's fees		<u>888</u>		876	
			59,610		18,379
Net income			<u>(20,019)</u>		<u>23,977</u>
Gain/(loss) on revaluation of investments					
Endowment Fund	4		(24)		62
Net movement in funds			<u>(20,043)</u>		<u>24,039</u>
Total funds brought forward			477,894		453,855
Total funds carried forward	8		<u><u>457,851</u></u>		<u><u>477,894</u></u>

There were no other recognised gains or losses during the current or previous year.

The Notes on Pages 8 to 11 form part of these Financial Statements.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022		2021	
		£	£	£	£
Fixed assets					
Tangible fixed assets	3				
Housing Properties			659,133		659,133
Equipment			-		-
			<u>659,133</u>		<u>659,133</u>
Investments					
Endowment Fund	4		723		747
Total fixed assets			<u>659,856</u>		<u>659,880</u>
Current assets					
Debtors	5	-		-	
Cash at bank and in hand:					
COIF Charities Deposit Account		97		96	
Lloyds TSB bank accounts		<u>132,000</u>		<u>150,977</u>	
Total cash at bank and in hand		<u>132,097</u>		<u>151,073</u>	
Total current assets		132,097		151,073	
Creditors:					
Amounts falling due within one year	6		<u>2,221</u>		<u>1,178</u>
Net current assets			129,876		149,895
Creditors:	7				
Amounts falling due after more than one year			331,881		331,881
Net assets			<u><u>457,851</u></u>		<u><u>477,894</u></u>
Capital and Reserves					
Unrestricted funds			<u><u>457,851</u></u>		<u><u>477,894</u></u>

The Notes on Pages 8 to 11 form part of these Financial Statements.

The Financial Statements were approved by the Trustees on :

Reverend Mark Barker
Chairman of Trustees *Mark Barker* 19/10/2023

Helen Noble
Trustee *Helen Noble* 19/10/2023

Dr Juliet Roberts
Trustee *Juliet Roberts* 12/10/2023

PETLEY AND DEAKINS ALMSHOUSE CHARITY**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEAR ENDED 31 DECEMBER 2022****1. Accounting Policies**

A summary of the principal accounting policies is set out below.

1.1 Basis of Accounting

The Financial Statements have been prepared under the historical cost convention with the exception that investments are valued at market value. The Financial Statements are in accordance with applicable accounting standards, the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS102) and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 2011.

Housing Properties

Housing properties are stated at cost. As the premises are maintained in a continual state of sound repair such that their estimated residual value is not less than the cost, there is no annual charge for depreciation as it is not considered appropriate. Provision will be made should any permanent diminution in the value of properties occur.

Housing Association Grant

Housing Association Grant (HAG) was paid by the Department of Environment to reduce the cost of any approved scheme to the amount which it was estimated could be serviced by the net annual income of the scheme. HAG is repayable under certain circumstances, primarily following the sale of property, but would normally be restricted to net proceeds of sale. This grant was in respect of "Petley Court" itself and does not relate to any other properties now or in the future. It was a condition of eligibility for grant that a benefiting body became a housing association and that their name be placed on the Register of Social Landlords. In exercise of the power conferred by Section 4 (4) of the Housing Act, 1996 and having received certain undertakings from the Charity trustees, the Board of the Housing Corporation agreed on 9 September 1997 to the de-registration of Petley and Deakins Almshouse Charity.

Capital Fund

The Capital Fund represents the cost of the Housing properties net of Housing Association Grant.

Maintenance Fund

The Maintenance Fund represents amounts set aside to meet repair costs of a major and recurring nature in respect of housing properties where such costs cannot be met from current income.

Future Property Fund

The Future Property Fund represents surplus funds designated to finance the purchase of a new almshouse property.

Value Added Tax

The Charity is not registered for Value Added Tax. Where appropriate, expenditure is shown in the accounts inclusive of VAT.

Going Concern

The trustees consider that there are no material uncertainties about the ability to continue as a going concern.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

2. Officers' emoluments

The officers are defined as the Trustees and the Clerk to the Trustees, none of whom received emoluments or expenses. There were no related party transactions.

3. Fixed Assets - Housing Properties

Petley and Deakins Almshouses were founded at the beginning of the 18th Century from bequests of George Petley and Thomas Deakins. Constructed originally in High Street, Tonbridge, the Almshouses were erected on their present site fronting Pembury Road, Tonbridge in 1875. No value is included for the original costs of construction amounting to £1,866. Major alterations and modernisation of the accommodation have been completed, funded by way of Housing Association grant and a contribution from the Charity's own resources. The details below include the cost of earlier improvements financed by a combination of grant, mortgage loan and Charity funds.

In June 2011 a Leasehold Property at 4 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £141,777.80. The lease is for 125 years from 25 March 2006.

In June 2014 a Leasehold Property at 1 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £153,164. The lease is for 125 years from 25 March 2006.

Fixed assets	Freehold land and buildings £	Leasehold land and buildings £	Fixtures fittings and equipment £	Total £
Cost				
At 1 January 2022	364,191	294,942	12,400	671,533
Purchase in the year	-	-	-	-
At 31 December 2022	<u>364,191</u>	<u>294,942</u>	<u>12,400</u>	<u>671,533</u>
Depreciation				
At 1 January 2022	-	-	12,400	12,400
Depreciation in the year	-	-	-	-
At 31 December 2022	<u>-</u>	<u>-</u>	<u>12,400</u>	<u>12,400</u>
Net book value				
At 1 January 2022	364,191	294,942	-	659,133
At 31 December 2022	<u>364,191</u>	<u>294,942</u>	<u>-</u>	<u>659,133</u>

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

4. Investment- Endowment Fund

The original cost of assets representing the Charity's Endowment fund is not known. Shares in the National Association of Almshouses Common Investment Fund were purchased in 1971 at a cost of £280 from the proceeds of an earlier investment. This amount has been attributed as base cost.

On 15 November 2019 the NAACIF fund merged into the M&G Charity Multi Asset Fund.

	2022	2021
	£	£
The investment comprises the following:		
819 (2021:819) M&G Charity Multi Asset Fund shares		
Base cost	280	280
Market Value at 1 January 2022	747	685
Increase/(decrease) in value	62	62
Market Value at 31 December 2022	809	747

5. Debtors

	2022	2021
	£	£
Contributions receivable	-	-
Electricity generation income receivable	-	-
	-	-

6. Creditors - Amounts falling due within one year

	2022	2021
	£	£
Accountancy & Independent Examiner's Fees	1,764	876
Contributions overpaid	457	302
Maintenance costs	-	-
	2,221	1,178

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

7. Creditors: Amounts falling due after more than one year

	2022	2021
	£	£
Housing Association Grants	<u>331,881</u>	<u>331,881</u>

(only payable under certain circumstances, such as the sale of Petley Court itself, see note 1.1)

8. Movement in funds

	Balance at 1.1.22	Income and gains	Expenditure	Transfers	Balance at 31.12.22
	£	£	£	£	£
Unrestricted funds					
Revenue Fund	-	39,591	(59,610)	20,019	-
Capital Fund	327,252	-	-	-	327,252
Maintenance Fund	20,000	-	-	-	20,000
Future Property Fund	129,895	-	-	(20,019)	109,876
Endowment Fund	747	(24)	-	-	723
	<u>477,894</u>	<u>39,567</u>	<u>(59,610)</u>	<u>-</u>	<u>457,851</u>

An Order of the Charity Commissioners dated 15 September 1970 requires that the Charity make a contribution each year of not less than £360 to an investment representing the Extraordinary Repair Fund. The Extraordinary Repair Fund is now the Maintenance Fund. Refurbishment expenditure has been carried out in recent years so the current level of the fund has been maintained at £20,000.

SIGNATURE CERTIFICATE



REFERENCE NUMBER

2C96280D-8BFC-4B4D-A000-71F1FF4D6E44

TRANSACTION DETAILS

Reference Number
2C96280D-8BFC-4B4D-A000-71F1FF4D6E44

Transaction Type
Signature Request

Sent At
10/10/2023 06:29 +01

Executed At
19/10/2023 17:41 +01

Identity Method
email

Distribution Method
email

Signed Checksum
5db4b1a09ac45fcd0169ba6d75a0eaf961e90fd63752ebe5e04aba46cb4edfc1

Signer Sequencing
Disabled

Document Passcode
Disabled

DOCUMENT DETAILS

Document Name
Petley and Deakins 2022 accounts

Filename
Petley_and_Deakins_2022_accounts.pdf



Pages
11 pages


Content Type
application/pdf

File Size
90.5 KB

Original Checksum
7b246c9f98d2d58d65cddbdf74284399014be44c57da70708a2aa2bdcab1745

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name Helen Noble</p> <p>Email helennoble57@gmail.com</p> <p>Components 4</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 8a0ae553b701000d3fcd3cfb408fb18ea0615bf79c3dab99d07138d9c0efba77</p> <p>IP Address 77.101.182.160</p> <p>Device Microsoft Edge via Windows</p> <p>Typed Signature </p> <p>Signature Reference ID 088E3FD4</p>	<p>Viewed At 19/10/2023 17:38 +01</p> <p>Identity Authenticated At 19/10/2023 17:41 +01</p> <p>Signed At 19/10/2023 17:41 +01</p>
<p>Name Rev. Mark Barker</p> <p>Email mark.barker@ststephens.org.uk</p> <p>Components 4</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 1578711ede20324dbe0f160ed2efc70080612f5084769ec8097dae50eaffd98d</p> <p>IP Address 31.49.123.23</p> <p>Device Microsoft Edge via Windows</p> <p>Typed Signature </p> <p>Signature Reference ID 5C67CD3C</p>	<p>Viewed At 19/10/2023 14:33 +01</p> <p>Identity Authenticated At 19/10/2023 14:37 +01</p> <p>Signed At 19/10/2023 14:37 +01</p>

SIGNER	E-SIGNATURE	EVENTS
Name Dr Juliet Roberts	Status signed	Viewed At 12/10/2023 13:25 +01
Email dcproberts75@icloud.com	Multi-factor Digital Fingerprint Checksum ccb96e52e6e5df8a29c611ee35a008669ac20a8dbd9b66ec80326611e4752b46	Identity Authenticated At 12/10/2023 13:27 +01
Components 4	IP Address 109.158.135.246	Signed At 12/10/2023 13:27 +01
	Device Safari via Mac	
	Drawn Signature 	
	Signature Reference ID 5C8F763F	
	Signature Biometric Count 5	

AUDITS

TIMESTAMP	AUDIT
10/10/2023 06:29 +01	Nikolai Naylor (nikolai@nayloraccountancy.com) created document 'Petley_and_Deakins_2022_accounts.pdf' on Chrome via Windows from 31.124.35.8.
10/10/2023 06:29 +01	Dr Juliet Roberts (dcproberts75@icloud.com) was emailed a link to sign.
10/10/2023 06:29 +01	Rev. Mark Barker (mark.barker@ststephens.org.uk) was emailed a link to sign.
10/10/2023 06:29 +01	Helen Noble (helenoble57@gmail.com) was emailed a link to sign.
12/10/2023 13:25 +01	Dr Juliet Roberts (dcproberts75@icloud.com) viewed the document on Safari via Mac from 109.158.135.246.
12/10/2023 13:27 +01	Dr Juliet Roberts (dcproberts75@icloud.com) authenticated via email on Safari via Mac from 109.158.135.246.
12/10/2023 13:27 +01	Dr Juliet Roberts (dcproberts75@icloud.com) signed the document on Safari via Mac from 109.158.135.246.
15/10/2023 00:01 +01	Helen Noble (helenoble57@gmail.com) was emailed a reminder.
15/10/2023 00:01 +01	Rev. Mark Barker (mark.barker@ststephens.org.uk) was emailed a reminder.
15/10/2023 15:27 +01	Helen Noble (helenoble57@gmail.com) was emailed a reminder.
15/10/2023 15:28 +01	Helen Noble (helenoble57@gmail.com) was emailed a reminder.
15/10/2023 15:28 +01	Rev. Mark Barker (mark.barker@ststephens.org.uk) was emailed a reminder.
18/10/2023 10:24 +01	Helen Noble (helenoble57@gmail.com) viewed the document on Mobile Safari via iOS from 80.42.42.115.
18/10/2023 10:24 +01	Helen Noble (helenoble57@gmail.com) viewed the document on Mobile Safari via iOS from 80.42.42.115.
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19/10/2023 00:02 +01	Helen Noble (helenoble57@gmail.com) was emailed a reminder.
19/10/2023 00:02 +01	Rev. Mark Barker (mark.barker@ststephens.org.uk) was emailed a reminder.
19/10/2023 14:33 +01	Rev. Mark Barker (mark.barker@ststephens.org.uk) viewed the document on Microsoft Edge via Windows from 31.49.123.23.
19/10/2023 14:37 +01	Rev. Mark Barker (mark.barker@ststephens.org.uk) authenticated via email on Microsoft Edge via Windows from 31.49.123.23.
19/10/2023 14:37 +01	Rev. Mark Barker (mark.barker@ststephens.org.uk) signed the document on Microsoft Edge via Windows from 31.49.123.23.
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PETLEY AND DEAKINS ALMSHOUSE CHARITY

England & Wales - Charity number 209248

Accounts

PETLEY AND DEAKINS ALMSHOUSE CHARITY
TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

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Page 5	Independent Examiner's Report
Page 6	Statement of Financial Activities
Page 7	Balance Sheet
Pages 8 to 11	Notes to the Financial Statements

PETLEY AND DEAKINS ALMSHOUSE CHARITY**REFERENCE AND ADMINISTRATIVE INFORMATION**

REGISTERED CHARITY NUMBER	209248
REGISTERED ADDRESS	The Vicarage 6 Brook Street Tonbridge Kent TN9 2PJ
TRUSTEES	Rev Mark Barker (Chairman) Mrs Pauline Challis (until 11.10.21) Mrs April Clark (from 24.1.22) Mrs Maria Heslop (until 11.10.21) Mrs Frani Hoskins (from 24.1.22) Mrs Helen Noble Dr Juliet Roberts Mr David Robins (until 20.6.22) Councillor David Cure (until 3.3.21) Mr Michael Shackleton (from 20.6.22)
TREASURER	Mr Nikolai Naylor
CLERK TO THE TRUSTEES	Mrs Kathy Bamblett
BANKERS	Lloyds TSB Bank plc 121 High Street Tonbridge Kent TN9 1DB
INDEPENDENT EXAMINERS	Perrys Accountants Ltd Churchdown Chambers Bordyke Tonbridge Kent TN9 1NR

PETLEY AND DEAKINS ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

The Trustees present their Report and Financial Statements for the year ended 31 December 2021.

REFERENCE AND ADMINISTRATIVE INFORMATION

Details are shown on page 2. The present incumbent of St Peter and St Paul's Church, the Reverend Mark Brown, has indicated, as a result of other commitments, that he is not willing to act as an ex officio Trustee, and he is therefore not listed as such in these Financial Statements.

OBJECTIVES AND ACTIVITIES

The objective of the charity is to provide accommodation for poor persons of good character ordinarily residing in the Ancient Parish of Tonbridge.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Petley and Deakins Almshouse Charity was founded in the 18th Century and is currently regulated by an order of the Charity Commissioners approving a Scheme including appointment of Trustees dated 15 September 1970.

The Trustees meet at regular intervals during the year. The day-to-day administration is carried out by the Clerk to the Trustees and the Treasurer, both of which are voluntary appointments, in collaboration with the Chairman.

PUBLIC BENEFIT

In meeting the objectives the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and judge that all their activities meet this guidance.

ACHIEVEMENTS AND PERFORMANCE

All of the flats were occupied throughout the year.

The flats were maintained as was required throughout the year.

FINANCIAL REVIEW

The results for the year are shown on the Statement of Financial Activities.

The financial position of the charity continues to be most satisfactory with sufficient funds to meet emergency costs that are uninsured.

Designated Funds

Transfers were made from income to the Future Property Fund, and to the Endowment Fund in respect of the increase in the value of the investment.

Reserves

Reserves of £20,000 are held to cover refurbishment costs. Reserves above this amount are accumulated in a Future Property Fund until there is enough in the fund to purchase a further property, in order to further carry out the charity's objectives.

FUTURE PLANS

The Trustees will be looking to update the kitchens of the Petley Court flats as they fall empty in future.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES, CONTINUED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Charity Law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those Financial Statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies are in accordance with applicable accounting standards;
- 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 which disclose with reasonable accuracy at any time the financial position of the Charity and to 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 taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees :

Reverend Mark Barker
Chairman of Trustees *M Barker* 11/14/2022

Helen Noble
Trustee *Helen Noble* 04/11/2022

Dr Juliet Roberts
Trustee *Juliet Roberts* 11/14/2022

Date:

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PETLEY AND DEAKINS ALMSHOUSE CHARITY**

We report on the Financial Statements of the Charity for the year ended 31 December 2021 which are set out on pages 6 to 11.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The Trustees are responsible for the preparation of the Financial Statements. The Trustees consider that an audit is not required for the year (under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is our responsibility to:

- examine the Financial Statements (under section 145 of the Act);
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Act); and
- to state whether particular matters have come to our attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

Our examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the Financial Statements presented with those records. It also includes consideration of any unusual items or disclosures in the Financial Statements, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the Financial Statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records (in accordance with section 130 of the Act); and
 - to prepare Financial Statements which accord with the accounting records and comply with the accounting requirements of the Act.have not been met; or
- (2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements to be reached.

**Steve Hale FCA FCCA
on behalf of Perrys Accountants Ltd**

**Churchdown
Bordyke
Tonbridge
Kent TN9 1NR**

PETLEY AND DEAKINS ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31 DECEMBER 2021

	Notes	2021		2020	
		£	£	£	£
Income from:					
Maintenance contributions			41,563		40,278
Electricity generation			772		524
Investments			21		30
			<u>42,356</u>		<u>40,832</u>
Expenditure on:					
Charitable activities:					
Day to day maintenance and services		4,049		4,594	
Cyclical maintenance		11,914		27,538	
Bad debts		-		-	
Residents' welfare		300		300	
Depreciation of solar panels		1,240		1,240	
Governance: Accountancy and Independent Examiner's fees		<u>876</u>		864	
			18,379		34,536
Net income			<u>23,977</u>		<u>6,296</u>
Gains on revaluation of investments					
Endowment Fund	4		62		(55)
Net movement in funds			<u>24,039</u>		<u>6,241</u>
Total funds brought forward			453,855		447,614
Total funds carried forward	8		<u><u>477,894</u></u>		<u><u>453,855</u></u>

There were no other recognised gains or losses during the current or previous year.

The Notes on Pages 8 to 11 form part of these Financial Statements.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible fixed assets	3				
Housing Properties			659,133		659,133
Equipment			-		1,240
			<u>659,133</u>		<u>660,373</u>
Investments					
Endowment Fund	4		747		685
Total fixed assets			<u>659,880</u>		<u>661,058</u>
Current assets					
Debtors	5	-		280	
Cash at bank and in hand:					
COIF Charities Deposit Account		96		96	
Lloyds TSB bank accounts		<u>150,977</u>		<u>143,562</u>	
Total cash at bank and in hand		<u>151,073</u>		<u>143,658</u>	
Total current assets		151,073		143,938	
Creditors:					
Amounts falling due within one year	6		<u>1,178</u>		<u>19,260</u>
Net current assets			149,895		124,678
Creditors:	7				
Amounts falling due after more than one year			331,881		331,881
Net assets			<u><u>477,894</u></u>		<u><u>453,855</u></u>
Capital and Reserves					
Unrestricted funds			<u><u>477,894</u></u>		<u><u>453,855</u></u>

The Notes on Pages 8 to 11 form part of these Financial Statements.

The Financial Statements were approved by the Trustees on :

Reverend Mark Barker *M Barker* 11/14/2022
 Chairman of Trustees

Helen Noble *Helen Noble* 04/11/2023
 Trustee

Dr Juliet Roberts *Juliet Roberts* 11/14/2022
 Trustee

PETLEY AND DEAKINS ALMSHOUSE CHARITY**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEAR ENDED 31 DECEMBER 2021****1. Accounting Policies**

A summary of the principal accounting policies is set out below.

1.1 Basis of Accounting

The Financial Statements have been prepared under the historical cost convention with the exception that investments are valued at market value. The Financial Statements are in accordance with applicable accounting standards, the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS102) and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 2011.

Housing Properties

Housing properties are stated at cost. As the premises are maintained in a continual state of sound repair such that their estimated residual value is not less than the cost, there is no annual charge for depreciation as it is not considered appropriate. Provision will be made should any permanent diminution in the value of properties occur.

Housing Association Grant

Housing Association Grant (HAG) was paid by the Department of Environment to reduce the cost of any approved scheme to the amount which it was estimated could be serviced by the net annual income of the scheme. HAG is repayable under certain circumstances, primarily following the sale of property, but would normally be restricted to net proceeds of sale. This grant was in respect of "Petley Court" itself and does not relate to any other properties now or in the future. It was a condition of eligibility for grant that a benefiting body became a housing association and that their name be placed on the Register of Social Landlords. In exercise of the power conferred by Section 4 (4) of the Housing Act, 1996 and having received certain undertakings from the Charity trustees, the Board of the Housing Corporation agreed on 9 September 1997 to the de-registration of Petley and Deakins Almshouse Charity.

Capital Fund

The Capital Fund represents the cost of the Housing properties net of Housing Association Grant.

Maintenance Fund

The Maintenance Fund represents amounts set aside to meet repair costs of a major and recurring nature in respect of housing properties where such costs cannot be met from current income.

Future Property Fund

The Future Property Fund represents surplus funds designated to finance the purchase of a new almshouse property.

Value Added Tax

The Charity is not registered for Value Added Tax. Where appropriate, expenditure is shown in the accounts inclusive of VAT.

Going Concern

The trustees consider that there are no material uncertainties about the ability to continue as a going concern.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

2. Officers' emoluments

The officers are defined as the Trustees and the Clerk to the Trustees, none of whom received emoluments or expenses. There were no related party transactions.

3. Fixed Assets - Housing Properties

Petley and Deakins Almshouses were founded at the beginning of the 18th Century from bequests of George Petley and Thomas Deakins. Constructed originally in High Street, Tonbridge, the Almshouses were erected on their present site fronting Pembury Road, Tonbridge in 1875. No value is included for the original costs of construction amounting to £1,866. Major alterations and modernisation of the accommodation have been completed, funded by way of Housing Association grant and a contribution from the Charity's own resources. The details below include the cost of earlier improvements financed by a combination of grant, mortgage loan and Charity funds.

In June 2011 a Leasehold Property at 4 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £141,777.80. The lease is for 125 years from 25 March 2006.

In June 2014 a Leasehold Property at 1 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £153,164. The lease is for 125 years from 25 March 2006.

Fixed assets	Freehold land and buildings £	Leasehold land and buildings £	Fixtures fittings and equipment £	Total £
Cost				
At 1 January 2021	364,191	294,942	12,400	671,533
Purchase in the year	-	-	-	-
At 31 December 2021	<u>364,191</u>	<u>294,942</u>	<u>12,400</u>	<u>671,533</u>
Depreciation				
At 1 January 2021	-	-	11,160	11,160
Depreciation in the year	-	-	1,240	1,240
At 31 December 2021	<u>-</u>	<u>-</u>	<u>12,400</u>	<u>12,400</u>
Net book value				
At 1 January 2021	364,191	294,942	1,240	660,373
At 31 December 2021	<u>364,191</u>	<u>294,942</u>	<u>-</u>	<u>659,133</u>

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

4. Investment- Endowment Fund

The original cost of assets representing the Charity's Endowment fund is not known. Shares in the National Association of Almshouses Common Investment Fund were purchased in 1971 at a cost of £280 from the proceeds of an earlier investment. This amount has been attributed as base cost.

On 15 November 2019 the NAACIF fund merged into the M&G Charity Multi Asset Fund.

	2021	2020
	£	£
The investment comprises the following:		
819 (2020:819) M&G Charity Multi Asset Fund shares		
Base cost	280	280
Market Value at 1 January 2021	685	740
Increase/(decrease) in value	62	(55)
Market Value at 31 December 2021	747	685

5. Debtors

	2021	2020
	£	£
Contributions receivable	-	280
Electricity generation income receivable	-	-
	-	280

6. Creditors - Amounts falling due within one year

	2021	2020
	£	£
Accountancy & Independent Examiner's Fees	876	1,716
Contributions overpaid	302	-
Maintenance costs	-	17,544
	1,178	19,260

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

7. Creditors: Amounts falling due after more than one year

	2021	2020
	£	£
Housing Association Grants	<u>331,881</u>	<u>331,881</u>

(only payable under certain circumstances, such as the sale of Petley Court itself, see note 1.1)

8. Movement in funds

	Balance at 1.1.21	Income and gains	Expenditure	Transfers	Balance at 31.12.21
	£	£	£	£	£
Unrestricted funds					
Revenue Fund	-	42,356	(17,139)	(25,217)	-
Capital Fund	328,492	-	-	1,240	327,252
Maintenance Fund	20,000	-	-	-	20,000
Future Property Fund	104,678	-	-	25,217	129,895
Endowment Fund	685	62	-	-	747
	<u>453,855</u>	<u>42,418</u>	<u>(18,379)</u>	<u>-</u>	<u>477,894</u>

An Order of the Charity Commissioners dated 15 September 1970 requires that the Charity make a contribution each year of not less than £360 to an investment representing the Extraordinary Repair Fund. The Extraordinary Repair Fund is now the Maintenance Fund. Refurbishment expenditure has been carried out in recent years so the current level of the fund has been maintained at £20,000.

SIGNATURE CERTIFICATE

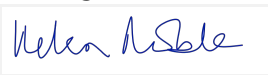



REFERENCE NUMBER

FCC7FC1E-DA3C-46D1-AD8F-4B8B8B26326D

TRANSACTION DETAILS	DOCUMENT DETAILS
<p>Reference Number FCC7FC1E-DA3C-46D1-AD8F-4B8B8B26326D</p> <p>Transaction Type Signature Request</p> <p>Sent At 13/11/2022 17:51 +01</p> <p>Executed At 16/11/2022 22:55 +01</p> <p>Identity Method email</p> <p>Distribution Method email</p> <p>Signed Checksum 0f8857590532ebcae80d3c2768edfe1f51407c273bbcef91039b9ebdd6703789</p> <p>Signer Sequencing Disabled</p> <p>Document Passcode Disabled</p>	<p>Document Name Petley Court Accounts 2021 V2</p> <p>Filename petley_court_accounts_2021_v2.pdf</p> <p>Pages 11 pages</p> <p>Content Type application/pdf</p> <p>File Size 90.7 KB</p> <p>Original Checksum 363350ea3f19332a9a19602dcecb0852f3e473ecef5608ebe8b538c23f17b</p>

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name Helen Noble</p> <p>Email helennoble57@gmail.com</p> <p>Components 4</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 76ec28126143f2d0a0c8037fee080822316aeed15ea26718ccc11beb0533a8fe</p> <p>IP Address 82.38.130.60</p> <p>Device Safari via Mac</p> <p>Drawn Signature </p> <p>Signature Reference ID 3C6E7529</p> <p>Signature Biometric Count 217</p>	<p>Viewed At 16/11/2022 22:53 +01</p> <p>Identity Authenticated At 16/11/2022 22:55 +01</p> <p>Signed At 16/11/2022 22:55 +01</p>
<p>Name Juliet Roberts</p> <p>Email dcproberts75@icloud.com</p> <p>Components 4</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 94560ab5d4f16a7eb356100ca3a2b59d5ad381862c1f933a7837e1fa6d9e3bf7</p> <p>IP Address 81.153.233.221</p> <p>Device Safari via Mac</p> <p>Drawn Signature </p> <p>Signature Reference ID 67832B78</p> <p>Signature Biometric Count 417</p>	<p>Viewed At 14/11/2022 21:10 +01</p> <p>Identity Authenticated At 14/11/2022 21:11 +01</p> <p>Signed At 14/11/2022 21:11 +01</p>
<p>Name Mark Barker</p>	<p>Status signed</p>	<p>Viewed At 14/11/2022 11:12 +01</p>

Email
mark.barker@ststephens.org.uk

Components

4

Multi-factor Digital Fingerprint Checksum

f69e81b4fb4991fe3b44215d2f97a1674efcaf213977a637fb69ef98e781546e

IP Address

91.135.10.94

Device

Firefox via Windows

Typed Signature



Signature Reference ID

19725601

Identity Authenticated At

14/11/2022 11:13 +01

Signed At

14/11/2022 11:13 +01

AUDITS

TIMESTAMP	AUDIT
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PETLEY AND DEAKINS ALMSHOUSE CHARITY

England & Wales - Charity number 209248

Accounts

PETLEY AND DEAKINS ALMSHOUSE CHARITY
TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

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REGISTERED CHARITY NUMBER	209248
REGISTERED ADDRESS	The Vicarage 6 Brook Street Tonbridge Kent TN9 2PJ
TRUSTEES	Rev Mark Barker (Chairman) Mrs Pauline Challis Councillor Maria Heslop Mrs Helen Noble Dr Juliet Roberts Mr David Robins Councillor David Cure
TREASURER	Mr Nikolai Naylor
CLERK TO THE TRUSTEES	Mrs Kathy Bamblett
BANKERS	Lloyds TSB Bank plc 121 High Street Tonbridge Kent TN9 1DB
INDEPENDENT EXAMINERS	Gilbert Allen & Co. Churchdown chambers Bordyke Tonbridge Kent TN9 1NR

PETLEY AND DEAKINS ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

The Trustees present their Report and Financial Statements for the year ended 31 December 2020.

REFERENCE AND ADMINISTRATIVE INFORMATION

Details are shown on page 2. The present incumbent of St Peter and St Paul's Church, the Reverend Mark Brown, has indicated, as a result of other commitments, that he is not willing to act as an ex officio Trustee, and he is therefore not listed as such in these Financial Statements.

OBJECTIVES AND ACTIVITIES

The objective of the charity is to provide accommodation for poor persons of good character ordinarily residing in the Ancient Parish of Tonbridge.

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Petley and Deakins Almshouse Charity was founded in the 18th Century and is currently regulated by an order of the Charity Commissioners approving a Scheme including appointment of Trustees dated 15 September 1970.

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PUBLIC BENEFIT

In meeting the objectives the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and judge that all their activities meet this guidance.

ACHIEVEMENTS AND PERFORMANCE

All of the flats were occupied throughout the year.
The flats were maintained as was required throughout the year.

FINANCIAL REVIEW

The results for the year are shown on the Statement of Financial Activities.

The financial position of the charity continues to be most satisfactory with sufficient funds to meet emergency costs that are uninsured.

Designated Funds

Transfers were made from income to the Future Property Fund, and to the Endowment Fund in respect of the increase in the value of the investment.

Reserves

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FUTURE PLANS

The Trustees will be looking to update the kitchens of the Petley Court flats as they fall empty in future.

PETLEY AND DEAKINS ALMSHOUSE CHARITY**REPORT OF THE TRUSTEES, CONTINUED****STATEMENT OF TRUSTEES' RESPONSIBILITIES**

Charity Law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those Financial Statements, the Trustees are required to:

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The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to 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 taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees :

Reverend Mark Barker
Chairman of Trustees

David Robins
Trustee



Dr Juliet Roberts
Trustee

Date:



**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PETLEY AND DEAKINS ALMSHOUSE CHARITY**

We report on the Financial Statements of the Charity for the year ended 31 December 2020 which are set out on pages 6 to 11.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The Trustees are responsible for the preparation of the Financial Statements. The Trustees consider that an audit is not required for the year (under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is our responsibility to:

- examine the Financial Statements (under section 145 of the Act);
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Act); and
- to state whether particular matters have come to our attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

Our examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the Financial Statements presented with those records. It also includes consideration of any unusual items or disclosures in the Financial Statements, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the Financial Statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records (in accordance with section 130 of the Act); and
 - to prepare Financial Statements which accord with the accounting records and comply with the accounting requirements of the Act.have not been met; or
- (2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements to be reached.

**Churchdown
Bordyke
Tonbridge
Kent TN9 1NR**

**Gilbert Allen & Co.
Chartered Accountants**

PETLEY AND DEAKINS ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31 DECEMBER 2020

	Notes	2020		2019	
		£	£	£	£
Income from:					
Maintenance contributions			40,278		40,082
Electricity generation			524		953
Investments			30		29
			<u>40,832</u>		<u>41,064</u>
Expenditure on:					
Charitable activities:					
Day to day maintenance and services		4,594		4,748	
Cyclical maintenance		27,538		22,827	
Bad debts		-		-	
Residents' welfare		300		900	
Depreciation of solar panels		1,240		1,240	
Governance: Accountancy and Independent Examiner's fees		<u>864</u>		852	
			34,536		30,567
Net income			<u>6,296</u>		<u>10,497</u>
Gains on revaluation of investments					
Endowment Fund	4		-55		88
Net movement in funds			<u>6,241</u>		<u>10,585</u>
Total funds brought forward			447,614		437,029
Total funds carried forward	8		<u><u>453,855</u></u>		<u><u>447,614</u></u>

There were no other recognised gains or losses during the current or previous year.

The Notes on Pages 8 to 11 form part of these Financial Statements.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Notes	2020		2019	
		£	£	£	£
Fixed assets					
Tangible fixed assets	3				
Housing Properties			659,133		659,133
Equipment			1,240		2,480
			<u>660,373</u>		<u>661,613</u>
Investments					
Endowment Fund	4		685		740
Total fixed assets			<u>661,058</u>		<u>662,353</u>
Current assets					
Debtors	5	280		161	
Cash at bank and in hand:					
COIF Charities Deposit Account			96		95
Lloyds TSB bank accounts		143,562		117,738	
Total cash at bank and in hand		<u>143,658</u>		<u>117,833</u>	
Total current assets		143,938		117,994	
Creditors:					
Amounts falling due within one year	6		<u>19,260</u>		<u>852</u>
Net current assets			124,678		117,142
Creditors:	7				
Amounts falling due after more than one year			331,881		331,881
Net assets			<u><u>453,855</u></u>		<u><u>447,614</u></u>
Capital and Reserves					
Unrestricted funds			<u><u>453,855</u></u>		<u><u>447,614</u></u>

The Notes on Pages 8 to 11 form part of these Financial Statements.

The Financial Statements were approved by the Trustees on :

Reverend Mark Barker
Chairman of Trustees

David Robins
Trustee

D. M. Robins

Dr Juliet Roberts
Trustee

Juliet Roberts

PETLEY AND DEAKINS ALMSHOUSE CHARITY**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEAR ENDED 31 DECEMBER 2020****1. Accounting Policies**

A summary of the principal accounting policies is set out below.

1.1 Basis of Accounting

The Financial Statements have been prepared under the historical cost convention with the exception that investments are valued at market value. The Financial Statements are in accordance with applicable accounting standards, the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS102) and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 2011.

Housing Properties

Housing properties are stated at cost. As the premises are maintained in a continual state of sound repair such that their estimated residual value is not less than the cost, there is no annual charge for depreciation as it is not considered appropriate. Provision will be made should any permanent diminution in the value of properties occur.

Housing Association Grant

Housing Association Grant (HAG) was paid by the Department of Environment to reduce the cost of any approved scheme to the amount which it was estimated could be serviced by the net annual income of the scheme. HAG is repayable under certain circumstances, primarily following the sale of property, but would normally be restricted to net proceeds of sale. This grant was in respect of "Petley Court" itself and does not relate to any other properties now or in the future. It was a condition of eligibility for grant that a benefiting body became a housing association and that their name be placed on the Register of Social Landlords. In exercise of the power conferred by Section 4 (4) of the Housing Act, 1996 and having received certain undertakings from the Charity trustees, the Board of the Housing Corporation agreed on 9 September 1997 to the de-registration of Petley and Deakins Almshouse Charity.

Capital Fund

The Capital Fund represents the cost of the Housing properties net of Housing Association Grant.

Maintenance Fund

The Maintenance Fund represents amounts set aside to meet repair costs of a major and recurring nature in respect of housing properties where such costs cannot be met from current income.

Future Property Fund

The Future Property Fund represents surplus funds designated to finance the purchase of a new almshouse property.

Value Added Tax

The Charity is not registered for Value Added Tax. Where appropriate, expenditure is shown in the accounts inclusive of VAT.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

2. Officers' emoluments

The officers are defined as the Trustees and the Clerk to the Trustees, none of whom received emoluments or expenses. There were no related party transactions.

3. Fixed Assets - Housing Properties

Petley and Deakins Almshouses were founded at the beginning of the 18th Century from bequests of George Petley and Thomas Deakins. Constructed originally in High Street, Tonbridge, the Almshouses were erected on their present site fronting Pembury Road, Tonbridge in 1875. No value is included for the original costs of construction amounting to £1,866. Major alterations and modernisation of the accommodation have been completed, funded by way of Housing Association grant and a contribution from the Charity's own resources. The details below include the cost of earlier improvements financed by a combination of grant, mortgage loan and Charity funds.

In June 2011 a Leasehold Property at 4 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £141,777.80. The lease is for 125 years from 25 March 2006.

In June 2014 a Leasehold Property at 1 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £153,164. The lease is for 125 years from 25 March 2006.

Fixed assets	Freehold land and buildings £	Leasehold land and buildings £	Fixtures fittings and equipment £	Total £
Cost				
At 1 January 2020	364,191	294,942	12,400	671,533
Purchase in the year	-	-	-	-
At 31 December 2020	<u>364,191</u>	<u>294,942</u>	<u>12,400</u>	<u>671,533</u>
Depreciation				
At 1 January 2020	-	-	9,920	9,920
Depreciation in the year	-	-	1,240	1,240
At 31 December 2020	<u>-</u>	<u>-</u>	<u>11,160</u>	<u>11,160</u>
Net book value				
At 1 January 2020	364,191	294,942	2,480	661,613
At 31 December 2020	<u>364,191</u>	<u>294,942</u>	<u>1,240</u>	<u>660,373</u>

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

4. Investment- Endowment Fund

The original cost of assets representing the Charity's Endowment fund is not known. Shares in the National Association of Almshouses Common Investment Fund were purchased in 1971 at a cost of £280 from the proceeds of an earlier investment. This amount has been attributed as base cost.

On 15 November 2019 the NAACIF fund merged into the M&G Charity Multi Asset Fund.

	2020	2019
	£	£
The investment comprises the following:		
819 (2019:819) M&G Charity Multi Asset Fund shares		
Base cost	<u>280</u>	<u>280</u>
Market Value at 1 January 2020	740	652
Increase/(decrease) in value	<u>(55)</u>	<u>88</u>
Market Value at 31 December 2020	<u><u>685</u></u>	<u><u>740</u></u>
5. Debtors	2020	2019
	£	£
Contributions receivable	280	161
Electricity generation income receivable	-	-
	<u>280</u>	<u>161</u>
6. Creditors - Amounts falling due within one year	2020	2019
	£	£
Accountancy & Independent Examiner's Fees	1,716	852
Maintenance costs	<u>17,544</u>	<u>-</u>
	<u><u>19,260</u></u>	<u><u>852</u></u>

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

7. Creditors: Amounts falling due after more than one year

	2020	2019
	£	£
Housing Association Grants	<u>331,881</u>	<u>331,881</u>

(only payable under certain circumstances, such as the sale of Petley Court itself, see note 1.1)

8. Movement in funds

	Balance at 1.1.20	Income and gains	Expenditure	Transfers	Balance at 31.12.20
	£	£	£	£	£
Unrestricted funds					
Revenue Fund	-	40,832	(33,296)	(7,536)	-
Capital Fund	329,732	-	(1,240)	-	328,492
Maintenance Fund	20,000	-	-	-	20,000
Future Property Fund	97,142	-	-	7,536	104,678
Endowment Fund	740	(55)	-	-	685
	<u>447,614</u>	<u>40,777</u>	<u>(34,536)</u>	<u>-</u>	<u>453,855</u>

An Order of the Charity Commissioners dated 15 September 1970 requires that the Charity make a contribution each year of not less than £360 to an investment representing the Extraordinary Repair Fund. The Extraordinary Repair Fund is now the Maintenance Fund. Refurbishment expenditure has been carried out in recent years so the current level of the fund has been maintained at £20,000.

SIGNATURE CERTIFICATE



REFERENCE NUMBER

8BC0EC7F-0D21-49FF-9E93-CDA0ABC82223

TRANSACTION DETAILS	DOCUMENT DETAILS
<p>Reference Number 8BC0EC7F-0D21-49FF-9E93-CDA0ABC82223</p> <p>Transaction Type Signature Request</p> <p>Sent At 24/10/2021 20:56 +01</p> <p>Executed At 25/10/2021 12:58 +01</p> <p>Identity Method email</p> <p>Distribution Method email</p> <p>Signed Checksum 148bd8ba45012844e47164989dde5e997b7124363e8dfba60023c6f677d33138</p> <p>Signer Sequencing Disabled</p> <p>Document Passcode Disabled</p>	<p>Document Name Annual Return 2020</p> <p>Filename annual_return_2020.pdf</p> <p>Pages 11 pages</p> <p>Content Type application/pdf</p> <p>File Size 2.44 MB</p> <p>Original Checksum 358f017592865ce1366291902b0d11c9ba54eae51c95bf126e2bea2524574f9a</p>

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name David Robins</p> <p>Email davidrobins@blueyonder.co.uk</p> <p>Components 2</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 68b85fb9d9f86fd619893f66a397b1bad6f5fa1d57e96f710b121c6f37219ef</p> <p>IP Address 92.232.188.154</p> <p>Device Firefox via Windows</p> <p>Typed Signature </p> <p>Signature Reference ID EA4D2DD8</p>	<p>Viewed At 25/10/2021 12:55 +01</p> <p>Identity Authenticated At 25/10/2021 12:58 +01</p> <p>Signed At 25/10/2021 12:58 +01</p>
<p>Name Juliet Roberts</p> <p>Email dcproberts75@icloud.com</p> <p>Components 2</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 43f3046e62841e4f96d283c23b544a17b00def9c6158ae46eba497c7dcb9384c</p> <p>IP Address 31.54.172.230</p> <p>Device Safari via Mac</p> <p>Drawn Signature </p> <p>Signature Reference ID F4623CD1</p> <p>Signature Biometric Count 404</p>	<p>Viewed At 25/10/2021 10:11 +01</p> <p>Identity Authenticated At 25/10/2021 10:13 +01</p> <p>Signed At 25/10/2021 10:13 +01</p>

AUDITS

TIMESTAMP	AUDIT
24/10/2021 20:56 +01	Nikolai Naylor (nikolai@nayloraccountancy.com) created document 'annual_return_2020.pdf' on Chrome via Windows from 95.147.210.70.
24/10/2021 20:56 +01	Juliet Roberts (dcproberts75@icloud.com) was emailed a link to sign.
24/10/2021 20:56 +01	David Robins (davidrobins@blueyonder.co.uk) was emailed a link to sign.
25/10/2021 10:11 +01	Juliet Roberts (dcproberts75@icloud.com) viewed the document on Safari via Mac from 31.54.172.230.
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