

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

England & Wales · Charity number 209495

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1962-09-22

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

## Contact

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**Address** The Grange  
Church Street  
Hartfield  
East Sussex  
TN7 4AG

**Phone** 01892770259

## Activities

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**Objects:** FOR THE BENEFIT OF THE ALMSPEOPLE OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

**Activities:** Provision of affordable housing

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** PARISH OF HARTFIELD.
- East Sussex

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£36,887	£25,335	-	-
2023-12-31	£34,508	£12,088	-	-
2022-12-31	£33,508	£15,518	-	-
2021-12-31	£31,943	£22,719	-	-
2020-12-31	£32,492	£11,994	-	-

## Trustees

Name	Role	Appointed
JAMES MURRAY WILLIS		
John Henry Harley		2021-05-05
Mrs Roz Burns		2016-05-04
Rev Julie Sear		2014-01-29
Robert Nicholas Thomas Gordon-James		2025-06-26

**THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

England & Wales - Charity number 209495

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# Accounts

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Charity number: 209495

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**THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

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**ACCOUNTS  
FOR THE YEAR ENDED  
31<sup>st</sup> DECEMBER 2024**

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## TRUSTEES REPORT For the year ended 31st December 2024

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### Charity registered number

The Countess of Thanet's Almshouse Charity is constituted by a Deed of Trust and is a registered charity No. 209495

### Address of the Charity

The Grange, Church Street, Hartfield, East Sussex, TN7 4AG.

### The Trustees during the year were:

#### Ex-officio Trustees

The Rev'd J Sear – Ex-officio Rector of the Ecclesiastical Parish of St. Mary, Hartfield

#### Nominative Trustees

Mrs C Beare (resigned 12 November 2024)

Mr J Murray-Willis

Mr R N T Gordon -James (appointed 26 June 2025)

#### Co-optative Trustees

Mrs R Burns

Mrs J Stirrat

Mr J H Harley

### Structure, governance and management

The governing document is a trust deed ratified on the 9<sup>th</sup> September 1976. Since the closure of St. Stephen's Church, Hammerwood, no alternative Ex-officio has been appointed. The trustees are aware the Trust Deed may need to be updated to reflect this.

The methods adopted for the appointment of the body of trustees are that the body shall consist of:-

Two Ex-officio Trustees – The Rector of the Ecclesiastical Parish of St. Mary, Hartfield, and the Vicar of the Ecclesiastical Parish of St Stephen, Hammerwood.

Two Nominative Trustees - The person shall be appointed by the Parish Council of Hartfield. Each appointment shall be made for a term of four years at a meeting convened and held according to ordinary practice of the Parish Council.

Three Co-optative Trustees – The person who through residence, occupation or employment, or otherwise have special knowledge of the Parish of Hartfield. Each appointment shall be made for a term of five years by a resolution of the Trustees passed at a special meeting.

### Policy on Reserves

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses belonging to the Charity.

The fund and the income therefrom are invested in the M&G Charity Multi Asset Fund and as of 6 May 2021 funds have also been invested in CCLA COIF Charities Investment Fund.

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## THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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### TRUSTEES REPORT CONTINUED For the year ended 31st December 2024

---

#### Objectives

The object of the charity is to provide almshouse accommodation for people in need of the ecclesiastical parish of Hartfield or surrounding area. The accommodation at the Almshouses at Holtye Common comprises four houses, one flat and two bedsits.

It is the Trustees policy to provide and maintain good quality housing for its residents. The charity is staffed on an entirely voluntary basis.

#### Achievements and performance

The charity's principle source of income are the contributions paid by the residents. During 2024 these contributions amounted to £28,036 [2023 - £28,036]. The total income for 2024 amounted to £36,887 [2023 - £34,508].

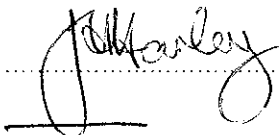
The total expenditure for 2024 amounted to £25,335 [2023 - £12,088]. As a result the net receipts were £11,552 [2023 - £22,420].

The accumulated cash fund stands at £75,672 [2023 - £64,120].

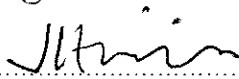
#### Declaration

The trustees declare that they have approved the Trustees report above.

#### Signed on behalf of the Charity's Trustees



..... Trustee - Mr J Harley



..... Trustee - Mr J Murray-Willis

#### Date of approval

15/09/2025

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2024, which are set out on pages 4 to 6.

### Responsibilities and basis of report

As the charity's trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Act or
- the accounts did not accord with the accounting records or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination

I have no concerns and have come across no matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Estelle Sherlock  
DMC Partnership Limited  
Chartered Accountant

Yew Tree House  
Lewes Road  
Forest Row  
East Sussex  
RH18 5AA

Date: 22/9/2025

## THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

### RECEIPTS AND PAYMENTS ACCOUNTS

For the year ended 31st December 2024

		<u>2024</u>		<u>2023</u>
	£	£	£	£
<b>RECEIPTS</b>				
Contributions from residents	28,036		28,036	
Interest received Charities deposit fund	2,469		540	
	<u>30,505</u>		<u>28,576</u>	
<b>ASSET AND INVESTMENT RECEIPTS</b>				
Dividend receipts from shares	6,382		5,932	
	<u>6,382</u>		<u>5,932</u>	
<b>Total Receipts</b>		36,887		34,508
<b>PAYMENTS</b>				
Water	624		505	
Repairs and Maintenance	879		417	
Insurance	1,161		1,100	
Electricity	1,044		630	
Subscriptions	696		196	
Garden Maintenance	2,135		1,524	
Sewerage	1,677		842	
Tree Maintenance	9,443		-	
Accountancy	1,176		942	
Sundry Expenses	118		-	
	<u>18,953</u>		<u>6,156</u>	
<b>ASSET AND INVESTMENT PAYMENTS</b>				
Retained dividend receipts from shares	6,382		5,932	
	<u>6,382</u>		<u>5,932</u>	
<b>Total Payments</b>		25,335		12,088
<b>NET RECEIPTS</b>		<u>11,552</u>		<u>22,420</u>
<b>CASH FUNDS LAST YEAR END</b>		<u>64,120</u>		<u>41,700</u>
<b>CASH FUNDS THIS YEAR END</b>		<u><u>75,672</u></u>		<u><u>64,120</u></u>

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

## STATEMENT OF ASSETS AND LIABILITIES

As at 31st December 2024

### CASH FUNDS

	Unrestricted Funds	Unrestricted Funds
	<u>2024</u>	<u>2023</u>
	£	£
Bank Current Account	25,010	15,927
Charities Deposit Fund	50,662	48,193
<b>Total cash funds</b>	<b>75,672</b>	<b>64,120</b>

### INVESTMENT ASSETS

	Funds to which asset belongs	Market Value 31 December 2024 £	Market Value 31 December 2023 £
M&G Charity Multi Asset Fund	(1a) Restricted	167,872	155,409
CCLA COIF Charities Investment Fund	(1b) Restricted	30,268	28,803

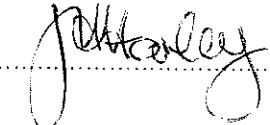
### ASSETS RETAINED FOR CHARITY'S OWN USE

	Funds to which asset belongs
Almshouse at Holtye Common, East Sussex	(2) Endowment

### LIABILITIES

There are no liabilities

### Signed on behalf of the Charity's Trustees

 ..... Trustee – Mr J Harley

 ..... Trustee - Mr J Murray-Willis

### Date of approval

15/09/2025

## THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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### NOTES TO THE ACCOUNTS For the year ended 31<sup>st</sup> December 2024

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#### (1) Investments

Current holdings

**(1a) 1,386.556** (2023 – 1,386.556) Accumulation Shares (Extraordinary Repair Fund) with M&G Charity Multi Asset Fund.

The income in respect of Accumulation Shares is not distributed but retained in the Fund and is reflected in the price of the Shares.

Income from Accumulation Shares retained **£ 6,382** [2023 - £5,932]

**(1b) 116.14** [2023 – 116.14] Accumulation Units with CCLA COIF Charities Investment Fund.

No dividends are paid on holdings of accumulation units.

#### (2) Permanent Endowment

The Almshouse at Holtje Common, East Sussex Freehold was vested in the Official Custodians of Charities on 30<sup>th</sup> June 1871.

#### (3) Income Tax and Value Added Tax

As a registered charity the Trust is generally exempt from Income Tax but not from VAT. The charity is not registered for VAT and accordingly payments are shown gross of VAT.

**THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

England & Wales - Charity number 209495

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# Accounts

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Charity number: 209495

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**THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

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**ACCOUNTS  
FOR THE YEAR ENDED  
31<sup>st</sup> DECEMBER 2023**

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## TRUSTEES REPORT For the year ended 31st December 2023

---

### Charity registered number

The Countess of Thanet's Almshouse Charity is constituted by a Deed of Trust and is a registered charity No. 209495

### Address of the Charity

Brockshill House, Holtye, Edenbridge, Kent, TN8 7ED.

### The Trustees during the year were:

#### Ex-officio Trustees

The Rev'd J Sear – Ex-officio Rector of the Ecclesiastical Parish of St. Mary, Hartfield

#### Nominative Trustees

Mrs C Beare

Mr J Murray-Willis

#### Co-optative Trustees

Mr R Whatley (resigned 1 November 2023)

Mrs R Burns

Mrs J Stirrat

Mr J H Harley

### Structure, governance and management

The governing document is a trust deed ratified on the 9<sup>th</sup> September 1976. Since the closure of St. Stephen's Church, Hammerwood, no alternative Ex-officio has been appointed. The trustees are aware the Trust Deed may need to be updated to reflect this.

The methods adopted for the appointment of the body of trustees are that the body shall consist of:-

Two Ex-officio Trustees – The Rector of the Ecclesiastical Parish of St. Mary, Hartfield, and the Vicar of the Ecclesiastical Parish of St Stephen, Hammerwood.

Two Nominative Trustees - The person shall be appointed by the Parish Council of Hartfield. Each appointment shall be made for a term of four years at a meeting convened and held according to ordinary practice of the Parish Council.

Three Co-optative Trustees – The person who through residence, occupation or employment, or otherwise have special knowledge of the Parish of Hartfield. Each appointment shall be made for a term of five years by a resolution of the Trustees passed at a special meeting.

### Policy on Reserves

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses belonging to the Charity.

The fund and the income therefrom are invested in the M&G Charity Multi Asset Fund and as of 6 May 2021 funds have also been invested in CCLA COIF Charities Investment Fund.

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## TRUSTEES REPORT CONTINUED For the year ended 31st December 2023

---

### Objectives

The object of the charity is to provide almshouse accommodation for people in need of the ecclesiastical parish of Hartfield or surrounding area. The accommodation at the Almshouses at Holtje Common comprises four houses, one flat and two bedsits.

It is the Trustees policy to provide and maintain good quality housing for its residents. The charity is staffed on an entirely voluntary basis.

### Achievements and performance

The charity's principle source of income are the contributions paid by the residents. During 2023 these contributions amounted to £28,036 [2022 - £28,036]. The total income for 2023 amounted to £34,508 [2022 - £33,508].

The total expenditure for 2023 amounted to £12,088 [2022 - £15,518]. As a result the net receipts were £22,420 [2022 - £17,990].

The accumulated cash fund stands at £64,120 [2022 - £41,700].

### Declaration

The trustees declare that they have approved the Trustees report above.

### Signed on behalf of the Charity's Trustees

  
..... Trustee - Mrs C Beare

  
..... Trustee - Mr J Murray-Willis

**Date of approval** 16 October 2024

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

---

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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### Responsibilities and basis of report

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I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Act or
- the accounts did not accord with the accounting records or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination

I have no concerns and have come across no matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Robert Brown  
DMC Partnership Limited  
Chartered Accountant

Yew Tree House  
Lewes Road  
Forest Row  
East Sussex  
RH18 5AA

Date:.....

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

## RECEIPTS AND PAYMENTS ACCOUNTS

For the year ended 31st December 2023

	£	<u>2023</u> £	£	<u>2022</u> £
<b>RECEIPTS</b>				
Contributions from residents	28,036		28,036	
Interest received Charities deposit fund	540		74	
	<u>28,576</u>		<u>28,110</u>	
<b>ASSET AND INVESTMENT RECEIPTS</b>				
Dividend receipts from shares	5,932		5,398	
	<u>5,932</u>		<u>5,398</u>	
<b>Total Receipts</b>		34,508		33,508
<b>PAYMENTS</b>				
Water	505		572	
Repairs and Maintenance	417		3,547	
Insurance	1,100		1,080	
Electricity	630		685	
Subscriptions	196		187	
Garden Maintenance	1,524		1,823	
Sewerage	842		1,326	
Accountancy	942		900	
	<u>6,156</u>		<u>10,120</u>	
<b>ASSET AND INVESTMENT PAYMENTS</b>				
Retained dividend receipts from shares	5,932		5,398	
	<u>5,932</u>		<u>5,398</u>	
<b>Total Payments</b>		12,088		15,518
<b>NET RECEIPTS</b>		<u>22,420</u>		<u>17,990</u>
<b>CASH FUNDS LAST YEAR END</b>		<u>41,700</u>		<u>23,710</u>
<b>CASH FUNDS THIS YEAR END</b>		<u><u>64,120</u></u>		<u><u>41,700</u></u>

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

## STATEMENT OF ASSETS AND LIABILITIES As at 31st December 2023

### CASH FUNDS

	Unrestricted Funds	Unrestricted Funds
	<u>2023</u>	<u>2022</u>
	£	£
Bank Current Account	15,927	34,047
Charities Deposit Fund	48,193	7,653
<b>Total cash funds</b>	<b><u>64,120</u></b>	<b><u>41,700</u></b>

### INVESTMENT ASSETS

	Funds to which asset belongs	Market Value 31 December 2023	Market Value 31 December 2022
		£	£
M&G Charity Multi Asset Fund	(1a) Restricted	155,409	146,324
CCLA COIF Charities Investment Fund	(1b) Restricted	28,803	25,632

### ASSETS RETAINED FOR CHARITY'S OWN USE

	Funds to which asset belongs
Almshouse at Holtye Common, East Sussex	(2) Endowment

### LIABILITIES

There are no liabilities

Signed on behalf of the Charity's Trustees

 Trustee - Mrs C Beare

 Trustee - Mr J Murray-Willis

Date of approval 16 October 2024

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## NOTES TO THE ACCOUNTS For the year ended 31<sup>st</sup> December 2023

---

### (1) Investments

Current holdings

**(1a) 1,386.556** (2022 – 1,386.556) Accumulation Shares (Extraordinary Repair Fund) with M&G Charity Multi Asset Fund.

The income in respect of Accumulation Shares is not distributed but retained in the Fund and is reflected in the price of the Shares.

Income from Accumulation Shares retained **£ 5,932** [2022 - £5,398]

**(1b) 116.14** [2022 – 116.14] Accumulation Units with CCLA COIF Charities Investment Fund.

No dividends are paid on holdings of accumulation units.

### (2) Permanent Endowment

The Almshouse at Holtye Common, East Sussex Freehold was vested in the Official Custodians of Charities on 30<sup>th</sup> June 1871.

### (3) Income Tax and Value Added Tax

As a registered charity the Trust is generally exempt from Income Tax but not from VAT. The charity is not registered for VAT and accordingly payments are shown gross of VAT.

**THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

England & Wales - Charity number 209495

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# Accounts

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Charity number: 209495

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**THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

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**ACCOUNTS  
FOR THE YEAR ENDED  
31<sup>st</sup> DECEMBER 2022**

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

---

## TRUSTEES REPORT For the year ended 31st December 2022

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### Charity registered number

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### Address of the Charity

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### The Trustees during the year were:

#### Ex-officio Trustees

The Rev'd J Sear – Ex-officio Rector of the Ecclesiastical Parish of St. Mary, Hartfield

#### Nominative Trustees

Mrs C Beare  
Mr J Murray-Willis

#### Co-optative Trustees

Mr R Whatley  
Mrs R Burns  
Mrs J Stirrat  
Mr J H Harley

### Structure, governance and management

The governing document is a trust deed ratified on the 9<sup>th</sup> September 1976. Since the closure of St. Stephen's Church, Hammerwood, no alternative Ex-officio has been appointed. The trustees are aware the Trust Deed may need to be updated to reflect this.

The methods adopted for the appointment of the body of trustees are that the body shall consist of:-

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Three Co-optative Trustees – The person who through residence, occupation or employment, or otherwise have special knowledge of the Parish of Hartfield. Each appointment shall be made for a term of five years by a resolution of the Trustees passed at a special meeting.

### Policy on Reserves

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses belonging to the Charity.

The fund and the income therefrom are invested in the M&G Charity Multi Asset Fund and as of 6 May 2021 funds have also been invested in CCLA COIF Charities Investment Fund.

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## TRUSTEES REPORT CONTINUED

For the year ended 31st December 2022

---

### Objectives

The object of the charity is to provide almshouse accommodation for people in need of the ecclesiastical parish of Hartfield or surrounding area. The accommodation at the Almshouses at Holtje Common comprises four houses, one flat and two bedsits.

It is the Trustees policy to provide and maintain good quality housing for its residents. The charity is staffed on an entirely voluntary basis.

### Achievements and performance

The charity's principle source of income are the contributions paid by the residents. During 2022 these contributions amounted to £28,036 [2021 - £27,718]. The total income for 2022 amounted to £33,508 [2021 - £31,943].

The total expenditure for 2022 amounted to £15,518 [2021 - £22,719]. As a result the net receipts were £17,990 [2021 - £9,224].

The accumulated cash fund stands at £41,700 [2021 - £23,710].

### Declaration

The trustees declare that they have approved the Trustees report above.

### Signed on behalf of the Charity's Trustees

**Trustee** - Mrs C Beare

**Trustee** - Mr J Murray-Willis

**Date of approval** 18<sup>th</sup> October 2022

# **THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

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## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

---

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2022, which are set out on pages 4 to 6.

### **Responsibilities and basis of report**

As the charity's trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Act or
- the accounts did not accord with the accounting records or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination

I have no concerns and have come across no matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Estelle Sherlock  
**DMC Partnership Limited**  
**Chartered Accountant**

Yew Tree House  
Lewes Road  
Forest Row  
East Sussex  
RH18 5AA

Date 18<sup>th</sup> October 2022

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## RECEIPTS AND PAYMENTS ACCOUNTS

For the year ended 31st December 2022

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	£	<u>2022</u> £	£	<u>2021</u> £
<b>RECEIPTS</b>				
Contributions from residents	28,036		27,718	
Interest received Charities deposit fund	74		1	
	<u>28,110</u>		<u>27,719</u>	
<b>ASSET AND INVESTMENT RECEIPTS</b>				
Dividend receipts from shares	5,398		4,224	
	<u>5,398</u>		<u>4,224</u>	
<b>Total Receipts</b>		33,508		31,943
<b>PAYMENTS</b>				
Water	572		480	
Repairs and Maintenance	3,547		9,408	
Insurance	1,080		2,117	
Electricity	685		642	
Subscriptions	187		182	
Garden Maintenance	1,823		1,584	
Sewerage	1,326		3,023	
Accountancy	900		900	
Printing, Postage and Stationery	-		75	
Travel	-		84	
	<u>10,120</u>		<u>18,495</u>	
<b>ASSET AND INVESTMENT PAYMENTS</b>				
Retained dividend receipts from shares	5,398		4,224	
	<u>5,398</u>		<u>4,224</u>	
<b>Total Payments</b>		15,518		22,719
<b>NET RECEIPTS</b>		<u>17,990</u>		<u>9,224</u>
<b>TRANSFER TO INVESTMENT ASSETS</b>				
		-		(25,000)
<b>CASH FUNDS LAST YEAR END</b>		<u>23,710</u>		<u>39,486</u>
<b>CASH FUNDS THIS YEAR END</b>		<u>41,700</u>		<u>23,710</u>

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

## STATEMENT OF ASSETS AND LIABILITIES

As at 31st December 2022

### CASH FUNDS

	Unrestricted Funds	Unrestricted Funds
	<u>2022</u>	<u>2021</u>
	£	£
Bank Current Account	34,047	16,130
Charities Deposit Fund	7,653	7,580
<b>Total cash funds</b>	<b>41,700</b>	<b>23,710</b>

### INVESTMENT ASSETS

	Funds to which asset belongs	Market Value 31 December 2022 £	Market Value 31 December 2021 £
M&G Charity Multi Asset Fund	(1a) Restricted	146,324	145,177
CCLA COIF Charities Investment Fund	(1b) Restricted	25,632	28,167

### ASSETS RETAINED FOR CHARITY'S OWN USE

	Funds to which asset belongs
Almshouse at Holtye Common, East Sussex	(2) Endowment

### LIABILITIES

There are no liabilities

### Signed on behalf of the Charity's Trustees

Trustee - Mrs C Beare

Trustee - Mr J Murray-Willis

Date of approval 18<sup>th</sup> October 2022

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## NOTES TO THE ACCOUNTS For the year ended 31<sup>st</sup> December 2022

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### (1) Investments

Current holdings

**(1a) 1,386.556** (2021 – 1,386.556) Accumulation Shares (Extraordinary Repair Fund) with M&G Charity Multi Asset Fund.

The income in respect of Accumulation Shares is not distributed but retained in the Fund and is reflected in the price of the Shares.

Income from Accumulation Shares retained **£ 5,398** [2021 - £4,224]

**(1b) 116.14** [2021 – 166.14] Accumulation Units with CCLA COIF Charities Investment Fund.

No dividends are paid on holdings of accumulation units.

### (2) Permanent Endowment

The Almshouse at Holtye Common, East Sussex Freehold was vested in the Official Custodians of Charities on 30<sup>th</sup> June 1871.

### (3) Income Tax and Value Added Tax

As a registered charity the Trust is generally exempt from Income Tax but not from VAT. The charity is not registered for VAT and accordingly payments are shown gross of VAT.

**THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

England & Wales - Charity number 209495

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# Accounts

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Charity number: 209495

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**THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

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**ACCOUNTS  
FOR THE YEAR ENDED  
31<sup>st</sup> DECEMBER 2021**

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

---

## TRUSTEES REPORT For the year ended 31st December 2021

---

### Charity registered number

The Countess of Thanet's Almshouse Charity is constituted by a Deed of Trust and is a registered charity No. 209495

### Address of the Charity

Brockshill House, Holtye, Edenbridge, Kent, TN8 7ED.

### The Trustees during the year were:

#### Ex-officio Trustees

The Rev'd J Sear – Ex-officio Rector of the Ecclesiastical Parish of St. Mary, Hartfield

#### Nominative Trustees

Mrs C Beare  
Mr J Murray-Willis

#### Co-optative Trustees

Mr R Whatley  
Mrs R Burns  
Mrs J Stirrat  
Mr J H Harley (Appointed 5 May 2021)

### Structure, governance and management

The governing document is a trust deed ratified on the 9<sup>th</sup> September 1976. Since the closure of St. Stephen's Church, Hammerwood, no alternative Ex-officio has been appointed. The trustees are aware the Trust Deed may need to be updated to reflect this.

The methods adopted for the appointment of the body of trustees are that the body shall consist of:-

Two Ex-officio Trustees – The Rector of the Ecclesiastical Parish of St. Mary, Hartfield.

Two Nominative Trustees - The person shall be appointed by the Parish Council of Hartfield. Each appointment shall be made for a term of four years at a meeting convened and held according to ordinary practice of the Parish Council.

Three Co-optative Trustees – The person who through residence, occupation or employment, or otherwise have special knowledge of the Parish of Hartfield. Each appointment shall be made for a term of five years by a resolution of the Trustees passed at a special meeting.

### Policy on Reserves

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses belonging to the Charity.

The fund and the income therefrom are invested in the M&G Charity Multi Asset Fund and as of 6 May 2021 funds have also been invested in CCLA COIF Charities Investment Fund.

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## TRUSTEES REPORT CONTINUED

For the year ended 31st December 2021

---

### Objectives

The object of the charity is to provide almshouse accommodation for people in need of the ecclesiastical parish of Hartfield or surrounding area. The accommodation at the Almshouses at Holtje Common comprises four houses, one flat and two bedsits.

It is the Trustees policy to provide and maintain good quality housing for its residents. The charity is staffed on an entirely voluntary basis.

### Achievements and performance

The charity's principle source of income are the contributions paid by the residents. During 2021 these contributions amounted to £27,718. The total income for 2021 amounted to £31,943.

The total expenditure for 2021 amounted to £22,719. As a result the net receipts were £9,224.

Cash funds of £25,000 were transferred to investments in the year. The accumulated cash fund now stands at £23,710.

### Declaration

The trustees declare that they have approved the Trustees report above.

### Signed on behalf of the Charity's trustees

..... **Trustee** - Mrs C Beare

..... **Trustee** - Mrs J Stirrat

**Date of approval** .....

# **THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

---

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

---

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2021, which are set out on pages 4 to 6.

### **Responsibilities and basis of report**

As the charity's trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Act or
- the accounts did not accord with the accounting records or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination

I have no concerns and have come across no matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Estelle Sherlock  
**DMC Partnership Limited**  
**Chartered Accountant**

Yew Tree House  
Lewes Road  
Forest Row  
East Sussex  
RH18 5AA

Date:.....

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

## RECEIPTS AND PAYMENTS ACCOUNTS

For the year ended 31st December 2021

	£	<u>2021</u> £	£	<u>2020</u> £
<b>RECEIPTS</b>				
Contributions from residents	27,718		27,318	
Interest received Charities deposit fund	1		20	
	<u>27,719</u>		<u>27,338</u>	
<b>ASSET AND INVESTMENT RECEIPTS</b>				
Dividend receipts from shares	4,224		5,154	
	<u>4,224</u>		<u>5,154</u>	
<b>Total Receipts</b>		31,943		32,492
<b>PAYMENTS</b>				
Water	480		738	
Repairs and Maintenance	9,408		1,270	
Insurance	2,117		1,044	
Electricity	642		554	
Subscriptions	182		179	
Garden Maintenance	1,584		1,540	
Sewerage	3,023		615	
Accountancy	900		900	
Printing, Postage and Stationery	75		-	
Travel	84		-	
	<u>18,495</u>		<u>6,840</u>	
<b>ASSET AND INVESTMENT PAYMENTS</b>				
Retained dividend receipts from shares	4,224		5,154	
	<u>4,224</u>		<u>5,154</u>	
<b>Total Payments</b>		22,719		11,994
<b>NET RECEIPTS</b>		<u>9,224</u>		<u>20,498</u>
<b>TRANSFER TO INVESTMENT ASSETS</b>		(25,000)		-
<b>CASH FUNDS LAST YEAR END</b>		<u>39,486</u>		<u>18,988</u>
<b>CASH FUNDS THIS YEAR END</b>		<u>23,710</u>		<u>39,486</u>

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

## STATEMENT OF ASSETS AND LIABILITIES

As at 31st December 2021

### CASH FUNDS

	Unrestricted Funds	Unrestricted Funds
	<u>2021</u>	<u>2020</u>
	£	£
Bank Current Account	16,130	31,907
Charities Deposit Fund	7,580	7,579
<b>Total cash funds</b>	<b><u>23,710</u></b>	<b><u>39,486</u></b>

### INVESTMENT ASSETS

	Funds to which asset belongs	Market Value 31 December 2021	Market Value 2020
		£	£
M&G Charity Multi Asset Fund	(1a) Restricted	145,177	128,278
CCLA COIF Charities Investment Fund	(1b) Restricted	28,167	-

### ASSETS RETAINED FOR CHARITY'S OWN USE

	Funds to which asset belongs
Almshouse at Holtye Common, East Sussex	(2) Endowment

### LIABILITIES

There are no liabilities

### Signed on behalf of the Charity's trustees

..... **Trustee** - Mrs C Beare

..... **Trustee** - Mrs J Stirrat

Date of approval .....

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# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## NOTES TO THE ACCOUNTS For the year ended 31<sup>st</sup> December 2021

---

### (1) Investments

Current holdings

**(1a) 1,386.556** (2020 – 1,386.556) Accumulation Shares (Extraordinary Repair Fund) with M&G Charity Multi Asset Fund.

The income in respect of Accumulation Shares is not distributed but retained in the Fund and is reflected in the price of the Shares.

Income from Accumulation Shares retained **£ 4,224**

**(1b)** On the 6 May £25,000 was transferred from cash funds to purchase **116.14** Accumulation Units with CCLA COIF Charities Investment Fund.

No dividends are paid on holdings of accumulation units.

### (2) Permanent Endowment

The Almshouse at Holtye Common, East Sussex Freehold was vested in the Official Custodians of Charities on 30<sup>th</sup> June 1871.

### (3) Income Tax and Value Added Tax

As a registered charity the Trust is generally exempt from Income Tax but not from VAT. The charity is not registered for VAT and accordingly payments are shown gross of VAT.

**THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

England & Wales - Charity number 209495

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# Accounts

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Charity number: 209495

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**THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

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**ACCOUNTS  
FOR THE YEAR ENDED  
31<sup>st</sup> DECEMBER 2020**

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

---

## TRUSTEES REPORT For the year ended 31st December 2020

---

### Charity registered number

The Countess of Thanet's Almshouse Charity is constituted by a Deed of Trust and is a registered charity No. 209495

### Address of the Charity

Brockshill House, Holtye, Edenbridge, Kent, TN8 7ED.

### The Trustees during the year were:

#### Ex-officio Trustees

The Rev'd J Sear – Ex-officio Rector of the Ecclesiastical Parish of St. Mary, Hartfield

#### Nominative Trustees

Mrs C Beare  
Mr J Murray-Willis

#### Co-optative Trustees

Mr R Whatley  
Mrs R Burns  
Mrs J Stirrat

### Structure, governance and management

The governing document is a trust deed ratified on the 9<sup>th</sup> September 1976. Since the closure of St. Stephen's Church, Hammerwood, no alternative Ex-officio has been appointed. The trustees are aware the Trust Deed may need to be updated to reflect this.

The methods adopted for the appointment of the body of trustees are that the body shall consist of:-

Two Ex-officio Trustees – The Rector of the Ecclesiastical Parish of St. Mary, Hartfield.

Two Nominative Trustees - The person shall be appointed by the Parish Council of Hartfield. Each appointment shall be made for a term of four years at a meeting convened and held according to ordinary practice of the Parish Council.

Three Co-optative Trustees – The person who through residence, occupation or employment, or otherwise have special knowledge of the Parish of Hartfield. Each appointment shall be made for a term of five years by a resolution of the Trustees passed at a special meeting.

### Policy on Reserves

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses belonging to the Charity.

The fund and the income therefrom are invested in the M&G Charity Multi Asset Fund (The National Association of Almshouses Common Investment Fund was merged into the M&G Charity Multi Asset Fund on the 15th November 2019).

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

---

## TRUSTEES REPORT CONTINUED

For the year ended 31st December 2020

---

### Objectives

The object of the charity is to provide almshouse accommodation for people in need of the ecclesiastical parish of Hartfield or surrounding area. The accommodation at the Almshouses at Holtje Common comprises four houses, one flat and two bedsits.

It is the Trustees policy to provide and maintain good quality housing for its residents. The charity is staffed on an entirely voluntary basis.

### Achievements and performance

The charity's principle source of income are the contributions paid by the residents. During 2020 these contributions amounted to £27,318. The total income for 2020 amounted to £32,492.

The total expenditure for 2020 amounted to £11,994. As a result the net receipts were £20,498.

The accumulated cash fund now stands at £39,486.

### Declaration

The trustees declare that they have approved the Trustees report above.

### Signed on behalf of the Charity's trustees

..... **Trustee** - Mrs C Beare

..... **Trustee** - Mrs J Stirrat

**Date of approval** .....

# **THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

---

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE COUNTESS OF THANET'S ALMSHOUSE CHARITY**

---

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2020, which are set out on pages 4 to 6.

### **Responsibilities and basis of report**

As the charity's trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Estelle Sherlock  
**DMC Partnership Limited**  
**Chartered Accountant**

Yew Tree House  
Lewes Road  
Forest Row  
East Sussex  
RH18 5AA

Date:.....

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# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## RECEIPTS AND PAYMENTS ACCOUNTS

For the year ended 31st December 2020

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	£	<u>2020</u> £	£	<u>2019</u> £
<b>RECEIPTS</b>				
Contributions from residents	27,318		26,905	
Interest received Charities deposit fund	20		37	
	<u>27,338</u>		<u>26,942</u>	
<b>ASSET AND INVESTMENT RECEIPTS</b>				
Dividend receipts from shares	5,154		5,004	
	<u>5,154</u>		<u>5,004</u>	
<b>Total Receipts</b>		32,492		31,946
<b>PAYMENTS</b>				
Water	738		378	
Repairs and Maintenance	1,270		17,962	
Insurance	1,044		958	
Electricity	554		627	
Subscriptions	179		170	
Garden Maintenance	1,540		1,463	
Sewerage	615		645	
Accountancy	900		900	
	<u>6,840</u>		<u>23,103</u>	
<b>ASSET AND INVESTMENT PAYMENTS</b>				
Retained dividend receipts from shares	5,154		5,004	
	<u>5,154</u>		<u>5,004</u>	
<b>Total Payments</b>		11,994		28,107
<b>NET RECEIPTS</b>		<u>20,498</u>		<u>3,839</u>
<b>CASH FUNDS LAST YEAR END</b>		<u>18,988</u>		<u>15,149</u>
<b>CASH FUNDS THIS YEAR END</b>		<u><u>39,486</u></u>		<u><u>18,988</u></u>

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

## STATEMENT OF ASSETS AND LIABILITIES

As at 31st December 2020

### CASH FUNDS

	Unrestricted Funds	Unrestricted Funds
	<u>2020</u> £	<u>2019</u> £
Bank Current Account	31,907	11,429
Charities Deposit Fund	7,579	7,589
<b>Total cash funds</b>	<b><u>39,486</u></b>	<b><u>18,988</u></b>

### INVESTMENT ASSETS

	Funds to which asset belongs	Market Value 31 December 2020 £	Market Value 2019 £
M&G Charity Multi Asset Fund	(1) Restricted	128,278	132,495

### ASSETS RETAINED FOR CHARITY'S OWN USE

	Funds to which asset belongs
Almshouse at Holtye Common, East Sussex	(2) Endowment

### LIABILITIES

There are no liabilities

### Signed on behalf of the Charity's trustees

..... **Trustee** - Mrs C Beare

..... **Trustee** - Mrs J Stirrat

**Date of approval** .....

---

# THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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## NOTES TO THE ACCOUNTS For the year ended 31<sup>st</sup> December 2020

---

### (1) Investments

Current holding **1,386.556** (2019 – 1,386.556) Accumulation Shares (Extraordinary Repair Fund) with M&G Charity Multi Asset Fund (2019 - *M&G Charity Multi Asset Fund*).

The income in respect of Accumulation Shares is not distributed but retained in the Fund and is reflected in the price of the Shares.

Income from Accumulation Shares retained	<b>£ 5,154</b>
------------------------------------------	----------------

### (2) Permanent Endowment

The Almshouse at Holtye Common, East Sussex Freehold was vested in the Official Custodians of Charities on 30<sup>th</sup> June 1871.

### (3) Income Tax and Value Added Tax

As a registered charity the Trust is generally exempt from Income Tax but not from VAT. The charity is not registered for VAT and accordingly payments are shown gross of VAT.