

# CHARLES AMHERST'S ALMSHOUSES

England & Wales · Charity number 209602

## 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** 7 Batchelors  
Pembury  
Tunbridge Wells  
Kent  
TN2 4ED

**Phone** 01892822936

**Email** [nigelstratton@gmail.com](mailto:nigelstratton@gmail.com)

## Activities

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**Objects:** ALMSHOUSES FOR OLD BLIND OR IMPOTENT PERSONS WHO HAVE RESIDED IN THE ANCIENT PARISH OF PEMBURY FOR NOT LESS THAN TWO YEARS NEXT PRECEDING THE TIME OF APPOINTMENT. ANY SURPLUS INCOME TO BE APPLIED FOR BENEFIT OF ALMSPEOPLE.

**Activities:** Maintenance of almshouses for elderly residents.

## 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:** ANCIENT PARISH OF PEMBURY
- Kent

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£33,223	£11,769	-	-
2024-03-31	£67,732	£13,972	-	-
2023-03-31	£26,820	£18,359	-	-
2022-03-31	£28,080	£17,417	-	-
2021-03-31	£28,260	£18,287	-	-

## Trustees

Name	Role	Appointed
<b>NIGEL MORRIS STRATTON MBE</b>	Chair	2022-09-08
Janet Winifred Pegg		2024-09-09
Margaret Weaver		2022-05-01
Nicola Jane Phipps		2023-10-06

**CHARLES AMHERST'S ALMSHOUSES**

England & Wales - Charity number 209602

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# Accounts

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## Trustees' Annual Report for the period

From 1<sup>st</sup> April 2024 Period start date To 31<sup>st</sup> March 2025 Period end date

Charity name: Charles Amherst's Almshouses

Charity registration number:209602

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>Almshouses for blind or impotent persons who have resided in the ancient parish of Pembury for not less than two years next preceding the time of appointment. Any surplus income to be applied for the benefit of almspeople.</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>Provision and maintenance of almshouses</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>The Trustees have had regard to the guidance published by the Charity Commission and believe that all our activities are for the benefit of needy residents in our area of benefit.</b>

## Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	<b>N/A</b>
Policy on social investment including program related investment	Para 1.38	<b>N/A</b>
Contribution made by volunteers	Para 1.38	<b>Volunteers regularly visit the residents of the almshouses and arrange for the maintenance of their properties.</b>

Other		
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## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p><b>We have completely renovated the downstairs toilet in one of the properties, following the damp work at that property. We agreed the tender documents for the outside front decoration and work. 2 tenders were received and with advice one was accepted. Unfortunately, the agreed work was not able to be carried out during the year and had to be postponed until the following year. Usual maintenance and replacement of equipment has continued. We have paid half of the surveyor's fees for the forthcoming work following acceptance of the tender as agreed. We continue to build up the various reserve accounts for the cost of the forthcoming work and potential roof replacement.</b></p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	<p><b>We simply collect the Weekly Maintenance contributions, monitoring the likely future cost of maintenance and repairs.</b></p>
Investment performance against objectives	Para 1.41	<p><b>For the moment the liquid assets of the charity re held in cash. Once the major decoration works have been finished, we will re-evaluate the situation. It is likely that the bulk of the money in the Extraordinary Repair Reserve will at that stage be invested on a longer-term basis.</b></p>
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>We have ended the year with an operating surplus of £21,454.38. This will be added to our ear-marked reserves, especially for future roof work and redecoration.</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>Reserves are held for future maintenance. One reserve is to build up a reserve to overhaul the roof in 10 – 20 years time. We are told that at current prices this will cost £120K. There is a reserve for routine maintenance. Finally, there is a reserve for exterior re-decoration etc. which happens every 5 years. The buildings were built in 1715. We have also now started to build up a reserve for future boiler replacement.</b>
Amount of reserves held	Para 1.22	<b>At the end of the period we held reserves of £148,516.35. This is held as follows: Extraordinary Repair - £73,422.47 Cyclical Maintenance - £49,093.88 General - £22,000.00 Boiler Replacement - £4,000.00 When the works are carried out it is likely to cost £40-£50K and will largely wipe out the Cyclical Maintenance Reserve and take some money from the Extraordinary Repair Reserve as a result of roof work.</b>
Reasons for holding zero reserves	Para 1.22	<b>N/A</b>
Details of fund materially in deficit	Para 1.24	<b>N/A</b>
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>N/A</b>

### **Additional information (optional)**

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<b>The Charity's principal source of funds is the Weekly Maintenance Contributions received from residents.</b>
Investment policy and objectives including any social investment policy adopted	Para 1.46	<b>The investment objectives are safely to grow the fund as much as possible for use in the future maintenance of the buildings.</b>
A description of the principal risks facing the charity	Para 1.46	<b>Investment risk in the future.  Risk of having insufficient sums should major works be required and insufficient reserves be held.</b>
Other		



## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document ( <a href="#">trust deed</a> , <a href="#">royal charter</a> )	Para 1.25	<b>Scheme of Trust.</b>
How is the charity constituted? (e.g. <a href="#">unincorporated association</a> , CIO)	Para 1.25	<b>Unincorporated Association.</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>The Scheme of 1953 provides:</b> <ol style="list-style-type: none"> <li>a. <b>One ex-officio trustee being the Vicar for the time being of Pembury</b></li> <li>b. <b>3 representative trustees – being 2 by the Parish Council of Pembury and 1 by the committee for the time being of The Pembury Women's Institute</b></li> <li>c. <b>One Co-optative Trustee.</b></li> </ol>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<b>A policy for the Induction of Trustees was last reviewed and approved in June 2022.</b>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<b>The Charity is a member of The Almshouse Association.</b>
Relationship with any related parties	Para 1.51	<b>None known</b>
Other		

### Reference and Administrative details

Charity name	Charles Amherst's Almshouses
Other name the charity uses	Pembury Almshouses
Registered charity number	209602
Charity's principal address	7 Batchelors Pembury Tunbridge Wells Kent, TN2 4ED.



**Names of the charity trustees who manage the charity**

	<b>Trustee name</b>	<b>Office (if any)</b>	<b>Dates acted if not for whole year</b>	<b>Name of person (or body) entitled to appoint trustee (if any)</b>
1	Nigel Morris Stratton	Chairman	Appointed 8 <sup>th</sup> September 2022	Pembury Parish Council
2	Nicola Jane Phipps		Appointed 6 <sup>th</sup> October 2023	Appointed by Pembury Women's Institute
3	Margaret Weaver		Appointed 1 <sup>st</sup> May 2022	Pembury Parish Council
4	Pauline Edith Franks		Resigned from 1 <sup>st</sup> June 2024	Co-optative Trustee
5	Rev Richard Mark Worssam			Vicar of Pembury
6	Janet Winifred Pegg		Appointed 9 <sup>th</sup> September 2024	Co-optative Trustee.
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**Corporate trustees – names of the directors at the date the report was approved**

<b>Director name</b>		
<b>N/A</b>		

**Name of trustees holding title to property belonging to the charity**

<b>Trustee name</b>	<b>Dates acted if not for whole year</b>	
<b>N/A</b>		

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
<b>Surveyor</b>	Tyson Sheppard	Bracketts Chartered Surveyors, 27-29 High Street, Tunbridge Wells, Kent, TN1 1UU.
<b>Auditor</b>	Alan Hughes	7, Henwoods Crescent, Pembury, TN2 4LJ.
<b>Treasurer</b>	John Franks	44, Ridgeway, Pembury, TN2 4ES

#### Name of chief executive or names of senior staff members (Optional information)

N/A

## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

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## Declarations

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	Nigel Morris Stratton	
<b>Position (eg Secretary, Chair, etc)</b>	Chair	
<b>Date</b>	28 <sup>th</sup> August 2025	

# Charles Amherst's Almshouses, Pembury

Statement of account for year ended 31st. Mar March'25

WMC from properties		29,830.00
Bank Error   No.19	£40	40.00
Nationwide interest	paid	1,741.82
Lloyds Bank interest	paid	1,505.39
BBC refund o'pymt on a/c N.Barden		106.00
<b>Total Income</b>		<b>33,223.21</b>

**Expenditure**

Maintenance - Roof /damp		720.00
Boilers		85.00
Plumber		169.99
Minor repairs		711.75
Repairs toilet No.9		1,089.00
Architect Fees		<del>3,068.64</del>
Replace oven No. 17		409.99
Security		755.23
Garden		685.00
Sub total		<u>7,694.60</u>
S.E.Water		1,520.89
Insurance		1,620.55
Subs. Alm.Assn.		353.00
T.V.'s		30.00
Garden Waste Bins		180.00
Residents Gifts		300.00
Repay o'pymt WMC's		50.00
treasurers Expenses		19.79
		<u>-11,768.83</u>
<b>Net Income in excess of Expenditure</b>		<b>21,454.38</b>

Funds forward from Last year	Lloyds Bank	61,346.62
	Nationwide Call Account	1.00
	Nationwide Investment	65,714.35
		<u>127,061.97</u>

**Total Assets at year end** 148,516.35

Represented by	Lloyds bank current account	51,733.70	
	less o/s chqs	<u>-755.23</u>	50,978.47
	Lloyds Bank Investment	36,012.72	36,012.72
	Nationwide investment	61,525.16	61,525.16
		<u>148,516.35</u>	

# Charles Amherst's Almshouses - Statement of Account

For the year ended 31/03/2025

...continued

## Property repairs

	House	Amount
Architect	All	3,068.64
Roof	All	720.00
Boiler	13	85.00
Mjnor rep	All	711.75
Plumber	15	169.99
	9	1,089.00
Oven reps	17	409.99
Security	All	755.23
Garden	All	685.00
		<u>7,694.60</u>

## Auditors Statement

I have examined the above accounts for the year ending 31/3/2025 and the figures as at that date from the books, receipts and bank statements.

In my view the give an accounts picture and assessment of the Trusts position for the year and as at that date.

Alan Hughes.

Alan Hughes  
Independent Examiner  
20/4/2025

# Charles Amherst's Almshouses, Pembury

Statement of account for year ended 31st. Mar March'25

WMC from properties		29,830.00
Bank Error   No.19	£40	40.00
Nationwide interest	paid	1,741.82
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Replace oven No. 17		409.99
Security		755.23
Garden		685.00
Sub total		<u>7,694.60</u>
S.E.Water		1,520.89
Insurance		1,620.55
Subs. Alm.Assn.		353.00
T.V.'s		30.00
Garden Waste Bins		180.00
Residents Gifts		300.00
Repay o'pymt WMC's		50.00
treasurers Expenses		19.79
		<u>-11,768.83</u>
<b>Net Income in excess of Expenditure</b>		<b>21,454.38</b>

Funds forward from Last year	Lloyds Bank	61,346.62
	Nationwide Call Account	1.00
	Nationwide Investment	65,714.35
		<u>127,061.97</u>

**Total Assets at year end** 148,516.35

Represented by	Lloyds bank current account	51,733.70	
	less o/s chqs	<u>-755.23</u>	50,978.47
	Lloyds Bank Investment	36,012.72	36,012.72
	Nationwide investment	61,525.16	61,525.16
		<u>148,516.35</u>	<u>148,516.35</u>

# Charles Amherst's Almshouses - Statement of Account

For the year ended 31/03/2025

...continued

## Property repairs

	House	Amount
Architect	All	3,068.64
Roof	All	720.00
Boiler	13	85.00
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In my view the give an accounts picture and assessment of the Trusts position for the year and as at that date.

Alan Hughes.

Alan Hughes  
Independent Examiner  
20/4/2025

**CHARLES AMHERST'S ALMSHOUSES**

England & Wales - Charity number 209602

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# Accounts

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## Trustees' Annual Report for the period

From 1<sup>st</sup> April 2023 Period start date To 31<sup>st</sup> March 2024 Period end date

Charity name: Charles Amherst's Almshouses

Charity registration number:209602

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>Almshouses for blind or impotent persons who have resided in the ancient parish of Pembury for not less than two years next preceding the time of appointment. Any surplus income to be applied for the benefit of almspeople.</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>Provision and maintenance of almshouses</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>The Trustees have had regard to the guidance published by the Charity Commission and believe that all our activities are for the benefit for needy residents in our area of benefit.</b>

## Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	<b>N/A</b>
Policy on social investment including program related investment	Para 1.38	<b>N/A</b>
Contribution made by volunteers	Para 1.38	<b>Volunteers regularly visit the residents of the almshouses and arrange for the maintenance of their properties.</b>

Other		
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## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p><b>We have experienced a major problem with damp and water penetration to one of the houses. The work to the roof and chimney breast has been completed and major works to take off the plaster to one wall; insert a membrane and then replaster.</b></p> <p><b>Also, we have carried out an extensive clearance of one area of the garden with a view to laying a lawn there and generally tidying up the garden and repairing the rear fence.</b></p> <p><b>Finally, we have appointed new surveyors to advise the charity and carried out preliminary work to arrange a tender for the exterior decoration of the front of the building.</b></p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	<b>We simply collect the Weekly Maintenance contributions, monitoring the likely future cost of maintenance and repairs.</b>
Investment performance against objectives	Para 1.41	<b>During the year we have encashed our investment with M &amp; G as we believed that the investment risk was too high for a charity such as ours. For the moment the proceeds are held in cash, but with a view to re-investing for the future.</b>
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>We have ended the year with an operating surplus of £15,393.12. This will be added to our ear-marked reserves, especially for future roof work and redecoration.</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>Reserves are held for future maintenance. One reserve is to build up a reserve to overhaul the roof in 10 – 20 years time. We are told that at current prices this will cost £120K. There is a reserve for routine maintenance. Finally, there is a reserve for exterior re-decoration etc. which happens every 5 years. The buildings were built in 1715.</b>
Amount of reserves held	Para 1.22	<b>At the end of the period we held reserves of £127,061.97</b>
Reasons for holding zero reserves	Para 1.22	<b>N/A</b>
Details of fund materially in deficit	Para 1.24	<b>N/A</b>
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>N/A</b>

#### **Additional information (optional)**

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<b>The Charity's principal source of funds is the Weekly Maintenance Contributions received from residents.</b>
Investment policy and objectives including any social investment policy adopted	Para 1.46	<b>The investment objectives are safely to grow the fund as much as possible for use in the future maintenance of the buildings.</b>
A description of the principal risks facing the charity	Para 1.46	<b>Investment risk in the future.  Risk of having insufficient sums should major works be required and insufficient reserves being held.</b>
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document ( <a href="#">trust deed</a> , <a href="#">royal charter</a> )	Para 1.25	<b>Scheme of Trust.</b>
How is the charity constituted? (e.g <a href="#">unincorporated association</a> , CIO)	Para 1.25	<b>Unincorporated Association.</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>The Scheme of 1953 provides:</b> <ol style="list-style-type: none"> <li>a. <b>One ex-officio trustee being the Vicar for the time being of Pembury</b></li> <li>b. <b>3 representative trustees – being 2 by the Parish Council of Pembury and 1 by the committee for the time being of The Pembury Women's Institute</b></li> <li>c. <b>One Co-optative Trustee.</b></li> </ol>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<b>A policy for the Induction of Trustees was last reviewed and approved in June 2022.</b>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<b>The Charity is a member of The Almshouse Association.</b>
Relationship with any related parties	Para 1.51	<b>None known</b>
Other		

### Reference and Administrative details

Charity name	Charles Amherst's Almshouses
Other name the charity uses	Pembury Almshouses
Registered charity number	209602
Charity's principal address	7 Batchelors Pembury Tunbridge Wells Kent, TN2 4ED.



**Names of the charity trustees who manage the charity**

	<b>Trustee name</b>	<b>Office (if any)</b>	<b>Dates acted if not for whole year</b>	<b>Name of person (or body) entitled to appoint trustee (if any)</b>
1	Nigel Morris Stratton	Chairman	Appointed 8 <sup>th</sup> September 2022	Pembury Parish Council
2	Nicola Jane Phipps		Appointed 6 <sup>th</sup> October 2023	Appointed by Pembury Womens Institute
3	Margaret Weaver		Appointed 1 <sup>st</sup> May 2022	Pembury Parish Council
4	Pauline Edith Franks		Resigned from 1 <sup>st</sup> June 2024	Co-optative Trustee
5	Rev Richard Mark Worssam			Vicar of Pembury
6	Janet Winifred Pegg		Appointed 9 <sup>th</sup> September 2024	Co-optative Trustee.
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**Corporate trustees – names of the directors at the date the report was approved**

<b>Director name</b>		
<b>N/A</b>		

**Name of trustees holding title to property belonging to the charity**

<b>Trustee name</b>	<b>Dates acted if not for whole year</b>	
<b>N/A</b>		

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
<b>Surveyor</b>	Tyson Sheppard	Bracketts Chartered Surveyors, 27-29 High Street, Tunbridge Wells, Kent, TN1 1UU.
<b>Auditor</b>	Alan Hughes	7, Henwoods Crescent, Pembury, TN2 4LJ.
<b>Treasurer</b>	John Franks	44, Ridgeway, Pembury, TN2 4ES

#### Name of chief executive or names of senior staff members (Optional information)

N/A

## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

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## Declarations

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	Nigel Morris Stratton	
<b>Position (eg Secretary, Chair, etc)</b>	Chairman	
<b>Date</b>	19 <sup>th</sup> September 2024	

## Charles Amherst's Almshouses, Pembury

### Statement of account for year ended 31st. March 2024

WMC from properties	28080.00	
Bank err. F,Langford	10.00	
S.E. Water Grant	500.00	
Nationwide 125 day term account interest	715.35	
Nationwide call account interest	60.10	
Sale of M&G units	38367.04	67732.49
<b>Total Income</b>		<u>67732.49</u>
<b>Expenditure</b>		
Maintenance - Roof /damp	5729.20	
Boilers	666.00	
Plumber	196.00	
Minor repairs	361.61	
Architect Fees	456.00	
Security	1010.79	
Garden	1752.00	
<b>Sub total</b>	<u>10171.60</u>	
S.E.Water	918.71	
Insurance	1589.75	
Subs. Alm.Assn.	343.00	
T.V.'s	181.50	
Garden Waste Bins	168.00	
Training	190.00	
Residents Gifts	300.00	
Miscellaneous Expenses	86.27	
treasurers Expenses	23.50	-13972.33
<b>Net Income in excess of Expenditure</b>		<u><u>53760.16</u></u>
Funds forward from Last year	Lloyds Bank	73301.81
Plus net income 23/24	(includes Sale of M&G units)	<u>53760.16</u>
		<u><u>127061.97</u></u>
Represented by	Lloyds bank current account	61671.63
	less o/s chqs	385.11
	plus funds in transit	60.10
		61346.62
	Nationwide call account	1.00
	Nationwide 125 day account	<u>65714.35</u>
		<u><u>127061.97</u></u>

Continued overleaf

Charles Amherst's Almshouses - Statement of Account  
for year ended 31/03/2024 ....continued

Property repairs

	House	Amount
Roof	9&11	5422.80
	All	762.40
Boiler	9	156.00
	All	510.00
Plumber	9	126.00
	19	70.00
Security	Trustees	60.00
	All	950.79
Garden	All	<u>1752.00</u>
		<u>9809.99</u>

Auditors Statement

I have examined the above accounts for the year ending 31/3/2024 and the figures as at that date from the books, receipts, bank statements and supporting minutes.

In my view these give an accurate picture and assessment of the trusts position for the year and as at that date:

Alan Hiples.

Attest.

Independent Examiner  
13/4/2024

**CHARLES AMHERST'S ALMSHOUSES**

England & Wales - Charity number 209602

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# Accounts

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## Trustees' Annual Report for the period

From 1<sup>st</sup> April 2022 Period start date To 31<sup>st</sup> March 2023 Period end date

Charity name: Charles Amherst's Almshouses

Charity registration number:209602

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>Almshouses for blind or impotent persons who have resided in the ancient parish of Pembury for not less than two years next preceding the time of appointment. Any surplus income to be applied for the benefit of almspeople.</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>Provision and maintenance of almshouses</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>The Trustees have had regard to the guidance published by the Charity Commission and believe that all our activities are for the benefit for needy residents in our area of benefit.</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	<b>N/A</b>
Policy on social investment including program related investment	Para 1.38	<b>N/A</b>
Contribution made by volunteers	Para 1.38	<b>Volunteers regularly visit the residents of the almshouses and arrange for the maintenance of their properties.</b>

Other		
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## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<b>We completely refurbished one of the houses including putting in a new kitchen during the year. The house has now been occupied by a local resident who would otherwise have been homeless due to the redevelopment of the property where he was living.</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	<b>We simply collect the Weekly Maintenance contributions, monitoring the likely future cost of maintenance and repairs.</b>
Investment performance against objectives	Para 1.41	<b>The year has not been a good one for the performance of investments. We are reviewing our investment policy for the future.</b>
Other		

## Financial Review

Review of the charity's	Para 1.21	<b>We have ended the year with a surplus</b>
-------------------------	-----------	--

financial position at the end of the period		<b>of income of £8,461.43. This will be added to our ear-marked reserves.</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>Reserves are help for future maintenance. One reserve is to build up a reserve to overhaul the roof in 10 – 20 years time. We are told that at current prices this will cost £120K. There is a reserve for routine maintenance. Finally, there is a reserve for exterior re-decoration etc. which happens every 5 years. The buildings were built in 1715.</b>
Amount of reserves held	Para 1.22	<b>At the end of the period we held reserves of £112,034.12</b>
Reasons for holding zero reserves	Para 1.22	<b>N/A</b>
Details of fund materially in deficit	Para 1.24	<b>N/A</b>
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>N/A</b>

#### **Additional information (optional)**

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<b>The Charity's principal source of funds is the Weekly Maintenance Contributions received from residents.</b>
Investment policy and objectives including any social investment policy adopted	Para 1.46	<b>The investment objectives are safely to grow the fund as much as possible for use in the future maintenance of the buildings.</b>
A description of the principal risks facing the charity	Para 1.46	<b>Investment risk. Risk of having insufficient sums should major works be required and insufficient reserves being held.</b>
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	<b>Scheme of Trust.</b>
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	<b>Unincorporated Association.</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>The Scheme of 1953 provides:</b> <ul style="list-style-type: none"> <li>a. <b>One ex-officio trustee being the Vicar for the time being of Pembury</b></li> <li>b. <b>3 representative trustees – being 2 by the Parish Council of Pembury and 1 by the committee for the time being of The Pembury Women's Institute</b></li> <li>c. <b>One Co-optative Trustee.</b></li> </ul>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<b>A policy for the Induction of Trustees was last reviewed and approved in June 2022.</b>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<b>The Charity is a member of The Almshouse Association.</b>
Relationship with any related parties	Para 1.51	<b>None known</b>
Other		

### Reference and Administrative details

Charity name	Charles Amherst's Almshouses
Other name the charity uses	Pembury Almshouses
Registered charity number	209602
Charity's principal address	7 Batchelors Pembury Tunbridge Wells Kent, TN2 4ED.



**Names of the charity trustees who manage the charity**

	<b>Trustee name</b>	<b>Office (if any)</b>	<b>Dates acted if not for whole year</b>	<b>Name of person (or body) entitled to appoint trustee (if any)</b>
1	Nigel Morris Stratton	Chairman	Appointed 8 <sup>th</sup> September 2022	Pembury Parish Council
2	Nicola Jane Phipps		Appointed 6 <sup>th</sup> October 2023	Appointed by Pembury Womens Institute
3	Margaret Weaver		Appointed 1 <sup>st</sup> May 2022	Pembury Parish Council
4	Pauline Edith Franks			Co-optative Trustee
5	Rev Richard Mark Worssam			Vicar of Pembury
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

**Corporate trustees – names of the directors at the date the report was approved**

<b>Director name</b>		
N/A		

**Name of trustees holding title to property belonging to the charity**

<b>Trustee name</b>	<b>Dates acted if not for whole year</b>	
N/A		

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Surveyor	David Jarrett	The Jioners Shop, The Historic Dockyard, Chatham, Kent, ME4 4TZ.
Treasurer	Alan Hughes	7, Henwoods Crescent, Pembury, TN2 4LJ.

#### Name of chief executive or names of senior staff members (Optional information)

N/A

## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

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## Declarations

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

Signed on behalf of the charity's trustees

Signature(s)

--	--

Full name(s)

Nigel Morris Stratton

Nigel Morris Stratton	
-----------------------	--

Position (eg Secretary,  
Chair, etc)

Chairman

Chairman	
----------	--

Date

December 2023

December 2023
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# Charles Amherst's Almshouses, Pembury

## Statement of account for the year ended 31st. March 2023

Income		
WMC from properties	26820.00	
Income from NAACIF shares	0.00	
Total Income		26820.00
Expenditure		
Water sewerage & supply	740.38	
Insurance	1427.53	
Almshouse Association Subscription	196.00	
Chairman's expenses	8.00	
Residents Christmas presents	240.00	
Maintenance and repair	15309.34	
Architect Fees	0.00	
Television licences	159.00	
Electricity/Gas	107.66	
Treasurer's expenses/postage	14.66	
Garden Waste Bins	156.00	
Total expenditure		<u>18358.57</u>
Net income over expenditure		<u><u>8461.43</u></u>
Investment		
Charifund Accumulation Units		38732.31
<b>Bank Statement Balance March 31st. 2023</b>		<b>73301.81</b>

See over for Bank Reconciliation and Maintenance/Repair costs

I have examined the above accounts for the year ending 31/03/2023 and the figures as at that date from the books receipts and bank statements. In my view these give an accurate picture and assessment of the trust's situation for the year and as at that date.

John R. Franks A.C.I.B.

Independent Examiner  
01/04/2023

### Bank Reconciliation

Opening balance 01/04/2022	64840.38
Less unpresented Cheques	0 64840.38
Add income to 31/03/2023	26820.00
Less purchase of shares	0.00
Less expenditure	-18358.57
Closing Bank Balance as at 31/03/2023	<u><u>73301.81</u></u>

### Analysis of Maintenance and Repairs

New kitchen	11	6137.00
Carpeting	11	2366.16
Replaster & redecoration	11	2940.07
Electrical repairs & tiling	11	1015.20
Kitchen fan +light	9	607.77
New shower door	17	214.46
New toilet unit	17	320.00
New Saniflo unit	17	985.00
Seals to toilet pipe	13	95.00
Service boilers	All	510.00
Repair boiler leak	15	108.00
Paint	11	10.68
Total		<u><u>15309.34</u></u>

# Charles Amherst's Almshouses, Pembury

## Statement of account for the year ended 31st. March 2023

Income		
WMC from properties	26820.00	
Income from NAACIF shares	0.00	
Total Income		26820.00
Expenditure		
Water sewerage & supply	740.38	
Insurance	1427.53	
Almshouse Association Subscription	196.00	
Chairman's expenses	8.00	
Residents Christmas presents	240.00	
Maintenance and repair	15309.34	
Architect Fees	0.00	
Television licences	159.00	
Electricity/Gas	107.66	
Treasurer's expenses/postage	14.66	
Garden Waste Bins	156.00	
Total expenditure		<u>18358.57</u>
Net income over expenditure		<u><u>8461.43</u></u>
Investment		
Charifund Accumulation Units		38732.31
<b>Bank Statement Balance March 31st. 2023</b>		<b>73301.81</b>

See over for Bank Reconciliation and Maintenance/Repair costs

I have examined the above accounts for the year ending 31/03/2023 and the figures as at that date from the books receipts and bank statements. In my view these give an accurate picture and assessment of the trust's situation for the year and as at that date.

John R. Franks A.C.I.B.

Independent Examiner  
01/04/2023

### Bank Reconciliation

Opening balance 01/04/2022	64840.38
Less unpresented Cheques	0 64840.38
Add income to 31/03/2023	26820.00
Less purchase of shares	0.00
Less expenditure	-18358.57
Closing Bank Balance as at 31/03/2023	<u><u>73301.81</u></u>

### Analysis of Maintenance and Repairs

New kitchen	11	6137.00
Carpeting	11	2366.16
Replaster & redecoration	11	2940.07
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Kitchen fan +light	9	607.77
New shower door	17	214.46
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New Saniflo unit	17	985.00
Seals to toilet pipe	13	95.00
Service boilers	All	510.00
Repair boiler leak	15	108.00
Paint	11	10.68
Total		<u><u>15309.34</u></u>

**CHARLES AMHERST'S ALMSHOUSES**

England & Wales - Charity number 209602

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# Accounts

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# CHARLES AMHERST'S ALMSHOUSES, PEMBURY

9-19 HASTINGS ROAD, PEMBURY  
REGISTERED CHARITY No. 209602  
MEMBER OF THE ALMSHOUSE ASSOCIATION No.462

## Trustees' Annual Report

Period start date: 01/04/2021

Period end date: 31/03/2022

### **Objectives and Activities:**

As set out in the Charity's governing document, the Charles Amherst's Almshouses is for housing six elderly people who are in need and who have resided in the area of the parish of Pembury. The Charity provides independent living for people over the age of sixty who are in financial need. Exceptions can be made to the age limit with approval of the Trustees. Residents are charged a weekly maintenance charge which is below the amount charged for similar social housing. The Trustees have regard to providing housing and welfare for public benefit.

The Charity acknowledges the contribution made by two volunteers who act as secretary and treasurer to the Charity.

### **Achievements and Performance:**

The six houses are over 300 years old and are grade1 listed. They have been improved by additional refurbishments over the years and are maintained to meet modern building standards. Repairs to the properties are carried out promptly.

The Trustees visit on a regular basis to assess the well-being of the Residents and to give advice where necessary. Any problems are openly encouraged in order for the Residents to be a happy community and also feel involved with the wider village community.

The following policies have been reviewed:

- Complaints Handling
- Financial Control
- Investment
- Risk Management
- Safeguarding vulnerable beneficiaries
- Volunteer Management
- Data Privacy Notice
- Health and Safety
- Residents Handbook

A quinquennial survey was carried out in 2020 and a time frame for carrying out repairs or improvements was agreed by the Trustees.

In the period 2021-2022 the following repair/improvement work was undertaken:

The removal of mould in the bathroom of one of the houses, carried out by a specialist contractor.

General repairs in the houses.

Replacement of felt on a number of sheds.

The Charity has achieved its objectives set for the year.

The Charity does not fundraise. The weekly maintenance charge is the sole form of income for the Charity. By careful prudence the Charity has been able to meet costs involved in the quinquennial review.

### **Financial Review:**

The Charity is in a good position to meet the cost of repairs, improvements etc. The Charity is diligent in keeping a reserve of money to meet the cost of repairs and improvements. A reserve of approximately 50% of funds is kept to meet unexpected costs of repairs. The weekly maintenance charge is the sole source of income. The principal risk is having funds to maintain the properties.

### **Structure, Governance and Management:**

The Charity is governed by Trust Deed, which also states how the Charity is constituted. Trustees are appointed by organisations in the community. A co-optative Trustee is appointed by the organisational Trustees. All new Trustees are given training for their role. They are made aware of policies which are in place and their responsibility as a Trustee. The Charity is run by five Trustees with the help of a volunteer secretary and a volunteer treasurer. Representative Trustees report on the Charity to their particular organisation. Their term of office is laid out in the Trust Deed.

#### **The Trustees:**

Revd R M Worssam	Vicar of Pembury
Mrs J M Ditchett	Representative Trustee of Pembury Parish Council
Mr S Rose (resigned 01.2022)	Representative Trustee of Pembury Parish Council
Mrs A Saunders	Representative Trustee of Pembury Women's Institute
Mrs P Franks (Chairman)	Co-optative Trustee of the Charity

**Reference and Administrative details:**

Charity name: Charles Amherst's Almshouses

Registered charity number: 209602

Charity's principal address:

33 Herons Way  
Pembury  
Tunbridge Wells  
Kent  
TN2 4DW

**Declarations**

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

**Signed on behalf of the charity's trustees.**

**Signature:**

**Full name:** Mr John William Smith

**Position:** Clerk to the Trustees

**Date:** 11/09/2022

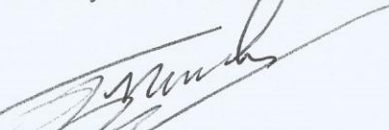
## Charles Amherst's Almshouses, Pembury

Statement of account for the year ended 31st. March 2022

Income	
WMC from properties	28080.00
Income from NAACIF shares	0.00
Total income	28080.00
Expenditure	
Water Sewerage and supply	1859.31
Insurance	1310.94
Almshouses Association Subscription	187.00
Chairman's Expenses	240.00
Maintenance and Repair	6710.80
Architect Fees	nil
Television Licences	318.00
Electricity/Gas	30.00
Treasurers Expenses	7.11
Total Expenditure	<u>10663.16</u>
Net Income over Expenditure	<u>17416.84</u>
Investment	
Charifund Accumulation Units	39010.20
Total Investment	
<b>Bank Statement Balance March 31st. 2022</b>	<b>64840.38</b>

See over for Bank Reconciliation and Maintenance/Repair costs

I have examined the above accounts for the year ending 31/03/2022 and the figures as at that date from the books receipts and bank statements. In my view these give an accurate picture and assessment of the Trust's position for the year and as at that date.



John R. Franks A.C.I.B.

Independent Examiner  
06/09/2022

Bank Reconciliation

Opening balance 1/04/2019	48161.54	
Less unrepresented Cheques	<u>-738.00</u>	47423.54
Add income to March 31st. 2020		28080.00
Less purchase of shares		0.00
Less Expenditure		-10663.16
Closing Bank Balance as at 31/03/2020		<u>64840.38</u>

Analysis of Maintenance and repairs

Boiler Services	834.00
Toilet repair	294.00
Mould treatment	1258.80
Chimney/damp	3650.00
New showers	674.00
Total	<u>6710.80</u>



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name CHARLES AMHERST ALMSHOUSES

On accounts for the year ended

31.03.2022

Charity no (if any)

209602

Set out on pages

4-5 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD/MM/YYYY.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities 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 other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed: [Signature]

Date: 11-9-22

Name: JOHN ROBERT FRANKS

Relevant professional qualification(s) or body

MEMBER CHARTERED INSTITUTE OF BANKERS

(if any):

Address:

**Section B Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

**CHARLES AMHERST'S ALMSHOUSES**

England & Wales - Charity number 209602

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# Accounts

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# CHARLES AMHERST'S ALMSHOUSES, PEMBURY

9-19 HASTINGS ROAD, PEMBURY  
REGISTERED CHARITY No. 209602  
MEMBER OF THE ALMSHOUSE ASSOCIATION No.462

## Trustees' Annual Report

Period start date: 01/04/2020

Period end date: 31/03/2021

### **Objectives and Activities:**

As set out in the Charity's governing document, the Charles Amherst's Almshouses is for housing six elderly people who are in need and who have resided in the area of the parish of Pembury. The Charity provides independent living for people over the age of sixty who are in financial need. Exceptions can be made to the age limit with approval of the Trustees. Residents are charged a weekly maintenance charge which is below the amount charged for similar social housing. The Trustees have regard to providing housing and welfare for public benefit.

The Charity acknowledges the contribution made by two volunteers who act as secretary and treasurer to the Charity.

### **Achievements and Performance:**

The six houses are over 300 years old and are grade1 listed. They have been improved by additional refurbishments over the years and are maintained to meet modern building standards. Repairs to the properties are carried out promptly.

The Trustees visit on a regular basis to assess the well-being of the Residents and to give advice where necessary. Any problems are openly encouraged in order for the Residents to be a happy community and also feel involved with the wider village community.

The following policies have been reviewed:

- Complaints Handling
- Financial Control
- Investment
- Risk Management
- Safeguarding vulnerable beneficiaries
- Volunteer Management
- Data Privacy Notice
- Health and Safety

A quinquennial survey was carried out in 2020 and a time frame for carrying out repairs or improvements was agreed by the Trustees.

In the period 2020-2021 the following repair/improvement work was undertaken:

Repairs to the roofs in respect of replacing broken tiles and general moss removal.

Electrical work carried out. New circuit boards were fitted to meet new building regulations, new sealed lcd light fittings in bathrooms and toilets, extra power sockets fitted, electric supply to outdoor sheds and any electrical fixtures which needed updating.

A working party is still considering the landscaping of the rear gardens.

The Charity has achieved its objectives set for the year.

The Charity does not fundraise. The weekly maintenance charge is the sole form of income for the Charity. By careful prudence the Charity has been able to meet costs involved in the quinquennial review.

**Financial Review:**

The Charity is in a good position to meet the cost of repairs, improvements etc.

The Charity is diligent in keeping a reserve of money to meet the cost of repairs and improvements.

A reserve of approximately 50% of funds is kept to meet unexpected costs of repairs. The weekly maintenance charge is the sole source of income.

The principal risk is having funds to maintain the properties.

**Structure, Governance and Management:**

The Charity is governed by Trust Deed, which also states how the Charity is constituted.

Trustees are appointed by organisations in the community. A co-optative Trustee is appointed by the organisational Trustees.

All new Trustees are given training for their role. They are made aware of policies which are in place and their responsibility as a Trustee.

The Charity is run by five Trustees with the help of a volunteer secretary and a volunteer treasurer.

Representative Trustees report on the Charity to their particular organisation. Their term of office is laid out in the Trust Deed.

**The Trustees:**

Revd R M Worssam

Vicar of Pembury

Mrs J M Ditchett

Representative Trustee of Pembury Parish Council

Mr S Rose

Representative Trustee of Pembury Parish Council

Mrs A Saunders

Representative Trustee of Pembury Women's Institute

Mrs P Franks (Chairman)

Co-optative Trustee of the Charity

**Reference and Administrative details:**

Charity name: Charles Amherst's Almshouses

Registered charity number: 209602


Charity's principal address:

33 Herons Way  
Pembury  
Tunbridge Wells  
Kent  
TN2 4DW

**Declarations**

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

**Signed on behalf of the charity's trustees.**

**Signature:** 

**Full name:** Mr John William Smith

**Position:** Clerk to the Trustees

**Date:** 04/10/2021



Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name CHARLES AMHERST'S ALMSHOUSES, PEMBURY

On accounts for the year ended

31st MARCH 2021 Charity no (if any) 209602

Set out on pages

3-4 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2021.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities 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 other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

Date: 28 SEPTEMBER 2021

Name:

JOHN ROBERT FRANKS

Relevant professional qualification(s) or body

MEMBER OF THE CHARTERED INSTITUTE OF BANKERS

(if any):

Address:

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

## Charles Amhersts Almshouses, Pembury

### Statement of account for the year ended 31st. March 2021

Income		
	WMC from properties	28260.00
	Income from NAACIF shares	0.00
	Total income	28260.00
Expenditure		
	Water Sewerage and supply	1801.02
	Insurance	1274.21
	Almshouses Association Subscription	182.00
	Chairman's Expenses	240.00
	Maintenance and Repair	11414.40
	Architect Fees	2874.00
	Television Licences	315.00
	Electricity/Gas	30.00
	Garden Waste Bins	156.00
	Total Expenditure	<u>18286.63</u>
	Net Income over Expenditure	<u>9973.37</u>
Investment		
	Charifund Accumulation Units	34640.43
	Total Investment	
Bank statement balance e March 2021	48161.54	
less o/s chq	-738.00	47423.54

See over for Bank Reconciliation and Maintenance/Repair costs

I have examined the above accounts for the year ending 31/03/2021 and the figures as at that date from the books receipts and bank statements. In my view these give an accurate picture and assessment of the Trust's position for the year and ~~as~~ at that date.

  
John R. Franks A.C.I.B.

Independent Examiner  
28/09/2021

### Bank Reconciliation

Opening balance 1/04/2019	37450.17	
Less unpresented Cheques	<u>0.00</u>	37450.17
Add income to March 31st. 2020		28260.00
Less purchase of shares		0.00
Less Expenditure		18286.63
Closing Bank Balance as at 31/03/2020		<u>47423.54</u>

### Analysis of Maintenance and repairs

Boiler Services	1152.00
Toilet repair	55.50
Electrical repairs	7282.97
Tape re piping	18.93
Roof repair	2855.00
Door repair	50.00
Total	<u>11414.40</u>