



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1st April 2024 Period start date To 31st 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	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.
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	Provision and maintenance of almshouses
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	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.

Additional information (optional)

You may choose to include further statements where relevant about:

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

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>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.</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>We simply collect the Weekly Maintenance contributions, monitoring the likely future cost of maintenance and repairs.</p>
Investment performance against objectives	Para 1.41	<p>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.</p>
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	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.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	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.
Amount of reserves held	Para 1.22	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.
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

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

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Scheme of Trust.
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated Association.
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	The Scheme of 1953 provides: <ol style="list-style-type: none"> One ex-officio trustee being the Vicar for the time being of Pembury 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 One Co-optative Trustee.

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	A policy for the Induction of Trustees was last reviewed and approved in June 2022.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The Charity is a member of The Almshouse Association.
Relationship with any related parties	Para 1.51	None known
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

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

Director name		
N/A		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
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	Tyson Sheppard	Bracketts Chartered Surveyors, 27-29 High Street, Tunbridge Wells, Kent, TN1 1UU.
Auditor	Alan Hughes	7, Henwoods Crescent, Pembury, TN2 4LJ.
Treasurer	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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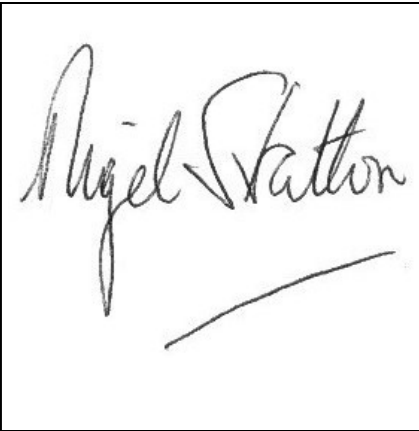
Other optional information

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Declarations

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

Signed on behalf of the charity’s trustees

Signature(s)		
Full name(s)	Nigel Morris Stratton	
Position (eg Secretary, Chair, etc)	Chair	
Date	28 th 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
Total Income		33,223.21

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		3,068.64
Replace oven No. 17		409.99
Security		755.23
Garden		685.00
Sub total		7,694.60
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
		-11,768.83
Net Income in excess of Expenditure		21,454.38

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

Total Assets at year end 148,516.35

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

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

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