DARTFORD ALMSHOUSE CHARITY

England & Wales · Charity number 210339

Details

Status	Registered
Legal form	Other
Registered	1962-09-22
Register	View on the Charity Commission register

Contact

Address	Flat 1 Loam Court Meadowside Dartford DA1 2RY
Phone	01322272800
Email	clerktodac@tiscali.co.uk

Activities

Objects: THE PROVISION AND MAINTENANCE OF ALMSHOUSES FOR POOR PERSONS.

Activities: Provision of Almshouse accommodation to the elderly and needy.

Classification

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

Geography

- **Area of benefit:** BOROUGH OF DARTFORD
- Kent

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Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£315,152	£246,810	-	-
2024-03-31	£295,015	£251,494	-	-
2023-03-31	£249,207	£190,824	-	-
2022-03-31	£223,720	£245,238	-	-
2021-03-31	£234,211	£197,352	-	-

Trustees

Name	Role	Appointed
GLORIA DILLON-WHITE		2022-10-12
Julie Ozog		2023-05-24
Karen Dunn		2025-07-02
Marilyn Iris Peters		2023-05-24
Paul Nicholls		2022-04-13
ROSANNA MARIA CURRANS		2019-07-10
Stephen Harper		2024-07-10

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DARTFORD ALMSHOUSE CHARITY

England & Wales - Charity number 210339

Accounts

Charity number: 210339

DARTFORD ALMSHOUSE CHARITY

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

DARTFORD ALMSHOUSE CHARITY

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DARTFORD ALMSHOUSE CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2025

Trustees	Reverend M Henwood R Barton P Nicholls Cllr Mrs R Currans G Dillon-White Cllr J Ozog Cllr M Peters Cllr K Grehan S Harper (appointed 10 July 2024)
Charity registered number	210339
Independent auditors	Xeinadin Audit Limited Statutory Auditor Trinity House 3 Bullace Lane Dartford Kent DA1 1BB
Bankers	National Westminster plc 12 High Street Dartford Kent

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2025

The Trustees present their annual report together with the audited financial statements of the charity for the 1 April 2024 to 31 March 2025.

Objectives and activities

• Policies and objectives

One of the first foundations to have the title almshouse was recorded in Dartford in 1453 with a licence granted to erect Trinity Almshouse. The present Charity has its origins in Lowfield Almshouse Charity established in 1891.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

• Strategies for achieving objectives

Today the Trustees continue a long tradition of providing low cost housing for the elderly with 24 flats and bungalows at Loam Court and a further 12 cottages and bungalows at the grade II listed Gartly Cottages. Contributions from residents are kept to the minimum needed to maintain the properties and the services provided.

Achievements and performance

Financial review

• Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

• Reserves policy

It is the aim of the Charity to work towards maintaining unrestricted funds at a level which equates to three months unrestricted expenditure. It is also necessary to deal with any long term issues or emergency problems pursuant to a stock of aging properties.

Structure, governance and management

• Constitution

The Charity is constituted under a Scheme of the Charity Commissioners dated 29 March 1974. The Charity registered number is 210339. The Charity is also registered with the Housing Corporation, No A2448. The almshouses provide privacy, security and independence for the older people who, for whatever reason, want their own front door but who are unable to afford private retirement accommodation.

• Methods of appointment or election of Trustees

The Charity is administered by the Trustees who are volunteers nominated by Dartford Borough Council or co-opted for their knowledge of Dartford.

Structure, governance and management (continued)

- **Financial risk management**

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Plans for future periods

The almshouse are specifically designed for the elderly and with an increasing elderly population, the provision of this help continues to be relevant. The Trustees would welcome the opportunity to increase the Charity's housing stock and are considering ways in which this might be achieved in the future.

However, the main efforts continue to be the improvement of properties.

Members' liability

The Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Auditors

The auditors, Xeinadin Audit Limited, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:

.....
Reverend M Henwood

Date: 06 July 2025

.....
G Dillon-White

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY

Opinion

We have audited the financial statements of Dartford Almshouse Charity (the 'charity') for the year ended 31 March 2025 which comprise the Statement of financial activities, the balance sheet and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the trustees and other management (as required by auditing standards), and discussed with the trustees and other management the policies and procedures regarding compliance with laws and regulations. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the charity is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related charities legislation) and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the charity is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, anti-bribery and employment law. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any.

Through these procedures, we became aware of no actual or suspected non-compliance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

Xeinadin Audit Limited

Xeinadin Audit Limited
Statutory Auditor
Trinity House
3 Bullace Lane
Dartford
Kent
DA1 1BB

Date: 06 July 2025

Xeinadin Audit Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

DARTFORD ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025

	Note	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from:				
Donations and legacies	3	40	40	50
Charitable activities	4	277,397	277,397	262,642
Other trading activities	5	1,620	1,620	2,253
Investments	6	36,095	36,095	30,070
Total income		315,152	315,152	295,015
Expenditure on:				
Charitable activities	7	246,810	246,810	251,494
Total expenditure		246,810	246,810	251,494
Net income before net gains on investments		68,342	68,342	43,521
Net gains on investments		20,038	20,038	27,172
Net movement in funds		88,380	88,380	70,693
Reconciliation of funds:				
Total funds brought forward		1,258,649	1,258,649	1,187,956
Net movement in funds		88,380	88,380	70,693
Total funds carried forward		1,347,029	1,347,029	1,258,649

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 11 to 24 form part of these financial statements.

BALANCE SHEET
AS AT 31 MARCH 2025

	Note		2025 £		2024 £
Fixed assets					
Housing properties	13		279,460		301,438
Tangible assets	14		43		58
Investments	15		929,999		854,593
			1,209,502		1,156,089
Current assets					
Debtors	16	20,395		17,038	
Cash at bank and in hand		169,907		137,561	
		190,302		154,599	
Creditors: amounts falling due within one year	17	(52,775)		(52,039)	
Net current assets			137,527		102,560
Total assets less current liabilities			1,347,029		1,258,649
Net assets excluding pension asset			1,347,029		1,258,649
Total net assets			1,347,029		1,258,649
Charity funds					
Restricted funds	18		-		-
Unrestricted funds	18		1,347,029		1,258,649
Total funds			1,347,029		1,258,649

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

Reverend M Henwood

G Dillon-White

Date: 06 July 2025.

The notes on pages 11 to 24 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1. General information

Dartford Almshouse Charity is a registered charity in the UK, under charity number 210339. The registered office is Flat 1, Loam Court, Meadowside, Dartford, DA1 2RY. The main activity of the charity is to provide housing for elderly people.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Dartford Almshouse Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

Dartford Almshouse Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2. Accounting policies (continued)

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using a straight line or reducing balance method. During the year there was a change in accounting estimate with regards to the depreciation of freehold buildings. After a reassessment of the estimate it has been deemed that the freehold properties have a remaining useful economic life of 50 years. Therefore depreciation will be applied at 2% on a straight line basis. As a change in accounting estimate this will be applied prospectively in line with FRS 102.

Depreciation is provided on the following basis:

Freehold property	-	2% straight line
Office equipment	-	25% reducing balance
Computer equipment	-	33% reducing balance

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

2.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2. Accounting policies (continued)

2.10 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.11 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2025 £	Total funds 2025 £
Donations	40	40

	Unrestricted funds 2024 £	Total funds 2024 £
Donations	50	50

4. Income from charitable activities

	Unrestricted funds 2025 £	Total funds 2025 £
Provision of accommodation	277,397	277,397

4. Income from charitable activities (continued)

	Unrestricted funds 2024 £	Total funds 2024 £
Provision of accommodation	262,642	262,642

5. Income from other trading activities

Income from non charitable trading activities

	Unrestricted funds 2025 £	Total funds 2025 £
Laundry income	1,620	1,620

	Unrestricted funds 2024 £	Total funds 2024 £
Laundry income	2,253	2,253

6. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £
Investment income	36,095	36,095

	Unrestricted funds 2024 £	Total funds 2024 £
Investment income	30,070	30,070

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

7. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2025 £	Total 2025 £
Provision of accommodation	246,810	246,810

	Unrestricted funds 2024 £	Total 2024 £
Provision of accommodation	251,494	251,494

8. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	Support costs 2025 £	Total funds 2025 £
Provision of accommodation	243,570	3,240	246,810

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £
Provision of accommodation	248,344	3,150	251,494

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2025 £	Total funds 2024 £
Staff costs	71,576	64,792
Depreciation	21,993	21,998
Rates & water	12,402	10,548
Insurance	3,611	3,922
Light & heat	25,123	24,697
Repairs & maintenance	78,404	90,831
Gardening incl. gardeners wages	9,136	8,191
Cleaning	4,633	5,360
Security & safety	7,766	9,961
Office expenses	5,075	3,890
Bank charges	360	360
Resident welfare	2,780	3,190
TV Licences	23	30
Trustee indemnity insurance	484	484
Penalty	100	-
Life insurance	104	90
	243,570	248,344

Analysis of support costs

	Total funds 2025 £	Total funds 2024 £
Auditors' remuneration	3,240	3,150

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

9. Auditors' remuneration

	2025 £	2024 £
Fees payable to the charity's auditor for the audit of the charity's annual accounts	2,000	2,000
Fees payable to the charity's auditor in respect of:		
All non-audit services not included above	1,240	1,150

10. Staff costs

	2025 £	2024 £
Wages and salaries	66,597	60,899
Social security costs	1,680	893
Contribution to defined contribution pension schemes	3,300	3,000
	71,577	64,792

The average number of persons employed by the charity during the year was as follows:

	2025 No.	2024 No.
Employees	2	2

No employee received remuneration amounting to more than £60,000 in either year.

11. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £3,300 (2024 - £3,000).

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2024 - £NIL).

During the year ended 31 March 2025, no Trustee expenses have been incurred (2024 - £NIL).

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

13. Housing properties

	Housing properties £
Cost	
At 1 April 2024	1,098,920
At 31 March 2025	1,098,920
Amortisation	
At 1 April 2024	797,482
Charge for the year	21,978
At 31 March 2025	819,460
Net book value	
At 31 March 2025	279,460
At 31 March 2024	301,438

Dartford Almshouse Charity has accommodation on two sites.

Gartly Cottages, built in 1841, were purchase by the Charity in 1912. In 1991 the Cottages were extended and renovated to provide 12 homes. The scheme was financed by Housing Association Grant of £458,833 and Residual Mortgage Loan of £106,310.

The 24 units at Loam Court were built in 1975 on land owned by the Charity. Housing Association Grant of £75,759 and Residual Mortgage Loan of £40,003 funded the scheme.

Loam Court was improved at a cost of £314,960 in 1996/97, including Housing Association Grant of £153,000.

In 1999 a warden's office and residents' lounge were created.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

14. Tangible fixed assets

	Office equipment £
Cost or valuation	
At 1 April 2024	2,382
At 31 March 2025	2,382
Depreciation	
At 1 April 2024	2,324
Charge for the year	15
At 31 March 2025	2,339
Net book value	
At 31 March 2025	43
At 31 March 2024	58

15. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 April 2024	854,593
Additions	55,368
Revaluations	20,038
At 31 March 2025	929,999
Net book value	
At 31 March 2025	929,999
At 31 March 2024	854,593

Investments comprise of a portfolio of Charitable Common Investment Funds (NAACIF and COIF), both Accumulation and Income units.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

16. Debtors

	2025 £	2024 £
Due within one year		
Trade debtors	12,433	10,437
Prepayments and accrued income	7,962	6,601
	20,395	17,038

17. Creditors: Amounts falling due within one year

	2025 £	2024 £
Bank overdrafts	30	30
Accruals and deferred income	52,745	52,009
	52,775	52,039

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

18. Statement of funds

Statement of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
Designated funds						
Recoupment account	206,142	5,387	-	203	2,094	213,826
Cyclical repairs & maintenance	36,096	-	-	-	861	36,957
Extra ordinary repairs	612,354	26,774	-	23,004	17,083	679,215
	854,592	32,161	-	23,207	20,038	929,998
General funds						
General Funds - all funds	404,057	282,991	(246,810)	(23,207)	-	417,031
Total Unrestricted funds	1,258,649	315,152	(246,810)	-	20,038	1,347,029

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2024 £
Unrestricted funds						
Designated funds						
Recoupment account	189,877	4,900	-	202	11,163	206,142
Cyclical repairs & maintenance	35,465	-	-	-	631	36,096
Extra ordinary repairs	453,534	21,338	-	122,104	15,378	612,354
	678,876	26,238	-	122,306	27,172	854,592
General funds						
General Funds - all funds	509,080	268,777	(251,494)	(122,306)	-	404,057
Total Unrestricted funds	1,187,956	295,015	(251,494)	-	27,172	1,258,649

19. Summary of funds

Summary of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
Designated funds	854,592	32,161	-	23,207	20,038	929,998
General funds	404,057	282,991	(246,810)	(23,207)	-	417,031
	1,258,649	315,152	(246,810)	-	20,038	1,347,029

19. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2024 £
Designated funds	678,876	26,238	-	122,306	27,172	854,592
General funds	509,080	268,777	(251,494)	(122,306)	-	404,057
	1,187,956	295,015	(251,494)	-	27,172	1,258,649

20. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	43	43
Intangible fixed assets	279,460	279,460
Fixed asset investments	929,999	929,999
Current assets	190,302	190,302
Creditors due within one year	(52,775)	(52,775)
Total	1,347,029	1,347,029

Analysis of net assets between funds - prior year

	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	58	58
Intangible fixed assets	301,438	301,438
Fixed asset investments	854,593	854,593
Current assets	154,599	154,599
Creditors due within one year	(52,039)	(52,039)
Total	1,258,649	1,258,649

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

21. Related party transactions

The charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the charity at 31 March 2025.

DARTFORD ALMSHOUSE CHARITY

England & Wales - Charity number 210339

Accounts

Charity number: 210339

DARTFORD ALMSHOUSE CHARITY

DARTFORD ALMSHOUSE CHARITY

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

DARTFORD ALMSHOUSE CHARITY

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DARTFORD ALMSHOUSE CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2024

Trustees	Reverend M Henwood Cllr T Maddison (resigned 9 February 2024) R Barton Cllr D Hunnisett (resigned 3 May 2023) P Nicholls T Cook (resigned 11 March 2024) Cllr Mrs R Currans Cllr S Gosine (resigned 24 May 2023) G Dillon-White Cllr J Ozog (appointed 24 May 2023) Cllr M Peters (appointed 24 May 2023) Cllr K Grehan (appointed 21 August 2023)
Charity registered number	210339
Independent auditors	Hedley Dunk Limited Chartered Accountants Statutory Auditor Trinity House 3 Bullace Lane Dartford Kent DA1 1BB
Bankers	National Westminster plc 12 High Street Dartford Kent

DARTFORD ALMSHOUSE CHARITY

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2024

The Trustees present their annual report together with the audited financial statements of the charity for the 1 April 2023 to 31 March 2024.

Objectives and activities

- **Policies and objectives**

One of the first foundations to have the title almshouse was recorded in Dartford in 1453 with a licence granted to erect Trinity Almshouse. The present Charity has its origins in Lowfield Almshouse Charity established in 1891.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

- **Strategies for achieving objectives**

Today the Trustees continue a long tradition of providing low cost housing for the elderly with 24 flats and bungalows at Loam Court and a further 12 cottages and bungalows at the grade II listed Gartly Cottages. Contributions from residents are kept to the minimum needed to maintain the properties and the services provided.

Achievements and performance

Financial review

- **Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

- **Reserves policy**

It is the aim of the Charity to work towards maintaining unrestricted funds at a level which equates to three months unrestricted expenditure. It is also necessary to deal with any long term issues or emergency problems pursuant to a stock of aging properties.

Structure, governance and management

- **Constitution**

The Charity is constituted under a Scheme of the Charity Commissioners dated 29 March 1974. The Charity registered number is 210339. The Charity is also registered with the Housing Corporation, No A2448. The almshouses provide privacy, security and independence for the older people who, for whatever reason, want their own front door but who are unable to afford private retirement accommodation.

- **Methods of appointment or election of Trustees**

The Charity is administered by the Trustees who are volunteers nominated by Dartford Borough Council or co-opted for their knowledge of Dartford.

Structure, governance and management (continued)

- **Financial risk management**

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Plans for future periods

The almshouse are specifically designed for the elderly and with an increasing elderly population, the provision of this help continues to be relevant. The Trustees would welcome the opportunity to increase the Charity's housing stock and are considering ways in which this might be achieved in the future.

However, the main efforts continue to be the improvement of properties.

Members' liability

The Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

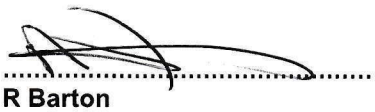
Auditors

The auditors, Hedley Dunk Limited, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:



.....
Reverend M Henwood



.....
R Barton

Date: 10 July 2024

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY

Opinion

We have audited the financial statements of Dartford Almshouse Charity (the 'charity') for the year ended 31 March 2024 which comprise the Statement of financial activities, the balance sheet and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the trustees and other management (as required by auditing standards), and discussed with the trustees and other management the policies and procedures regarding compliance with laws and regulations. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the charity is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related charities legislation) and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the charity is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, anti-bribery and employment law. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any.

Through these procedures, we became aware of no actual or suspected non-compliance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

Hedley Dunk Limited
Chartered Accountants
Statutory Auditor
Trinity House
3 Bullace Lane
Dartford
Kent
DA1 1BB

10 July 2024

Hedley Dunk Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

DARTFORD ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2024

	Note	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from:				
Donations and legacies	3	50	50	1,115
Charitable activities	4	262,642	262,642	223,994
Other trading activities	5	2,253	2,253	1,464
Investments	6	30,070	30,070	22,634
Total income		295,015	295,015	249,207
Expenditure on:				
Charitable activities	7	251,494	251,494	190,824
Total expenditure		251,494	251,494	190,824
Net income before net gains/(losses) on investments		43,521	43,521	58,383
Net gains/(losses) on investments		27,172	27,172	(18,799)
Net movement in funds		70,693	70,693	39,584
Reconciliation of funds:				
Total funds brought forward		1,187,956	1,187,956	1,148,372
Net movement in funds		70,693	70,693	39,584
Total funds carried forward		1,258,649	1,258,649	1,187,956

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 11 to 24 form part of these financial statements.

DARTFORD ALMSHOUSE CHARITY

BALANCE SHEET
AS AT 31 MARCH 2024

	Note		2024 £		2023 £
Fixed assets					
Housing properties	13		301,438		323,416
Tangible assets	14		58		78
Investments	15		854,593		678,876
			1,156,089		1,002,370
Current assets					
Debtors	16	17,038		12,588	
Cash at bank and in hand		137,561		199,508	
		154,599		212,096	
Creditors: amounts falling due within one year	17	(52,039)		(26,510)	
Net current assets			102,560		185,586
Total assets less current liabilities			1,258,649		1,187,956
Net assets excluding pension asset			1,258,649		1,187,956
Total net assets			1,258,649		1,187,956
Charity funds					
Restricted funds	18		-		-
Unrestricted funds	18		1,258,649		1,187,956
Total funds			1,258,649		1,187,956

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

.....
Reverend M Henwood

.....
R Barton

Date: 10 July 2024

The notes on pages 11 to 24 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

1. General information

Dartford Almshouse Charity is a registered charity in the UK, under charity number 210339. The registered office is Flat 1, Loam Court, Meadowside, Dartford, DA1 2RY. The main activity of the charity is to provide housing for elderly people.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Dartford Almshouse Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

Dartford Almshouse Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2. Accounting policies (continued)

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using a straight line or reducing balance method. During the year there was a change in accounting estimate with regards to the depreciation of freehold buildings. After a reassessment of the estimate it has been deemed that the freehold properties have a remaining useful economic life of 50 years. Therefore depreciation will be applied at 2% on a straight line basis. As a change in accounting estimate this will be applied prospectively in line with FRS 102.

Depreciation is provided on the following basis:

Freehold property	-	2% straight line
Office equipment	-	25% reducing balance
Computer equipment	-	33% reducing balance

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

2.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2. Accounting policies (continued)

2.10 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.11 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2024 £	Total funds 2024 £
Donations	50	50

	Unrestricted funds 2023 £	Total funds 2023 £
Donations	1,115	1,115

4. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £
Provision of accommodation	262,642	262,642

4. Income from charitable activities (continued)

	Unrestricted funds 2023 £	Total funds 2023 £
Provision of accommodation	223,994	223,994

5. Income from other trading activities

Income from non charitable trading activities

	Unrestricted funds 2024 £	Total funds 2024 £
Laundry income	2,253	2,253

	Unrestricted funds 2023 £	Total funds 2023 £
Laundry income	1,464	1,464

6. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £
Investment income	30,070	30,070

	Unrestricted funds 2023 £	Total funds 2023 £
Investment income	22,634	22,634

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

7. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2024 £	Total 2024 £
Provision of accommodation	251,494	251,494

	Unrestricted funds 2023 £	Total 2023 £
Provision of accommodation	190,824	190,824

8. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £
Provision of accommodation	248,344	3,150	251,494

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £
Provision of accommodation	187,692	3,132	190,824

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2024 £	Total funds 2023 £
Staff costs	64,792	59,948
Depreciation	21,998	22,004
Rates & water	10,548	11,651
Insurance	3,922	3,385
Light & heat	24,697	13,612
Repairs & maintenance	90,831	47,754
Gardening incl. gardeners wages	8,191	9,520
Cleaning	5,360	4,244
Security & safety	9,961	7,837
Office expenses	3,890	3,412
Bank charges	360	360
Resident welfare	3,190	3,374
TV Licences	30	23
Trustee indemnity insurance	484	484
Life insurance	90	84
	248,344	187,692

Analysis of support costs

	Total funds 2024 £	Total funds 2023 £
Accountancy	3,150	3,132

9. Auditors' remuneration

	2024 £	2023 £
Fees payable to the charity's auditor for the audit of the charity's annual accounts	2,000	2,000
Fees payable to the charity's auditor in respect of:		
All non-audit services not included above	1,150	1,132

10. Staff costs

	2024 £	2023 £
Wages and salaries	60,899	56,572
Social security costs	893	573
Contribution to defined contribution pension schemes	3,000	2,804
	64,792	59,949

The average number of persons employed by the charity during the year was as follows:

	2024 No.	2023 No.
Employees	2	2

No employee received remuneration amounting to more than £60,000 in either year.

11. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £3,000 (2023 - £2,804).

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 March 2024, no Trustee expenses have been incurred (2023 - £NIL).

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

13. Housing properties

	Housing properties £
Cost	
At 1 April 2023	1,098,920
At 31 March 2024	1,098,920
Amortisation	
At 1 April 2023	775,504
Charge for the year	21,978
At 31 March 2024	797,482
Net book value	
At 31 March 2024	301,438
At 31 March 2023	323,416

Dartford Almshouse Charity has accommodation on two sites.

Gartly Cottages, built in 1841, were purchase by the Charity in 1912. In 1991 the Cottages were extended and renovated to provide 12 homes. The scheme was financed by Housing Association Grant of £458,833 and Residual Mortgage Loan of £106,310.

The 24 units at Loam Court were built in 1975 on land owned by the Charity. Housing Association Grant of £75,759 and Residual Mortgage Loan of £40,003 funded the scheme.

Loam Court was improved at a cost of £314,960 in 1996/97, including Housing Association Grant of £153,000.

In 1999 a warden's office and residents' lounge were created.

14. Tangible fixed assets

	Office equipment £
Cost or valuation	
At 1 April 2023	2,382
At 31 March 2024	2,382
Depreciation	
At 1 April 2023	2,304
Charge for the year	20
At 31 March 2024	2,324
Net book value	
At 31 March 2024	58
At 31 March 2023	78

15. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 April 2023	697,675
Additions	148,545
Revaluations	8,373
At 31 March 2024	854,593
Net book value	
At 31 March 2024	854,593
At 31 March 2023	697,675

Investments comprise of a portfolio of Charitable Common Investment Funds (NAACIF and COIF), both Accumulation and Income units.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

16. Debtors

	2024 £	2023 £
Due within one year		
Trade debtors	10,437	6,711
Prepayments and accrued income	6,601	5,877
	17,038	12,588

17. Creditors: Amounts falling due within one year

	2024 £	2023 £
Bank overdrafts	30	30
Accruals and deferred income	52,009	26,480
	52,039	26,510

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

18. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2024 £
Designated funds						
Recoupment account	189,877	4,900	-	202	11,163	206,142
Cyclical repairs & maintenance	35,465	-	-	-	631	36,096
Extra ordinary repairs	453,534	21,338	-	122,104	15,378	612,354
	678,876	26,238	-	122,306	27,172	854,592
General funds						
General Funds - all funds	509,080	268,777	(251,494)	(122,306)	-	404,057
Total Unrestricted funds	1,187,956	295,015	(251,494)	-	27,172	1,258,649

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2023 £
Unrestricted funds						
Designated funds						
Recoupment account	192,499	4,253	-	203	(7,078)	189,877
Cyclical repairs & maintenance	36,481	-	-	-	(1,016)	35,465
Extra ordinary repairs	436,092	16,147	-	12,000	(10,705)	453,534
	665,072	20,400	-	12,203	(18,799)	678,876
General funds						
General Funds - all funds	483,300	228,807	(190,824)	(12,203)	-	509,080
Total Unrestricted funds	1,148,372	249,207	(190,824)	-	(18,799)	1,187,956

19. Summary of funds

Summary of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2024 £
Designated funds	678,876	26,238	-	122,306	27,172	854,592
General funds	509,080	268,777	(251,494)	(122,306)	-	404,057
	1,187,956	295,015	(251,494)	-	27,172	1,258,649

19. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2023 £
Designated funds	665,072	20,400	-	12,203	(18,799)	678,876
General funds	483,300	228,807	(190,824)	(12,203)	-	509,080
	1,148,372	249,207	(190,824)	-	(18,799)	1,187,956

20. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	58	58
Intangible fixed assets	301,438	301,438
Fixed asset investments	854,593	854,593
Current assets	154,599	154,599
Creditors due within one year	(52,039)	(52,039)
Total	1,258,649	1,258,649

Analysis of net assets between funds - prior period

	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	78	78
Intangible fixed assets	323,416	323,416
Fixed asset investments	678,876	678,876
Current assets	212,096	212,096
Creditors due within one year	(26,510)	(26,510)
Total	1,187,956	1,187,956

21. Related party transactions

The charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the charity at 31 March 2024.

DARTFORD ALMSHOUSE CHARITY

England & Wales - Charity number 210339

Accounts

Charity number: 210339

DARTFORD ALMSHOUSE CHARITY

TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

HEDLEY DUNK LIMITED
Chartered Accountants
Trinity House
3 Bullace Lane
Dartford
Kent
DA1 1BB

DARTFORD ALMSHOUSE CHARITY

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DARTFORD ALMSHOUSE CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2023

Trustees	Reverend M Henwood Cllr T Maddison R Turner (resigned 12 October 2022) R Barton Cllr D Hunnisett P Nicholls (appointed 13 April 2022) T Cook Cllr Mrs R Currans Cllr S Gosine (appointed 12 October 2022) G Dillon-White (appointed 12 October 2022)
Charity registered number	210339
Principal office	1 Loam Court Lowfield Street Dartford Kent DA1 2RY
Independent auditors	Hedley Dunk Limited Chartered Accountants Statutory Auditor Trinity House 3 Bullace Lane Dartford Kent DA1 1BB
Bankers	National Westminster plc 12 High Street Dartford Kent

DARTFORD ALMSHOUSE CHARITY

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their annual report together with the audited financial statements of the charity for the 1 April 2022 to 31 March 2023.

Objectives and activities

- **Policies and objectives**

One of the first foundations to have the title almshouse was recorded in Dartford in 1453 with a licence granted to erect Trinity Almshouse. The present Charity has its origins in Lowfield Almshouse Charity established in 1891.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

- **Strategies for achieving objectives**

Today the Trustees continue a long tradition of providing low cost housing for the elderly with 24 flats and bungalows at Loam Court and a further 12 cottages and bungalows at the grade II listed Gartly Cottages. Contributions from residents are kept to the minimum needed to maintain the properties and the services provided.

Achievements and performance

Financial review

- **Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

- **Reserves policy**

It is the aim of the Charity to work towards maintaining unrestricted funds at a level which equates to three months unrestricted expenditure. It is also necessary to deal with any long term issues or emergency problems pursuant to a stock of aging properties.

Structure, governance and management

- **Constitution**

The Charity is constituted under a Scheme of the Charity Commissioners dated 29 March 1974. The Charity registered number is 210339. The Charity is also registered with the Housing Corporation, No A2448. The almshouses provide privacy, security and independence for the older people who, for whatever reason, want their own front door but who are unable to afford private retirement accommodation.

- **Methods of appointment or election of Trustees**

The Charity is administered by the Trustees who are volunteers nominated by Dartford Borough Council or co-opted for their knowledge of Dartford.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

Structure, governance and management (continued)

- **Financial risk management**

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Plans for future periods

The almshouse are specifically designed for the elderly and with an increasing elderly population, the provision of this help continues to be relevant. The Trustees would welcome the opportunity to increase the Charity's housing stock and are considering ways in which this might be achieved in the future.

However, the main efforts continue to be the improvement of properties.

Members' liability

The Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

Auditors

The auditors, Hedley Dunk Limited, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:

.....
Reverend M Henwood

.....
Cllr T Maddison

Date: 12 July 2023

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY

Opinion

We have audited the financial statements of Dartford Almshouse Charity (the 'charity') for the year ended 31 March 2023 which comprise the Statement of financial activities, the balance sheet and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the trustees and other management (as required by auditing standards), and discussed with the trustees and other management the policies and procedures regarding compliance with laws and regulations. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the charity is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related charities legislation) and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the charity is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, anti-bribery and employment law. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any.

Through these procedures, we became aware of no actual or suspected non-compliance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

Hedley Dunk Limited
Chartered Accountants
Statutory Auditor
Trinity House
3 Bullace Lane
Dartford
Kent
DA1 1BB

12 July 2023

Hedley Dunk Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	Note	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income from:				
Donations and legacies	3	1,115	1,115	34
Charitable activities	4	223,994	223,994	204,379
Other trading activities	5	1,464	1,464	1,223
Investments	6	22,634	22,634	18,084
Total income		249,207	249,207	223,720
Expenditure on:				
Charitable activities	7	190,824	190,824	245,238
Total expenditure		190,824	190,824	245,238
Net income/(expenditure) before net (losses)/gains on investments		58,383	58,383	(21,518)
Net (losses)/gains on investments		(18,799)	(18,799)	50,961
Net movement in funds		39,584	39,584	29,443
Reconciliation of funds:				
Total funds brought forward		1,148,372	1,148,372	1,118,929
Net movement in funds		39,584	39,584	29,443
Total funds carried forward		1,187,956	1,187,956	1,148,372

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 11 to 24 form part of these financial statements.

DARTFORD ALMSHOUSE CHARITY

BALANCE SHEET
AS AT 31 MARCH 2023

	Note		2023 £		2022 £
Fixed assets					
Housing properties	13		323,416		345,394
Tangible assets	14		78		104
Investments	15		678,876		665,072
			1,002,370		1,010,570
Current assets					
Debtors	16	12,588		10,082	
Cash at bank and in hand		199,508		169,694	
		212,096		179,776	
Creditors: amounts falling due within one year	17	(26,510)		(41,974)	
Net current assets			185,586		137,802
Total assets less current liabilities			1,187,956		1,148,372
Net assets excluding pension asset			1,187,956		1,148,372
Total net assets			1,187,956		1,148,372
Charity funds					
Restricted funds	18		-		-
Unrestricted funds	18		1,187,956		1,148,372
Total funds			1,187,956		1,148,372

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

.....
Reverend M Henwood

.....
Cllr T Maddison

Date: 12 July 2023

The notes on pages 11 to 24 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

1. General information

Dartford Almshouse Charity is a registered charity in the UK, under charity number 210339. The registered office is Flat 1, Loam Court, Meadowside, Dartford, DA1 2RY. The main activity of the charity is to provide housing for elderly people.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Dartford Almshouse Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

2. Accounting policies (continued)

2.5 Tangible fixed assets and depreciation (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using a straight line or reducing balance method. During the year there was a change in accounting estimate with regards to the depreciation of freehold buildings. After a reassessment of the estimate it has been deemed that the freehold properties have a remaining useful economic life of 50 years. Therefore depreciation will be applied at 2% on a straight line basis. As a change in accounting estimate this will be applied prospectively in line with FRS 102.

Depreciation is provided on the following basis:

Freehold property	-	2% straight line
Office equipment	-	25% reducing balance
Computer equipment	-	33% reducing balance

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the statement of financial activities.

2.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the statement of financial activities as a finance cost.

2.10 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2. Accounting policies (continued)

2.11 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2023 £	Total funds 2023 £
Donations	1,115	1,115

	Unrestricted funds 2022 £	Total funds 2022 £
Donations	34	34

4. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £
Provision of accommodation	223,994	223,994

4. Income from charitable activities (continued)

	Unrestricted funds 2022 £	Total funds 2022 £
Provision of accommodation	204,379	204,379

5. Income from other trading activities

Income from non charitable trading activities

	Unrestricted funds 2023 £	Total funds 2023 £
Laundry income	1,464	1,464

	Unrestricted funds 2022 £	Total funds 2022 £
Laundry income	1,223	1,223

6. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £
Investment income	22,634	22,634

	Unrestricted funds 2022 £	Total funds 2022 £
Investment income	18,084	18,084

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

7. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2023 £	Total 2023 £
Provision of accommodation	190,824	190,824

	Unrestricted funds 2022 £	Total 2022 £
Provision of accommodation	245,238	245,238

8. Analysis of expenditure by activities

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £
Provision of accommodation	187,692	3,132	190,824

	Activities undertaken directly 2022 £	Support costs 2022 £	Total funds 2022 £
Provision of accommodation	242,490	2,748	245,238

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2023 £	Total funds 2022 £
Staff costs	59,948	57,630
Depreciation	22,004	22,013
Rates & water	11,651	11,481
Insurance	3,385	3,157
Light & heat	13,612	12,835
Repairs & maintenance	47,754	67,101
Gardening incl. gardeners wages	9,520	6,844
Cleaning	4,244	4,440
Security & safety	7,837	10,337
Office expenses	3,412	3,052
Legal & professional	-	40,481
Bank charges	360	363
Resident welfare	3,374	2,177
TV Licences	23	15
Trustee indemnity insurance	484	484
Life insurance	84	80
	187,692	242,490

Analysis of support costs

	Total funds 2023 £	Total funds 2022 £
Accountancy	3,132	2,748

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

9. Auditors' remuneration

	2023 £	2022 £
Fees payable to the charity's auditor for the audit of the charity's annual accounts	2,000	1,850
Fees payable to the charity's auditor in respect of:		
All non-audit services not included above	1,132	898

10. Staff costs

	2023 £	2022 £
Wages and salaries	56,572	53,953
Social security costs	573	1,004
Contribution to defined contribution pension schemes	2,804	2,673
	59,949	57,630

The average number of persons employed by the charity during the year was as follows:

	2023 No.	2022 No.
Employees	2	2

No employee received remuneration amounting to more than £60,000 in either year.

11. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £2,804 (2022 - £2,673).

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 31 March 2023, no Trustee expenses have been incurred (2022 - £NIL).

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

13. Housing properties

	Housing properties £
Cost	
At 1 April 2022	1,098,920
At 31 March 2023	1,098,920
Amortisation	
At 1 April 2022	753,526
Charge for the year	21,978
At 31 March 2023	775,504
Net book value	
At 31 March 2023	323,416
At 31 March 2022	345,394

Dartford Almshouse Charity has accommodation on two sites.

Gartly Cottages, built in 1841, were purchase by the Charity in 1912. In 1991 the Cottages were extended and renovated to provide 12 homes. The scheme was financed by Housing Association Grant of £458,833 and Residual Mortgage Loan of £106,310.

The 24 units at Loam Court were built in 1975 on land owned by the Charity. Housing Association Grant of £75,759 and Residual Mortgage Loan of £40,003 funded the scheme.

Loam Court was improved at a cost of £314,960 in 1996/97, including Housing Association Grant of £153,000.

In 1999 a warden's office and residents' lounge were created.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

14. Tangible fixed assets

	Office equipment £
Cost or valuation	
At 1 April 2022	2,382
At 31 March 2023	2,382
Depreciation	
At 1 April 2022	2,278
Charge for the year	26
At 31 March 2023	2,304
Net book value	
At 31 March 2023	78
At 31 March 2022	104

15. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 April 2022	665,072
Additions	32,603
Revaluations	(18,799)
At 31 March 2023	678,876
Net book value	
At 31 March 2023	678,876
At 31 March 2022	665,072

Investments comprise of a portfolio of Charitable Common Investment Funds (NAACIF and COIF), both Accumulation and Income units.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

16. Debtors

	2023 £	2022 £
Due within one year		
Trade debtors	6,711	3,825
Prepayments and accrued income	5,877	6,257
	12,588	10,082

17. Creditors: Amounts falling due within one year

	2023 £	2022 £
Bank overdrafts	30	30
Accruals and deferred income	26,480	41,944
	26,510	41,974

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

18. Statement of funds

Statement of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2023 £
Designated funds						
Recoupment account	192,499	4,253	-	203	(7,078)	189,877
Cyclical repairs & maintenance	36,481	-	-	-	(1,016)	35,465
Extra Ordinary repairs	436,092	16,147	-	12,000	(10,705)	453,534
	665,072	20,400	-	12,203	(18,799)	678,876
General funds						
General Funds - all funds	483,300	228,807	(190,824)	(12,203)	-	509,080
Total Unrestricted funds	1,148,372	249,207	(190,824)	-	(18,799)	1,187,956

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2022 £
Unrestricted funds						
Designated funds						
Recoupment account	169,733	3,568	-	203	18,995	192,499
Cyclical repairs & maintenance	34,107	-	-	-	2,374	36,481
Extra Ordinary repairs	381,314	13,186	-	12,000	29,592	436,092
	585,154	16,754	-	12,203	50,961	665,072
General funds						
General Funds - all funds	533,775	206,966	(245,238)	(12,203)	-	483,300
Total Unrestricted funds	1,118,929	223,720	(245,238)	-	50,961	1,148,372

19. Summary of funds

Summary of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2023 £
Designated funds	665,072	20,400	-	12,203	(18,799)	678,876
General funds	483,300	228,807	(190,824)	(12,203)	-	509,080
	1,148,372	249,207	(190,824)	-	(18,799)	1,187,956

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

19. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2022 £
Designated funds	585,154	16,754	-	12,203	50,961	665,072
General funds	533,775	206,966	(245,238)	(12,203)	-	483,300
	1,118,929	223,720	(245,238)	-	50,961	1,148,372

20. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	78	78
Intangible fixed assets	323,416	323,416
Fixed asset investments	678,876	678,876
Current assets	212,096	212,096
Creditors due within one year	(26,510)	(26,510)
Total	1,187,956	1,187,956

Analysis of net assets between funds - prior year

	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	104	104
Intangible fixed assets	345,394	345,394
Fixed asset investments	665,072	665,072
Current assets	179,776	179,776
Creditors due within one year	(41,974)	(41,974)
Total	1,148,372	1,148,372

21. Related party transactions

The charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the charity at 31 March 2023.

DARTFORD ALMSHOUSE CHARITY

England & Wales - Charity number 210339

Accounts

Charity number: 210339

DARTFORD ALMSHOUSE CHARITY

TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

HEDLEY DUNK LIMITED
Chartered Accountants
Trinity House
3 Bullace Lane
Dartford
Kent
DA1 1BB

DARTFORD ALMSHOUSE CHARITY

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DARTFORD ALMSHOUSE CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2022

Trustees	Reverend M Henwood Cllr T Maddison R Turner R Barton Cllr D Hunnisett P Nicholls (appointed 13 April 2022) T Cook Cllr Mrs R Currans Cllr A Allen (deceased 21 October 2021)
Charity registered number	210339
Principal office	1 Loam Court Lowfield Street Dartford Kent DA1 2RY
Independent auditors	Hedley Dunk Limited Chartered Accountants Statutory Auditor Trinity House 3 Bullace Lane Dartford Kent DA1 1BB
Bankers	National Westminster plc 12 High Street Dartford Kent

DARTFORD ALMSHOUSE CHARITY

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2022

The Trustees present their annual report together with the audited financial statements of the charity for the 1 April 2021 to 31 March 2022.

Objectives and activities

- **Policies and objectives**

One of the first foundations to have the title almshouse was recorded in Dartford in 1453 with a licence granted to erect Trinity Almshouse. The present Charity has its origins in Lowfield Almshouse Charity established in 1891.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

- **Strategies for achieving objectives**

Today the Trustees continue a long tradition of providing low cost housing for the elderly with 24 flats and bungalows at Loam Court and a further 12 cottages and bungalows at the grade II listed Gartly Cottages. Contributions from residents are kept to the minimum needed to maintain the properties and the services provided.

Achievements and performance

Financial review

- **Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

- **Reserves policy**

It is the aim of the Charity to work towards maintaining unrestricted funds at a level which equates to three months unrestricted expenditure. It is also necessary to deal with any long term issues or emergency problems pursuant to a stock of aging properties.

Structure, governance and management

- **Constitution**

The Charity is constituted under a Scheme of the Charity Commissioners dated 29 March 1974. The Charity registered number is 210339. The Charity is also registered with the Housing Corporation, No A2448. The almshouses provide privacy, security and independence for the older people who, for whatever reason, want their own front door but who are unable to afford private retirement accommodation.

- **Methods of appointment or election of Trustees**

The Charity is administered by the Trustees who are volunteers nominated by Dartford Borough Council or co-opted for their knowledge of Dartford.

Structure, governance and management (continued)

- **Financial risk management**

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Plans for future periods

The almshouse are specifically designed for the elderly and with an increasing elderly population, the provision of this help continues to be relevant. The Trustees would welcome the opportunity to increase the Charity's housing stock and are considering ways in which this might be achieved in the future.

However, the main efforts continue to be the improvement of properties.

Members' liability

The Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The auditors, Hedley Dunk Limited, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:



.....

R Turner

Date: 9 August 2022

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY

Opinion

We have audited the financial statements of Dartford Almshouse Charity (the 'charity') for the year ended 31 March 2022 which comprise the Statement of financial activities, the balance sheet and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:
[Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud.]

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

Hedley Dunk Limited

Chartered Accountants
Statutory Auditor

Trinity House

3 Bullace Lane

Dartford

Kent

DA1 1BB

9 August 2022

Hedley Dunk Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

DARTFORD ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

	Note	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:				
Donations and legacies	3	34	34	34
Charitable activities	4	204,379	204,379	214,358
Other trading activities	5	1,223	1,223	1,281
Investments	6	18,084	18,084	18,539
Total income		223,720	223,720	234,212
Expenditure on:				
Charitable activities	7	245,238	245,238	197,352
Total expenditure		245,238	245,238	197,352
Net (expenditure)/income before net gains on investments		(21,518)	(21,518)	36,860
Net gains on investments		50,961	50,961	107,511
Net movement in funds		29,443	29,443	144,371
Reconciliation of funds:				
Total funds brought forward		1,118,929	1,118,929	974,558
Net movement in funds		29,443	29,443	144,371
Total funds carried forward		1,148,372	1,148,372	1,118,929

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 10 to 22 form part of these financial statements.

BALANCE SHEET
AS AT 31 MARCH 2022

	Note		2022 £		2021 £
Fixed assets					
Housing properties	13		345,394		367,372
Tangible assets	14		104		139
Investments	15		665,072		585,154
			1,010,570		952,665
Current assets					
Debtors	16	10,082		11,093	
Cash at bank and in hand		169,694		173,730	
		179,776		184,823	
Creditors: amounts falling due within one year	17	(41,974)		(18,559)	
Net current assets			137,802		166,264
Total assets less current liabilities			1,148,372		1,118,929
Net assets excluding pension asset			1,148,372		1,118,929
Total net assets			1,148,372		1,118,929
Charity funds					
Restricted funds	18		-		-
Unrestricted funds	18		1,148,372		1,118,929
Total funds			1,148,372		1,118,929

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

.....
Reverend M Henwood

Date: 9 August 2022

The notes on pages 10 to 22 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

1. General information

Dartford Almshouse Charity is a registered charity in the UK, under charity number 210339. The regsitered office is Flat 1, Loam Court, Meadowside, Dartford, DA1 2RY. The main activity of the charity is to provide housing for elderly people.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Dartford Almshouse Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

2. Accounting policies (continued)

2.5 Tangible fixed assets and depreciation (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using a straight line or reducing balance method. During the year there was a change in accounting estimate with regards to the depreciation of freehold buildings. After a reassessment of the estimate it has been deemed that the freehold properties have a remaining useful economic life of 50 years. Therefore depreciation will be applied at 2% on a straight line basis. As a change in accounting estimate this will be applied prospectively in line with FRS 102.

Depreciation is provided on the following basis:

Freehold property	-	2% straight line
Office equipment	-	25% reducing balance
Computer equipment	-	33% reducing balance

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the statement of financial activities.

2.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the statement of financial activities as a finance cost.

2.10 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2. Accounting policies (continued)

2.11 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2022 £	Total funds 2022 £
Donations	34	34

	Unrestricted funds 2021 £	Total funds 2021 £
Donations	34	34

4. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £
Provision of accommodation	204,379	204,379

4. Income from charitable activities (continued)

	Unrestricted funds 2021 £	Total funds 2021 £
Provision of accommodation	214,358	214,358

5. Income from other trading activities

Income from non charitable trading activities

	Unrestricted funds 2022 £	Total funds 2022 £
Laundry income	1,223	1,223

	Unrestricted funds 2021 £	Total funds 2021 £
Laundry income	1,281	1,281

6. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
Investment income	18,084	18,084

	Unrestricted funds 2021 £	Total funds 2021 £
Investment income	18,539	18,539

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

7. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2022 £	Total funds 2022 £
Provision of accommodation	245,238	245,238

	Unrestricted funds 2021 £	Total funds 2021 £
Provision of accommodation	197,352	197,352

8. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Support costs 2022 £	Total funds 2022 £
Provision of accommodation	242,490	2,748	245,238

	Activities undertaken directly 2021 £	Support costs 2021 £	Total funds 2021 £
Provision of accommodation	194,682	2,670	197,352

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2022 £	Total funds 2021 £
Staff costs	57,630	58,425
Depreciation	22,013	22,028
Rates & water	11,481	8,299
Insurance	3,157	3,089
Light & heat	12,835	11,931
Repairs & maintenance	67,101	64,460
Gardening incl. gardeners wages	6,844	10,472
Cleaning	4,440	3,171
Security & safety	10,337	6,365
Office expenses	3,052	2,718
Legal & professional	40,481	600
Bank charges	363	765
Resident welfare	2,177	1,774
TV Licences	15	22
Trustee indemity insurance	484	484
Life insurance	80	79
	242,490	194,682

Analysis of support costs

	Total funds 2022 £	Total funds 2021 £
Accountancy	2,748	2,670

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

9. Auditors' remuneration

	2022 £	2021 £
Fees payable to the charity's auditor for the audit of the charity's annual accounts	1,850	1,800
Fees payable to the charity's auditor in respect of:		
All non-audit services not included above	898	870

10. Staff costs

	2022 £	2021 £
Wages and salaries	53,953	54,662
Social security costs	1,004	1,119
Contribution to defined contribution pension schemes	2,673	2,644
	57,630	58,425

The average number of persons employed by the charity during the year was as follows:

	2022 No.	2021 No.
Employees	2	2

No employee received remuneration amounting to more than £60,000 in either year.

11. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. This year the cost of the contributions was £2,673 (2021 - £2,644)

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 March 2022, no Trustee expenses have been incurred (2021 - £NIL).

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

13. Housing properties

	Housing properties £
Cost	
At 1 April 2021	1,098,920
At 31 March 2022	1,098,920
Amortisation	
At 1 April 2021	731,548
Charge for the year	21,978
At 31 March 2022	753,526
Net book value	
At 31 March 2022	345,394
At 31 March 2021	367,372

Dartford Almshouse Charity has accommodation on two sites.

Gartly Cottages, built in 1841, were purchase by the Charity in 1912. In 1991 the Cottages were extended and renovated to provide 12 homes. The scheme was financed by Housing Association Grant of £458,833 and Residual Mortgage Loan of £106,310.

The 24 units at Loam Court were built in 1975 on land owned by the Charity. Housing Association Grant of £75,759 and Residual Mortgage Loan of £40,003 funded the scheme.

Loam Court was improved at a cost of £314,960 in 1996/97, including Housing Association Grant of £153,000.

In 1999 a warden's office and residents' lounge were created.

14. Tangible fixed assets

	Office equipment £
Cost or valuation	
At 1 April 2021	2,382
At 31 March 2022	2,382
Depreciation	
At 1 April 2021	2,243
Charge for the year	35
At 31 March 2022	2,278
Net book value	
At 31 March 2022	104
At 31 March 2021	139

15. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 April 2021	585,154
Additions	28,957
Revaluations	50,961
At 31 March 2022	665,072
Net book value	
At 31 March 2022	665,072
At 31 March 2021	585,154

Investments comprise of a portfolio of Charitable Common Investment Funds (NAACIF and COIF), both Accumulation and Income units.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

16. Debtors

	2022 £	2021 £
Due within one year		
Trade debtors	3,825	4,025
Prepayments and accrued income	6,257	7,068
	10,082	11,093

17. Creditors: Amounts falling due within one year

	2022 £	2021 £
Bank overdrafts	30	-
Accruals and deferred income	41,944	18,559
	41,974	18,559

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

18. Statement of funds

Statement of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2022 £
Designated funds						
Recoupment account	169,733	3,568	-	203	18,995	192,499
Cyclical repairs & maintenance	34,107	-	-	-	2,374	36,481
Extra Ordinary repairs	381,314	13,186	-	12,000	29,592	436,092
	585,154	16,754	-	12,203	50,961	665,072
General funds						
General Funds - all funds	533,775	206,966	(245,238)	(12,203)	-	483,300
Total Unrestricted funds	1,118,929	223,720	(245,238)	-	50,961	1,148,372

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
Unrestricted funds						
Designated funds						
Recoupment account	133,603	3,778	-	203	32,149	169,733
Cyclical repairs & maintenance	27,790	-	-	-	6,317	34,107
Extra Ordinary repairs	286,954	13,315	-	12,000	69,045	381,314
	448,347	17,093	-	12,203	107,511	585,154
General funds						
General Funds - all funds	526,211	217,119	(197,352)	(12,203)	-	533,775
Total Unrestricted funds	974,558	234,212	(197,352)	-	107,511	1,118,929

19. Summary of funds

Summary of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2022 £
Designated funds	585,154	16,754	-	12,203	50,961	665,072
General funds	533,775	206,966	(245,238)	(12,203)	-	483,300
	1,118,929	223,720	(245,238)	-	50,961	1,148,372

19. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
Designated funds	448,347	17,093	-	12,203	107,511	585,154
General funds	526,211	217,119	(197,352)	(12,203)	-	533,775
	974,558	234,212	(197,352)	-	107,511	1,118,929

20. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	104	104
Intangible fixed assets	345,394	345,394
Fixed asset investments	665,072	665,072
Current assets	179,776	179,776
Creditors due within one year	(41,974)	(41,974)
Total	1,148,372	1,148,372

Analysis of net assets between funds - prior year

	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	139	139
Intangible fixed assets	367,372	367,372
Fixed asset investments	585,154	585,154
Current assets	184,823	184,823
Creditors due within one year	(18,559)	(18,559)
Total	1,118,929	1,118,929

DARTFORD ALMSHOUSE CHARITY

England & Wales - Charity number 210339

Accounts

Charity number: 210339

DARTFORD ALMSHOUSE CHARITY

TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

CHARITY COMMISSION

24 AUG 2021

ACCOUNTS
RECEIVED

HEDLEY DUNK LIMITED
Chartered Accountants & Statutory Auditor
Trinity House
3 Bullace Lane
Dartford
Kent
DA1 1BB

DARTFORD ALMSHOUSE CHARITY

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DARTFORD ALMSHOUSE CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2021

Trustees	Reverend M Henwood Cllr Mrs Allen Cllr T Maddison R Turner R Barton Cllr D Hunnisett T Cook Cllr Mrs R Currans
Charity registered number	210339
Principal office	1 Loam Court Lowfield Street Dartford Kent DA1 2RY
Independent auditors	Hedley Dunk Limited Chartered Accountants Statutory Auditor *Trinity House* 3 Bullace Lane Dartford Kent DA1 1BB
Bankers	National Westminster plc 12 High Street Dartford Kent

DARTFORD ALMSHOUSE CHARITY

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021

The Trustees present their annual report together with the audited financial statements of the charity for the 1 April 2020 to 31 March 2021.

Objectives and activities

- **Policies and objectives**

One of the first foundations to have the title almshouse was recorded in Dartford in 1453 with a licence granted to erect Trinity Almshouse. The present Charity has its origins in Lowfield Almshouse Charity established in 1891.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

- **Strategies for achieving objectives**

Today the Trustees continue a long tradition of providing low cost housing for the elderly with 24 flats and bungalows at Loam Court and a further 12 cottages and bungalows at the grade II listed Gartly Cottages. Contributions from residents are kept to the minimum needed to maintain the properties and the services provided.

Achievements and performance

Financial review

- **Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

- **Reserves policy**

It is the aim of the Charity to work towards maintaining unrestricted funds at a level which equates to three months unrestricted expenditure. It is also necessary to deal with any long term issues or emergency problems pursuant to a stock of aging properties.

Structure, governance and management

- **Constitution**

The Charity is constituted under a Scheme of the Charity Commissioners dated 29 March 1974. The Charity registered number is 210339. The Charity is also registered with the Housing Corporation, No A2448. The almshouses provide privacy, security and independence for the older people who, for whatever reason, want their own front door but who are unable to afford private retirement accommodation.

- **Methods of appointment or election of Trustees**

The Charity is administered by the Trustees who are volunteers nominated by Dartford Borough Council or co-opted for their knowledge of Dartford.

Structure, governance and management (continued)

- **Financial risk management**

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Plans for future periods

The almshouse are specifically designed for the elderly and with an increasing elderly population, the provision of this help continues to be relevant. The Trustees would welcome the opportunity to increase the Charity's housing stock and are considering ways in which this might be achieved in the future.

However, the main efforts continue to be the improvement of properties.

Members' liability

The Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

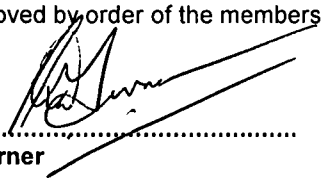
Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The auditors, Hedley Dunk Limited, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:



.....
R Turner

Date: 20 July 2021

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY

Opinion

We have audited the financial statements of Dartford Almshouse Charity (the 'charity') for the year ended 31 March 2021 which comprise the Statement of financial activities, the balance sheet and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2021 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditors' report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the trustees and other management (as required by auditing standards), and discussed with the trustees and other management the policies and procedures regarding compliance with laws and regulations. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF DARTFORD ALMSHOUSE CHARITY (CONTINUED)

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.

We have identified and assessed the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
These include:

- Gained an understanding of the internal control environment.
- Identifying and testing journal entries, in particular any unusual and material journal entries posted.
- Discussed the risk of fraud with the engagement team, regarding how fraud might occur in the financial statements and any potential indicators of fraud.
- Discussed with the trustees if they have any knowledge of any potential fraud that nay have been carried out.
- Read the minutes of meetings of those charged with governance and reviewed correspondence with HMRC.

Through these procedures, we became aware of no actual or suspected non-compliance.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

Hedley Dunk Limited

Chartered Accountants
Statutory Auditor

Trinity House

3 Bullace Lane

Dartford

Kent

DA1 1BB

20 July 2021

Hedley Dunk Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

DARTFORD ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021

	Note	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income from:				
Donations and legacies	3	34	34	70
Charitable activities	4	214,357	214,357	215,870
Other trading activities	5	1,281	1,281	1,571
Investments	6	18,539	18,539	19,448
Total income		234,211	234,211	236,959
Expenditure on:				
Charitable activities	7	197,352	197,352	223,515
Total expenditure		197,352	197,352	223,515
Net income before net gains/(losses) on investments		36,859	36,859	13,444
Net gains/(losses) on investments		107,511	107,511	(86,619)
Net movement in funds		144,370	144,370	(73,175)
Reconciliation of funds:				
Total funds brought forward		974,558	974,558	1,047,733
Net movement in funds		144,370	144,370	(73,175)
Total funds carried forward		1,118,928	1,118,928	974,558

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 10 to 21 form part of these financial statements.

BALANCE SHEET
AS AT 31 MARCH 2021

	Note		2021 £		2020 £
Fixed assets					
Housing properties	13		367,372		389,350
Tangible assets	14		139		189
Investments	15		585,154		448,347
			952,665		837,886
Current assets					
Debtors	16	11,093		7,517	
Cash at bank and in hand		173,730		142,390	
		184,823		149,907	
Creditors: amounts falling due within one year	17	(18,559)		(13,235)	
Net current assets			166,264		136,672
Total assets less current liabilities			1,118,929		974,558
Net assets excluding pension asset			1,118,929		974,558
Total net assets			1,118,929		974,558
Charity funds					
Restricted funds	18		-		-
Unrestricted funds	18		1,118,929		974,558
Total funds			1,118,929		974,558

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

.....
Reverend M Henwood

Date: 20 July 2021

The notes on pages 10 to 21 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1. General information

Dartford Almshouse Charity is a registered charity in the UK, under charity number 210339. The regsitered office is Flat 1, Loam Court, Meadowside, Dartford, DA1 2RY. The main activity of the charity is to provide housing for elderly people.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Dartford Almshouse Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

2. Accounting policies (continued)

2.5 Tangible fixed assets and depreciation (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using a straight line or reducing balance method. During the year there was a change in accounting estimate with regards to the depreciation of freehold buildings. After a reassessment of the estimate it has been deemed that the freehold properties have a remaining useful economic life of 50 years. Therefore depreciation will be applied at 2% on a straight line basis. As a change in accounting estimate this will be applied prospectively in line with FRS 102.

Depreciation is provided on the following basis:

Freehold property	-	2% straight line
Office equipment	-	25% reducing balance
Computer equipment	-	33% reducing balance

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the statement of financial activities.

2.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the statement of financial activities as a finance cost.

2.10 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2. Accounting policies (continued)

2.11 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2021 £	Total funds 2021 £
Donations	34	34

	Unrestricted funds 2020 £	Total funds 2020 £
Donations	70	70

4. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £
Provision of accommodation	214,357	214,357

4. Income from charitable activities (continued)

	Unrestricted funds 2020 £	Total funds 2020 £
Provision of accommodation	215,870	215,870

5. Income from other trading activities

Income from non charitable trading activities

	Unrestricted funds 2021 £	Total funds 2021 £
Laundry income	1,281	1,281

	Unrestricted funds 2020 £	Total funds 2020 £
Laundry income	1,571	1,571

6. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £
Investment income	18,539	18,539

	Unrestricted funds 2020 £	Total funds 2020 £
Investment income	19,448	19,448

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

7. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2021 £	Total funds 2021 £
Provision of accommodation	197,352	197,352

	Unrestricted funds 2020 £	Total funds 2020 £
Provision of accommodation	223,515	223,515

8. Analysis of expenditure by activities

	Activities undertaken directly 2021 £	Support costs 2021 £	Total funds 2021 £
Provision of accommodation	194,682	2,670	197,352

	Activities undertaken directly 2020 £	Support costs 2020 £	Total funds 2020 £
Provision of accommodation	220,845	2,670	223,515

8. **Analysis of expenditure by activities (continued)**

Analysis of direct costs

	Total funds 2021 £	Total funds 2020 £
Staff costs	58,425	56,214
Depreciation	22,028	22,042
Rates & water	8,299	8,036
Insurance	3,089	2,995
Light & heat	11,931	11,349
Repairs & maintenance	64,459	92,092
Gardening incl. gardeners wages	10,472	7,946
Cleaning	3,171	4,597
Security & safety	6,365	7,412
Office expenses	2,718	3,368
Legal & professional	600	-
Bank charges	765	502
Resident welfare	1,774	2,549
TV Licences	23	23
Trustee indemity insurance	484	484
Bad debts written off	-	1,083
Life insurance	79	153
	194,682	220,845

Analysis of support costs

	Total funds 2021 £	Total funds 2020 £
Accountancy	2,670	2,670

9. Auditors' remuneration

	2021 £	2020 £
Fees payable to the charity's auditor for the audit of the charity's annual accounts	1,800	1,800
Fees payable to the charity's auditor in respect of:		
All non-audit services not included above	870	870

10. Staff costs

	2021 £	2020 £
Wages and salaries	54,662	51,854
Social security costs	1,119	1,774
Contribution to defined contribution pension schemes	2,644	2,586
	58,425	56,214

The average number of persons employed by the charity during the year was as follows:

	2021 No.	2020 No.
Employees	2	2

No employee received remuneration amounting to more than £60,000 in either year.

11. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. This year the cost of the contributions was £2,644 (2020 - £2,586)

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 31 March 2021, no Trustee expenses have been incurred (2020 - £NIL).

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

13. Housing properties

	Housing properties £
Cost	
At 1 April 2020	1,098,920
At 31 March 2021	1,098,920
Amortisation	
At 1 April 2020	709,570
Charge for the year	21,978
At 31 March 2021	731,548
Net book value	
At 31 March 2021	367,372
At 31 March 2020	389,350

Dartford Almshouse Charity has accommodation on two sites.

Gartly Cottages, built in 1841, were purchase by the Charity in 1912. In 1991 the Cottages were extended and renovated to provide 12 homes. The scheme was financed by Housing Association Grant of £458,833 and Residual Mortgage Loan of £106,310.

The 24 units at Loam Court were built in 1975 on land owned by the Charity. Housing Association Grant of £75,759 and Residual Mortgage Loan of £40,003 funded the scheme.

Loam Court was improved at a cost of £314,960 in 1996/97, including Housing Association Grant of £153,000.

In 1999 a warden's office and residents' lounge were created.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

14. Tangible fixed assets

	Office equipment £
Cost or valuation	
At 1 April 2020	2,382
At 31 March 2021	2,382
Depreciation	
At 1 April 2020	2,193
Charge for the year	50
At 31 March 2021	2,243
Net book value	
At 31 March 2021	139
At 31 March 2020	189

15. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 April 2020	448,347
Additions	29,296
Revaluations	107,511
At 31 March 2021	585,154
Net book value	
At 31 March 2021	585,154
At 31 March 2020	448,347

Investments comprise of a portfolio of Charitable Common Investment Funds (NAACIF and COIF), both Accumulation and Income units.

16. Debtors

	2021 £	2020 £
Due within one year		
Trade debtors	4,024	1,557
Prepayments and accrued income	7,069	5,960
	11,093	7,517

17. Creditors: Amounts falling due within one year

	2021 £	2020 £
Accruals and deferred income	18,559	13,235

18. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
Designated funds						
Recoupment account	133,603	3,778	-	203	32,149	169,733
Cyclical repairs & maintenance	27,790	-	-	-	6,317	34,107
Extra Ordinary repairs	286,954	13,315	-	12,000	69,045	381,314
	448,347	17,093	-	12,203	107,511	585,154
General funds						
General Funds - all funds	526,211	217,119	(197,352)	(12,203)	-	533,775
Total Unrestricted funds	974,558	234,212	(197,352)	-	107,511	1,118,929

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2020 £
Unrestricted funds						
Designated funds						
Recoupment account	147,263	3,989	-	203	(17,852)	133,603
Cyclical repairs & maintenance	33,805	-	-	-	(6,015)	27,790
Extra Ordinary repairs	324,496	13,785	-	11,425	(62,752)	286,954
	505,564	17,774	-	11,628	(86,619)	448,347
General funds						
General Funds	542,169	219,185	(223,515)	(11,628)	-	526,211
Total Unrestricted funds	1,047,733	236,959	(223,515)	-	(86,619)	974,558

19. Summary of funds

Summary of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
Designated funds	448,347	17,093	-	12,203	107,511	585,154
General funds	526,211	217,119	(197,352)	(12,203)	-	533,775
	974,558	234,212	(197,352)	-	107,511	1,118,929

19. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 April 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2020 £
Designated funds	505,564	17,774	-	11,628	(86,619)	448,347
General funds	542,169	219,185	(223,515)	(11,628)	-	526,211
	1,047,733	236,959	(223,515)	-	(86,619)	974,558

20. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	139	139
Intangible fixed assets	367,372	367,372
Fixed asset investments	585,154	585,154
Current assets	184,823	184,823
Creditors due within one year	(18,559)	(18,559)
Total	1,118,929	1,118,929

Analysis of net assets between funds - prior year

	Unrestricted funds 2020 £	Total funds 2020 £
Tangible fixed assets	189	189
Intangible fixed assets	389,350	389,350
Fixed asset investments	448,347	448,347
Current assets	149,907	149,907
Creditors due within one year	(13,235)	(13,235)
Total	974,558	974,558