

# MANNING AND ANDERDON ALMSHOUSES

England & Wales · Charity number 213520

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1968-03-04

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

## Contact

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**Address** 46 High Street  
Chislehurst  
Kent  
BR7 5AQ

**Phone** 02084673606

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

## Activities

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**Objects:** ALMSHOUSES FOR POOR PEOPLE OF GOOD CHARACTER WHO ARE NOT LESS THAN 60 YEARS OF AGE AND WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) ARE MEMBERS OF THE CHURCH OF ENGLAND. PREFERENCE GIVEN TO PERSONS QUALIFIED AS AFORESAID WHO ARE RESIDENT AT THE TIME OF APPOINTMENT IN THE AREA OF THE ANCIENT PARISH OF CHISLEHURST.

**Activities:** PROVIDING ALMSHOUSES FOR 7 OCCUPANTS

## Classification

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

## Geography

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- **Area of benefit:** ANCIENT PARISH OF CHISLEHURST.
- Bromley
- Kent

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£109,017	£94,549	-	-
2024-12-31	£122,561	£69,267	-	-
2023-12-31	£104,257	£39,274	-	-
2022-12-31	£117,368	£69,056	-	-
2021-12-31	£73,684	£28,897	-	-

## Trustees

Name	Role	Appointed
Carole Rosemary Poll		2015-09-27
MICHAEL JOHN WATSON		2025-05-15
Philip George Andrews		2025-11-01
Rev Stephen Robert Alexander Jullien		2026-02-11
Ruth Rutter		2024-01-01
SALLY JANE THORN		2016-10-16

## Linked charities

- SALT AND ANDERDON EDOWMENTS (213520-1)
- HARRIET CHICHELE PLOWDEN (213520-2)
- MARIA ELEANOR ANDERDN (213520-3)

**MANNING AND ANDERDON ALMSHOUSES**

England & Wales - Charity number 213520

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# Accounts

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# Trustees' Annual Report for the period

Period start date

Period end date

From

01 January 2025

To

31 December 2025

## Section A

## Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

Postcode

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Sally Thorn	Chairperson	From March 2025	
2	Carole Poll			
3	Ruth Rutter			
4	Ron Pratt		Until 11 May 2025	
5	John Symes	Secretary/Treasurer	Until 11 May 2025	
6	Michael Watson	Secretary	From 11 May 2025	
7	Philip Andrews	Treasurer	From 1 November 2025	
8				
9				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

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

Type of adviser	Name	Address

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

## Section B

## Structure, governance and management

## Description of the charity's trusts

Type of governing document	Schemes of the Charity Commission dated 28 <sup>th</sup> November 1952, 14 <sup>th</sup> June 1960, 13 <sup>th</sup> July 1979 and 8 <sup>th</sup> May 2001.
How the charity is constituted	The Charity is a Trust
Trustee selection methods	Trustees are appointed to the Board for a term of five years by resolution of the Trustees passed at a meeting.

## Additional governance issues (Optional information)

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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## Section C Objectives and activities

**Summary of the objects of the charity set out in its governing document**

To benefit Alms people residing in the Manning and Anderdon Almshouses.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

The Trust owns 4 properties which are rented out through Agents to provide income for the upkeep of seven Almshouses.

The Trustees confirm that they have had regard to the guidance issued by the Charity commission.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

## Section D

## Achievements and performance

### Summary of the main achievements of the charity during the year

Eight formal meetings were held during the year.

Work on the exterior of the almshouse has begun, and at the time of writing work is progressing well.

Various improvements to the interior of properties has been undertaken during the year.

One occupant has had to move to a care home, and new tenant will be sought in due course.

## Section E

## Financial review

### Brief statement of the charity's policy on reserves

Reserve funds are held for repairs and maintenance of the properties. The Almshouses are listed and repairs to the exterior are expensive and sufficient reserves are needed to meet these costs.

### Details of any funds materially in deficit

None

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Our unrestricted funds at year end amounted to £499,273.

Of this £19,144 was held in investment units.

The amount of reserves held is £217,192.

**Section F****Other optional information**

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**Section G****Declaration**

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	S J Thorn	
<b>Full name(s)</b>	SALLY JANE THORN	
<b>Position (eg Secretary, Chair, etc)</b>	CHAIRPERSON	
<b>Date</b>	18/3/2026	



## Receipts and payments accounts

For the period from	1st January 2025	To	31st December
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rental Income	70,301	-	-	70,301	85,825
Almshouse - CRF	28,820	-	-	28,820	28,444
Investment Income	535	-	-	535	521
Interest COIF - Deposit A/C	9,361	-	-	9,361	7,771
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>109,017</b>	<b>-</b>	<b>-</b>	<b>109,017</b>	<b>122,561</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>109,017</b>	<b>-</b>	<b>-</b>	<b>109,017</b>	<b>122,561</b>
<b>A3 Payments</b>					
Repairs and Maintenance	83,125	-	-	83,125	45,688
Gardening	3,400	-	-	3,400	3,175
Insurance	3,355	-	-	3,355	3,212
Utilities	1,167	-	-	1,167	761
Council Tax	-	-	-	-	-
Accountant fees	1,750	-	-	1,750	2,592
Agent fees	1,026	-	-	1,026	12,488
Gas Inspections	-	-	-	-	610
TV Licence	8	-	-	8	8
Honorarium	-	-	-	-	-
Subscriptions	718	-	-	718	508
Legal Fees	-	-	-	-	225
Secretary Expenses	-	-	-	-	-
<b>Sub total</b>	<b>94,549</b>	<b>-</b>	<b>-</b>	<b>94,549</b>	<b>69,267</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>94,549</b>	<b>-</b>	<b>-</b>	<b>94,549</b>	<b>69,267</b>
<b>Net of receipts/(payments)</b>	<b>14,468</b>	<b>-</b>	<b>-</b>	<b>14,468</b>	<b>53,294</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>484,805</b>	<b>-</b>	<b>-</b>	<b>484,805</b>	<b>431,511</b>
<b>Cash funds this year end</b>	<b>499,273</b>	<b>-</b>	<b>-</b>	<b>499,273</b>	<b>484,805</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Barclays Bank	£ 282,081	-	-
	COIF Charity Deposit	£ 217,192	-	-
		-	-	-
	<b>Total cash funds</b>	<b>£ 499,273</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	COIF Investment Income Units	£ 19,144.00	-	-
	COIF Investment Fund Accumalio	£ 808	-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	6 & 8 Crown Lane	762606	-	-
	49 & 51 Whitehorse Hill	469330	-	-
	Almshouses	1868952	-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name  
Manning and Anderdon Almshouses Trust

On accounts for the year ended

31<sup>st</sup> December 2025

Charity no (if any)

213520

Set out on pages

1-2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

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

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

Signed:

E. J. Ward

Date:

5th March 2026

Name:

EDWARD WARD

Relevant professional qualification(s) or body (if any):

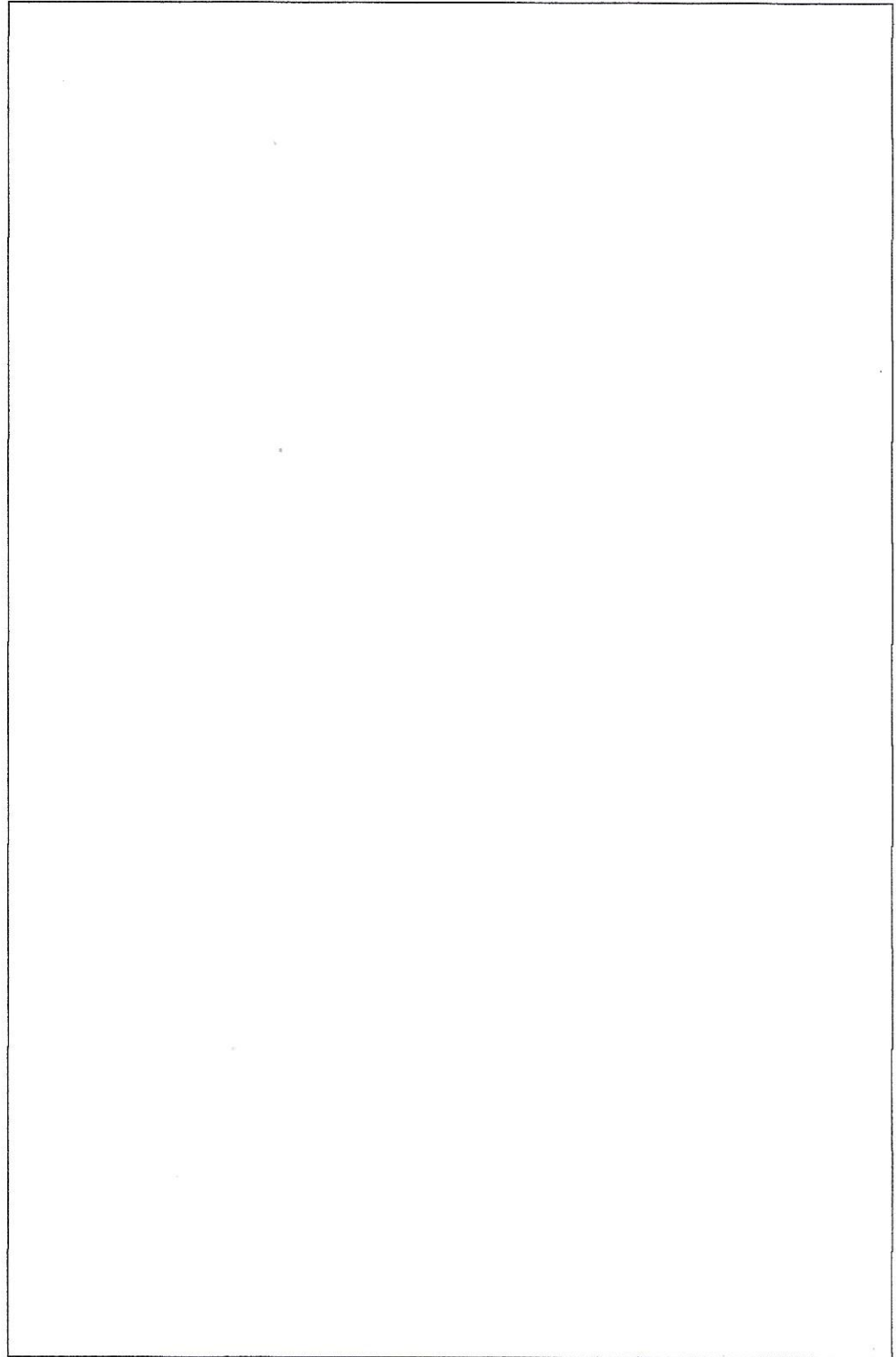
FRICS

Address:

27 CLIFFORD AVENUE  
CHICHESTER, KENT BR7 5DY

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

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



**MANNING AND ANDERDON ALMSHOUSES**

England & Wales - Charity number 213520

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# Accounts

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# Trustees' Annual Report for the period

	Period start date			Period end date			
<b>From</b>	01	01	2024	<b>To</b>	31	12	2024

## Section A Reference and administration details

**Charity name** Manning and Anderdon Almshouse Trust

**Other names charity is known by**

**Registered charity number (if any)** 213520

**Charity's principal address** c/o Church of the Annunciation  
 46 High Street  
 Chislehurst, Kent  
**Postcode** BR7 5AQ

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Rev'd P A Farthing	Chairman		
2	Andrew Allen	Secretary	Until 31 <sup>st</sup> May 2024	
3	Carole Poll			
4	Sally Thorn			
5	John Symes	Treasurer/Secretary		
6	Ruth Rutter		1 <sup>st</sup> January 2024 onwards	
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

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

Type of adviser	Name	Address

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

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**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document (eg. trust deed, constitution)	Schemes of the Charity Commission dated 28th November 1952, 14th June 1960, 13th July 1979 and 8th May 2001.
How the charity is constituted (eg. trust, association, company)	The Charity is a Trust.
Trustee selection methods (eg. appointed by, elected by)	Trustees are appointed for a term of five years by resolution of the Trustees passed at a meeting.

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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**Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

To benefit Alms people residing in the Manning and Anderdon Almshouses
--

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

The Trust owns 4 properties which are rented out through Agents to provide income for the upkeep of seven Almshouses.  
The Trustees confirm that they have had regard to guidance issued by the Charity Commission.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

Four formal meetings were held during the year. During the year Ruth Rutter was appointed a trustee to give a total of six trustees.

The frustration of finding suitable contractors continued, such has resulted in slower progress than was hoped. Cultivated areas in the area between the St Mary Hall car park and the almshouses grounds were removed and the areas surfaced so as to enlarge the area available for residents car parking. Such has also improved the access for pedestrians between the St Mary Hall car park and the almshouses gardens.

Major works were required to deal with drainage issues, bathroom refurbishments and a timber storage shed.

There were no changes in residencies and increases applied to rental and maintenance contribution payments.

## Section E

## Financial review

Brief statement of the charity's policy on reserves

Reserve funds are held for repairs. The Almshouses are listed and repairs to exterior are expensive.

Details of any funds materially in deficit

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Unrestricted funds amount to £484,805 with £19,190 held in Investment Units.

The amount of reserves held is £207,830.

## Section F

## Other optional information

## Section G

## Declaration

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

Signed on behalf of the charity's trustees

Signature(s)	<i>SJ Thom</i>	
Full name(s)	SALLY JANE THORN	
Position (eg Secretary, Chair, etc)	CHAIR	
Date	11/10/2025	



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Manning and Anderdon Almshouse Trust

**On accounts for the year  
ended**

31<sup>st</sup> December 2024

**Charity no  
(if any)**

213520

**Set out on pages**

3 and 4

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2024**.

**Responsibilities and  
basis of report**

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

**Independent  
examiner's statement**

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

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

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

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

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

**Signed:**

*S. Nichols*

**Date:**

08/10/2025

**Name:**

Steven Nichols

**Relevant professional  
qualification(s) or body  
(if any):**

FCA, CTA, ICAEW

**Address:**

Unit & Mulberry Place, Pinnell Road

Eltham, London

SE9 6AR

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

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



**Section A Independent Examiner's Report**

**Report to the trustees/  
members of**

Manning and Anderdon Almshouse Trust

**On accounts for the year  
ended**

31<sup>st</sup> December 2024

**Charity no  
(if any)**

213520

**Set out on pages**

3 and 4

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2024**.

**Responsibilities and  
basis of report**

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

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

**Independent  
examiner's statement**

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

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

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

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

**Signed:**

[Signature box]

**Date:**

08/10/2025

**Name:**

Steven Nichols

**Relevant professional  
qualification(s) or body  
(if any):**

FCA, CTA, ICAEW

**Address:**

Unit & Mulberry Place, Pinnell Road  
Eltham, London  
SE9 6AR

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

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



## Receipts and payments accounts

For the period from	01/01/2024	To	31/12/2024
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rental Income	85,825	-	-	85,825	82,375
Almshouses - CRF	28,444	-	-	28,444	26,080
Investment Income	7,771	-	-	7,771	8,399
Interest COIF Deposit A/C	521	-	-	521	514
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>122,561</b>	<b>-</b>	<b>-</b>	<b>122,561</b>	<b>117,368</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>122,561</b>	<b>-</b>	<b>-</b>	<b>122,561</b>	<b>117,368</b>
<b>A3 Payments</b>					
Repairs and Maintenance	45,688	-	-	45,688	48,480
Gardening	3,175	-	-	3,175	2,948
Insurance	3,212	-	-	3,212	3,258
Utilities	761	-	-	761	624
Council Tax	-	-	-	-	-
Accountant Fees	2,592	-	-	2,592	-
Agent Fees	12,488	-	-	12,488	11,035
Gas Inspections	610	-	-	610	360
TV Licence	8	-	-	8	8
Honorarium	-	-	-	-	1,300
Subscriptions	508	-	-	508	343
Legal Fees	225	-	-	225	700
Secretary Expenses	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>69,267</b>	<b>-</b>	<b>-</b>	<b>69,267</b>	<b>69,056</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>69,267</b>	<b>-</b>	<b>-</b>	<b>69,267</b>	<b>69,056</b>
<b>Net of receipts/(payments)</b>	<b>53,294</b>	<b>-</b>	<b>-</b>	<b>53,294</b>	<b>48,312</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>431,511</b>	<b>-</b>	<b>-</b>	<b>431,511</b>	<b>383,199</b>
<b>Cash funds this year end</b>	<b>484,805</b>	<b>-</b>	<b>-</b>	<b>484,805</b>	<b>431,511</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Barclays Bank	276,975	-	-
	COIF Charity Deposit	207,830	-	-
		-	-	-
	<b>Total cash funds</b>	<b>484,805</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	COIF Investment Income Units	19,190	-	-
	COIF Investment Fund Accumulation	799	-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	6 & 8 Crown Lane	762,606	-	-
	49 & 51 Whitehorse Hill	469,330	-	-
	Almshouses	1,868,952	-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval

**MANNING AND ANDERDON ALMSHOUSES**

England & Wales - Charity number 213520

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# Accounts

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Section A

Independent Examiner's Report

Report to the trustees/ members of

Manning and Anderdon Almshouse Trust

On accounts for the year ended

31<sup>st</sup> December 2023

Charity no (if any)

213520

Set out on pages

3 and 4

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2022.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

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

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

Signed:

[Signature]

Date:

29/03/2024

Name:

Steven Nichols

Relevant professional qualification(s) or body (if any):

FCA, CTA, ICAEW

Address:

Unit & Mulberry Place, Pinnell Road

Eltham, London

SE9 6AR

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

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



## Receipts and payments accounts

CC16a

For the period from	01/01/2022	To	31/12/2023
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rental Income	77,385	-	-	77,385	55,862
Almshouses - CRF	24,508	-	-	24,508	17,300
Investment Income	1,852	-	-	1,852	23
Interest COIF Deposit A/C	512	-	-	512	499
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>104,257</b>	<b>-</b>	<b>-</b>	<b>104,257</b>	<b>73,684</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>104,257</b>	<b>-</b>	<b>-</b>	<b>104,257</b>	<b>73,684</b>
<b>A3 Payments</b>					
Repairs and Maintenance	16,100	-	-	16,100	9,375
Gardening	2,977	-	-	2,977	1,650
Insurance	2,920	-	-	2,920	2,696
Utilities	231	-	-	231	465
Council Tax	-	-	-	-	357
Accountant Fees	2,400	-	-	2,400	-
Agent Fees	11,695	-	-	11,695	10,866
Gas Inspections	580	-	-	580	899
TV Licence	8	-	-	8	15
Honorarium	1,300	-	-	1,300	1,300
Subscriptions	182	-	-	182	187
Legal Fees	881	-	-	881	1,087
Secretary Expenses	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>39,274</b>	<b>-</b>	<b>-</b>	<b>39,274</b>	<b>28,897</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>39,274</b>	<b>-</b>	<b>-</b>	<b>39,274</b>	<b>28,897</b>
<b>Net of receipts/(payments)</b>	<b>64,983</b>	<b>-</b>	<b>-</b>	<b>64,983</b>	<b>44,787</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>318,216</b>	<b>-</b>	<b>-</b>	<b>318,216</b>	<b>273,429</b>
<b>Cash funds this year end</b>	<b>383,199</b>	<b>-</b>	<b>-</b>	<b>383,199</b>	<b>318,216</b>





# Trustees' Annual Report for the period

<b>From</b>	Period start date			<b>To</b>	Period end date		
	01	01	2022		31	12	2022

## Section A Reference and administration details

**Charity name**

Manning and Anderdon Almshouse Trust

**Other names charity is known by**

**Registered charity number (if any)**

213520

**Charity's principal address**

c/o Church of the Annunciation

46 High Street

Chislehurst, Kent

**Postcode**

BR7 5AQ

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Rev'd P A Farthing	Chairman		
2	Andrew Allen	Secretary		
3	Carole Poll			
4	Sally Thorn			
5	John Symes	Treasurer		
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### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

## Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

--

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Schemes of the Charity Commission dated 28th November 1952, 14th June 1960, 13th July 1979 and 8th May 2001.
How the charity is constituted (eg. trust, association, company)	The Charity is a Trust.
Trustee selection methods (eg. appointed by, elected by)	Trustees are appointed for a term of five years by resolution of the Trustees passed at a meeting.

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

--

## Section C Objectives and activities

### Summary of the objects of the charity set out in its governing document

To benefit Alms people residing in the Manning and Anderdon Almshouses

The Trust owns 4 properties which are rented out through Agents to provide income for the upkeep of seven Almshouses.  
The Trustees confirm that they have had regard to guidance issued by the Charity Commission.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

The trustees have met formally on four occasions with liaison between these meetings as needed.

Routine maintenance of the almshouse building and grounds and of the four rental properties has been carried out and all necessary safety certificates have been kept up to date.

The trustees have continued the policy of not only maintaining the properties but also to improve and update them. In order to cater for the possibility of a heating system failing in one of the almshouse residences all seven have now been provided with an electric heater so they can heat at least one room should the heating fail. An additional lighting standard has been installed in the area of the west entrance which has much improved night time lighting in this area. Grounds maintenance has been improved as a result of a contractor attending every 2 to 4 weeks in the growing season and monthly in the winter months. There continues to be frustration in identifying suitable contractors to carry out maintenance works.

The policy of applying appropriate increases on a yearly basis for the four rental properties has continued. The mandatory contribution to maintenance costs paid by the almshouses residents continues to be increased in sympathy with inflation and to reflect the Trust taking responsibility from residents for dealing with matters that had been the residents responsibilities.

There have been no changes of residency in either the almshouses or the four rental properties

## Section E Financial review

**Brief statement of the charity's policy on reserves**

Reserve funds are held for repairs. The Almshouses are listed and repairs to exterior are expensive.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.


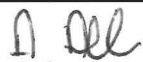
Unrestricted funds amount to £383,199 with £18,721 held in Investment Units.  
The amount of reserves held is £191,660.

## Section F Other optional information

## Section G Declaration

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	PAUL ANDREW FARTHING	ANDREW WILLIAM ALLEN
<b>Position (eg Secretary, Chair, etc)</b>	CHAIR	SECRETARY
<b>Date</b>	07/04/2024	

**MANNING AND ANDERDON ALMSHOUSES**

England & Wales - Charity number 213520

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# Accounts

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Section A

Independent Examiner's Report

Report to the trustees/  
members of

Manning and Anderdon Almshouse Trust

On accounts for the year  
ended

31<sup>st</sup> December 2022

Charity no  
(if any)

213520

Set out on pages

3 and 4

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2022**.

Responsibilities and  
basis of report

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

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

Independent  
examiner's statement

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

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

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

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

Signed:

Date:

29/03/2024

Name:

Steven Nichols

Relevant professional  
qualification(s) or body  
(if any):

FCA, CTA, ICAEW

Address:

Unit & Mulberry Place, Pinnell Road

Eltham, London

SE9 6AR

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

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



## Receipts and payments accounts

CC16a

For the period from	01/01/2023	To	31/12/2023
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rental Income	82,375	-	-	82,375	77,385
Almshouses - CRF	26,080	-	-	26,080	24,508
Investment Income	8,399	-	-	8,399	1,852
Interest COIF Deposit A/C	514	-	-	514	512
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>117,368</b>	<b>-</b>	<b>-</b>	<b>117,368</b>	<b>104,257</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>117,368</b>	<b>-</b>	<b>-</b>	<b>117,368</b>	<b>104,257</b>
<b>A3 Payments</b>					
Repairs and Maintenance	48,480	-	-	48,480	16,099
Gardening	2,948	-	-	2,948	2,977
Insurance	3,258	-	-	3,258	2,920
Utilities	624	-	-	624	231
Council Tax	-	-	-	-	-
Accountant Fees	-	-	-	-	2,400
Agent Fees	11,035	-	-	11,035	11,695
Gas Inspections	360	-	-	360	580
TV Licence	8	-	-	8	8
Honorarium	1,300	-	-	1,300	1,300
Subscriptions	343	-	-	343	182
Legal Fees	700	-	-	700	881
Secretary Expenses	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>69,056</b>	<b>-</b>	<b>-</b>	<b>69,056</b>	<b>39,273</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>69,056</b>	<b>-</b>	<b>-</b>	<b>69,056</b>	<b>39,273</b>
<b>Net of receipts/(payments)</b>	<b>48,312</b>	<b>-</b>	<b>-</b>	<b>48,312</b>	<b>64,984</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>383,199</b>	<b>-</b>	<b>-</b>	<b>383,199</b>	<b>273,429</b>
<b>Cash funds this year end</b>	<b>431,511</b>	<b>-</b>	<b>-</b>	<b>431,511</b>	<b>338,413</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Barclays Bank	231,451	-	-
	COIF Charity Deposit	200,060	-	-
		-	-	-
	<b>Total cash funds</b>	<b>431,511</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

OK  OK  OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	COIF Investment Income Units	18,721	-	-
	COIF Investment Fund Accumulation	769	-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	6 & 8 Crown Lane	762,606	-	-
	49 & 51 Whitehorse Hill	469,330	-	-
	Almshouses	1,868,952	-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval



# Trustees' Annual Report for the period

<b>From</b>	Period start date			<b>To</b>	Period end date		
	01	01	2023		31	12	2023

## Section A Reference and administration details

**Charity name**

Manning and Anderdon Almshouse Trust

**Other names charity is known by**

**Registered charity number (if any)**

213520

**Charity's principal address**

c/o Church of the Annunciation  
 46 High Street  
 Chislehurst, Kent  
**Postcode** BR7 5AQ

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Rev'd P A Farthing	Chairman		
2	Andrew Allen	Secretary		
3	Carole Poll			
4	Sally Thorn			
5	John Symes	Treasurer		
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7				
8				
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11				
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13				
14				
15				
16				
17				
18				
19				
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### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

## Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

--

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Schemes of the Charity Commission dated 28th November 1952, 14th June 1960, 13th July 1979 and 8th May 2001.
How the charity is constituted (eg. trust, association, company)	The Charity is a Trust.
Trustee selection methods (eg. appointed by, elected by)	Trustees are appointed for a term of five years by resolution of the Trustees passed at a meeting.

### Additional governance issues (Optional information)

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

--

## Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

To benefit Alms people residing in the Manning and Anderdon Almshouses

The Trust owns 4 properties which are rented out through Agents to provide income for the upkeep of seven Almshouses.  
The Trustees confirm that they have had regard to guidance issued by the Charity Commission.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

Three formal meetings were held during the year, a fourth was planned but cancelled due to the non-availability of most of the trustees. During the year Ruth Rutter was appointed a trustee to give a total of six trustees.

The frustration of finding suitable contractors continued, such has resulted in slower progress than was hoped. Cultivated areas in the area between the St Mary Hall car park and the almshouses grounds were removed and the areas surfaced so as to enlarge the area available for residents car parking. Such has also improved the access for pedestrians between the St Mary Hall car park and the almshouses gardens.

Major works were required to deal with drainage issues, fortunately the costs were shared with St Mary Hall Trust for the system caters for the almshouses building and St Mary Hall.

A sum of approximately £30,000.00 was spent in installing double glazing and replacement blinds at two of the rental properties. Although more expensive than repairing and re-painting the single glazed timber framed windows the investment will pay off with virtually no future maintenance costs and the environmental efficiency of the properties is improved.

There were no changes in residencies and increases applied to rental and maintenance contribution payments.

## Section E

## Financial review

Brief statement of the charity's policy on reserves

Reserve funds are held for repairs. The Almshouses are listed and repairs to exterior are expensive.

Details of any funds materially in deficit

Further financial review details (Optional information)

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Unrestricted funds amount to £391,599 with £18,721 held in Investment Units.  
The amount of reserves held is £200,060.

## Section F

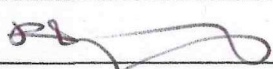
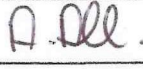
## Other optional information

## Section G

## Declaration

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	PAUL ANDREW FARTHING	ANDREW WILLIAM ALLEN
Position (eg Secretary, Chair, etc)	CHAIR	SECRETARY
Date	07/04/2024	

**MANNING AND ANDERDON ALMSHOUSES**

England & Wales - Charity number 213520

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# Accounts

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# Trustees' Annual Report for the period

Period start date		Period end date					
From	01	01	2021	To	31	12	2021

## Section A Reference and administration details

**Charity name**

**Other names charity is known by**

**Registered charity number (if any)**

**Charity's principal address**

c/o Church of the Annunciation	
46 High Street	
Chislehurst, Kent	
<b>Postcode</b>	<b>BR7 5AQ</b>

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Rev'd P A Farthing	Chairman		
2	Andrew Allen	Secretary		
3	Carole Poll			
4	Sally Thorn			
5	John Symes	Treasurer		
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### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

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

Type of adviser	Name	Address

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

--

**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document <i>(eg. trust deed, constitution)</i>	Schemes of the Charity Commission dated 28 <sup>th</sup> November 1952, 14 <sup>th</sup> June 1960, 13 <sup>th</sup> July 1979 and 8 <sup>th</sup> May 2001.
How the charity is constituted <i>(eg. trust, association, company)</i>	The Charity is a Trust.
Trustee selection methods <i>(eg. appointed by, elected by)</i>	Trustees are appointed for a term of five years by resolution of the Trustees passed at a meeting.

**Additional governance issues (Optional information)**

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

--

**Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

To benefit Alms people residing in the Manning and Anderdon Almshouses.
---

The Trust owns 4 properties which are rented out through Agents to provide income for the upkeep of seven Almshouses.

The Trustees confirm that they have had regard to guidance issued by the Charity Commission.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

You may choose to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

The Trustees have held four formal meetings this year.

There has been work required at both the Almshouses and rental properties.

The major expenditure was the removal of rotting garden refuse from the grounds of the Almshouses.

Electrical works were carried out within some of the Almshouses and rental properties in order to enable issue of the necessary electrical safety certificates for all properties. Numerous other works were carried out as part of the ongoing process of improving the condition of the properties.

The Almshouses were fully occupied throughout the year and continue to be so.

One of the rental properties was in void for nominally one month, during this time a gas fire was removed and replaced by an electrical fire, the property deep cleaned and minor decorative repairs executed. Following this work the property was re-let with an increase in rent exceeding 40%.

As of 31/12/2020 the long serving agents managing the four rental properties were dismissed and replaced by JDM Lettings Ltd who have been pro-active in the management of the four properties and generally increased rental income.

## Section E Financial review

**Brief statement of the charity's policy on reserves**

Reserve funds are held for repairs. The Almshouses are listed and repairs to exterior are expensive.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Unrestricted funds amount to £318,216 with £946 held in Investment Units.

The amount of reserves held is £189,808.

## Section F Other optional information

--

## Section G Declaration

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	<i>S. Thorn</i>	<i>A. Allen</i>
<b>Full name(s)</b>	SALLY JANE THORN	ANDREW WILLIAM ALLEN
<b>Position (eg Secretary, Chair, etc)</b>	TRUSTEE	Secretary
<b>Date</b>	19/10/2022	



Section A

Independent Examiner's Report

Report to the trustees/  
members of

Manning and Anderdon Almshouse Trust

On accounts for the year  
ended

31<sup>st</sup> December 2021

Charity no  
(if any)

213520

Set out on pages

3 and 4

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2021.

Responsibilities and  
basis of report

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

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

Independent  
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

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

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

Signed:

Date:

29/10/2022

Name:

Steven Nichols

Relevant professional  
qualification(s) or body  
(if any):

FCA, CTA, ICAEW

Address:

Unit 7 Mulberry Place, Pinnell Road

Eltham, London

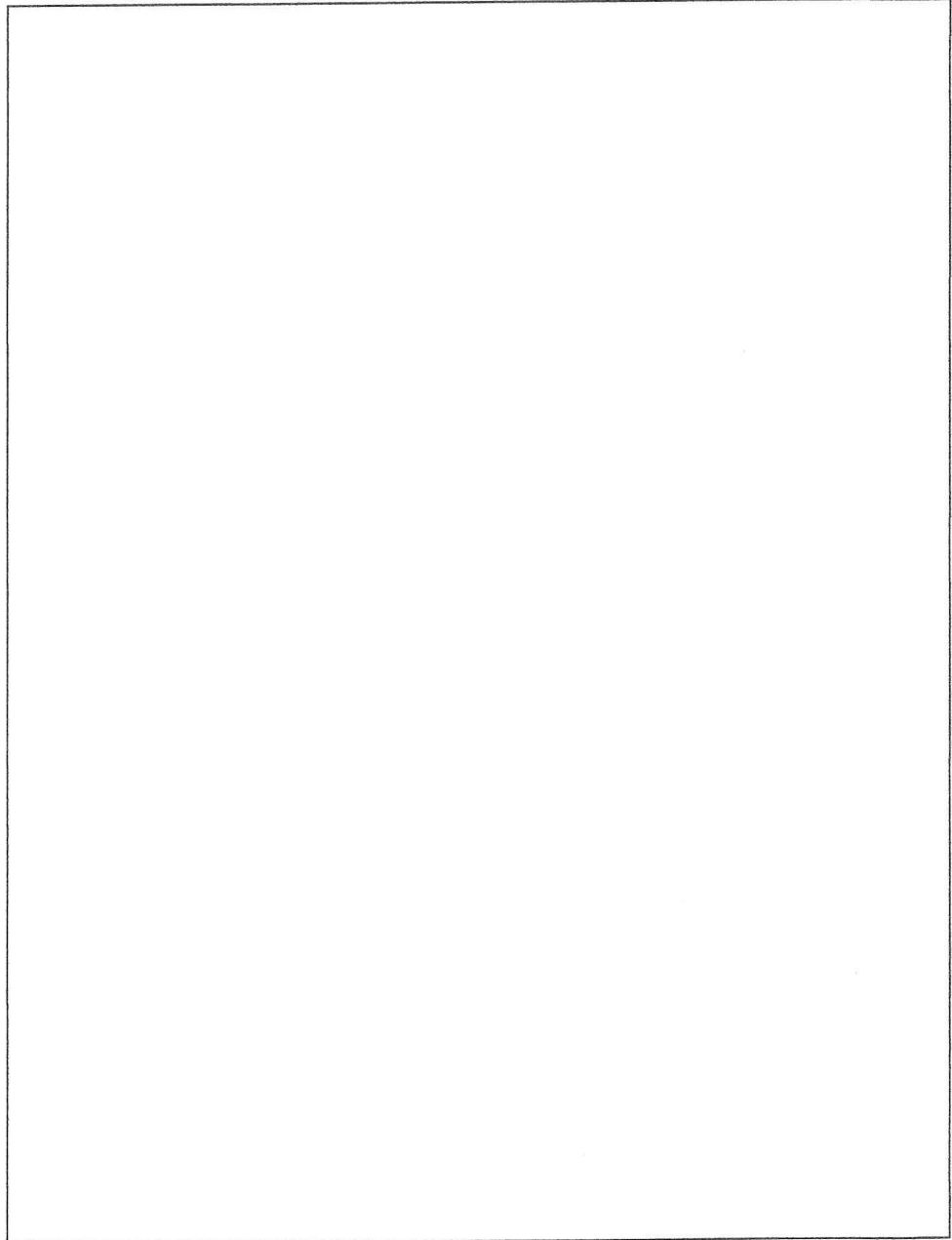
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**Section B**

**Disclosure**

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

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





**Receipts and payments accounts**

CC16a

For the period from	01/01/2021	To	31/12/2021
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**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rental Income	55,862	-	-	55,862	78,406
Almshouses - CRF	17,300	-	-	17,300	14,820
Investment Income	23	-	-	23	498
Interest COIF Deposit A/C	499	-	-	499	489
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>73,684</b>	<b>-</b>	<b>-</b>	<b>73,684</b>	<b>94,213</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>73,684</b>	<b>-</b>	<b>-</b>	<b>73,684</b>	<b>94,213</b>
<b>A3 Payments</b>					
Repairs and Maintenance	9,375	-	-	9,375	18,470
Gardening	1,650	-	-	1,650	559
Insurance	2,696	-	-	2,696	2,673
Utilities	465	-	-	465	225
Council Tax	357	-	-	357	-
Accountant Fees	-	-	-	-	1,240
Agent Fees	10,866	-	-	10,866	6,991
Gas Inspections	899	-	-	899	1,272
TV Licence	15	-	-	15	-
Honorarium	1,300	-	-	1,300	1,300
Subscriptions	187	-	-	187	179
Legal Fees	1,087	-	-	1,087	-
Secretary Expenses	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>28,897</b>	<b>-</b>	<b>-</b>	<b>28,897</b>	<b>32,909</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>28,897</b>	<b>-</b>	<b>-</b>	<b>28,897</b>	<b>32,909</b>
<b>Net of receipts/(payments)</b>	<b>44,787</b>	<b>-</b>	<b>-</b>	<b>44,787</b>	<b>61,304</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>273,429</b>	<b>-</b>	<b>-</b>	<b>273,429</b>	<b>212,125</b>
<b>Cash funds this year end</b>	<b>318,216</b>	<b>-</b>	<b>-</b>	<b>318,216</b>	<b>273,429</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Barclays Bank	128,408	-	-
	COIF Charity Deposit	189,808	-	-
		-	-	-
	<b>Total cash funds</b>	<b>318,216</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
<b>B2 Other monetary assets</b>	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	COIF Investment Income Units	943	-	-
	COIF Investment Fund Accumulation	3	-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	6 & 8 Crown Lane	762,606	-	-
	49 & 51 Whitehorse Hill	469,330	-	-
	Almshouses	1,868,952	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	

