



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	Manning and Anderdon Almshouses 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		
6				
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 <small>(eg. trust deed, constitution)</small>	Schemes of the Charity Commission dated 28 th November 1952, 14 th June 1960, 13 th July 1979 and 8 th May 2001.
How the charity is constituted <small>(eg. trust, association, company)</small>	The Charity is a Trust.
Trustee selection methods <small>(eg. appointed by, elected by)</small>	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

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

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

31st 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

SE9 6AR

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.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Manning and Anderdon Almshouse Trust

213520

Receipts and payments accounts

CC16a

For the period
from

01/01/2021

To

31/12/2021

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 £
A1 Receipts					
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
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	73,684	-	-	73,684	94,213
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	73,684	-	-	73,684	94,213
A3 Payments					
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	-	-	-	-	-
	-	-	-	-	-
Sub total	28,897	-	-	28,897	32,909
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	28,897	-	-	28,897	32,909
Net of receipts/(payments)	44,787	-	-	44,787	61,304
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	273,429	-	-	273,429	212,125
Cash funds this year end	318,216	-	-	318,216	273,429

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 £
B1 Cash funds	Barclays Bank	128,408	-	-
	COIF Charity Deposit	189,808	-	-
		-	-	-
	Total cash funds	318,216	-	-

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

[illegible]

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	COIF Investment Income Units	943	-	-
	COIF Investment Fund Accumulation	3	-	-
			-	-
			-	-
			-	-

[illegible]

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval

