



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 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.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Manning and Anderdon Almshouse Trust

213520

Receipts and payments accounts

CC16a

For the period
from

01/01/2023

To

31/12/2023

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	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
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	117,368	-	-	117,368	104,257
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	117,368	-	-	117,368	104,257
A3 Payments					
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	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	69,056	-	-	69,056	39,273
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	69,056	-	-	69,056	39,273
Net of receipts/(payments)	48,312	-	-	48,312	64,984
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	383,199	-	-	383,199	273,429
Cash funds this year end	431,511	-	-	431,511	338,413

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	231,451	-	-
	COIF Charity Deposit	200,060	-	-
		-	-	-
	Total cash funds	431,511	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	COIF Investment Income Units	18,721	-	-
	COIF Investment Fund Accumulation	769	-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	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	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	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	



Trustees' Annual Report for the period

		Period start date			Period end date		
From	01	01	2023	To	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		
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
(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

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	