



Trustees' Annual Report for the period

	Period start date				Period end date		
From	01	01	2024	To	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 st May 2024	
3	Carole Poll			
4	Sally Thorn			
5	John Symes	Treasurer/Secretary		
6	Ruth Rutter		1 st 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)

SJ Thom

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

31st 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:

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

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ended

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qualification(s) or body
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CHARITY COMMISSION
FOR ENGLAND AND WALES

Manning and Anderdon Almshouse Trust

213520

CC16a

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 £
A1 Receipts					
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
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	122,561	-	-	122,561	117,368
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	122,561	-	-	122,561	117,368
A3 Payments					
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	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	69,267	-	-	69,267	69,056
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	69,267	-	-	69,267	69,056
Net of receipts/(payments)	53,294	-	-	53,294	48,312
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	431,511	-	-	431,511	383,199
Cash funds this year end	484,805	-	-	484,805	431,511

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	276,975	-	-
	COIF Charity Deposit	207,830	-	-
		-	-	-
	Total cash funds	484,805	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	COIF Investment Income Units	19,190	-	-
	COIF Investment Fund Accumulation	799	-	-
			-	-
			-	-
			-	-
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	