

Trustees' Annual Report for the period

Period start date

Period end date

01 January 2025

31 December 2025

From

To

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	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 th November 1952, 14 th June 1960, 13 th July 1979 and 8 th 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)

<p>You may choose to include additional information, where relevant, about:</p> <ul style="list-style-type: none">• 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

<p>Summary of the objects of the charity set out in its governing document</p>	<p>To benefit Alms people residing in the Manning and Anderdon Almshouses.</p>
<p>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)</p>	<p>The Trust owns 4 properties which are rented out through Agents to provide income for the upkeep of seven Almshouses.</p> <p>The Trustees confirm that they have had regard to the guidance issued by the Charity commission.</p>

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

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



CHARITY COMMISSION
FOR ENGLAND AND WALES

MANNING AND ANDERDON ALMSHOUSE TRUST

213520

Receipts and payments accounts

For the period
from

1st January 2025

To

31st December

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	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
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	109,017	-	-	109,017	122,561
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	109,017	-	-	109,017	122,561
A3 Payments					
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	-	-	-	-	-
Sub total	94,549	-	-	94,549	69,267
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	94,549	-	-	94,549	69,267
Net of receipts/(payments)	14,468	-	-	14,468	53,294
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	484,805	-	-	484,805	431,511
Cash funds this year end	499,273	-	-	499,273	484,805

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	£ 282,081	-	-
	COIF Charity Deposit	£ 217,192	-	-
		-	-	-
	Total cash funds	£ 499,273	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets				
	COIF Investment Income Units	£ 19,144.00	-	-
	COIF Investment Fund Accumulation	£ 808	-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use				
	6 & 8 Crown Lane	762606	-	-
	49 & 51 Whitehorse Hill	469330	-	-
	Almshouses	1868952	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities				
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

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

31st 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. F. 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.