

# MOSYER ALMSHOUSE CHARITY

England & Wales · Charity number 213753

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1978-05-08

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

## Contact

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**Address** Holly Trees  
Church Road  
Crockenhill  
Swanley  
Kent  
BR8 8JY

**Phone** 07932 675720

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

## Activities

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**Objects:** THE PROVISION AND MAINTENANCE OF ALMSHOUSES FOR THE BENEFIT OF PERSONS IN NEED AND OF GOOD CHARACTER WHO ARE NOT LESS THAN 60 YEARS OF AGE AND ARE OF THE PROTESTANT FAITH WHO ARE RESIDENT OR HAVE RESIDED AT ANY TIME IN THE AREA OF BENEFIT.

**Activities:** Mosyer Almshouses are six dwellings in Crockenhill, Kent. Accommodation only is provided for over 60's. Residents must be able to look after themselves. The area of benefit extends to Orpington, Swanley, Farningham & Lullingstone and St Mary Cray.

## Classification

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

## Geography

- **Area of benefit:** SEE SCHEME DATED 25 JUNE 2001.
- Kent

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£33,012	£11,629	-	-
2023-12-31	£21,590	£12,642	-	-
2022-12-31	£26,416	£19,810	-	-
2021-12-31	£24,791	£17,160	-	-
2020-12-31	£24,978	£12,519	-	-

## Trustees

Name	Role	Appointed
David Whittle		2024-07-09
Jacqueline Mary Griffiths		2023-07-04
Lynn James-Wellings		2023-07-04
Neil Frank Baxter		2024-07-09
Pauline Whittle		2024-07-09
Tom Wellings		2024-07-09

**MOSYER ALMSHOUSE CHARITY**

England & Wales - Charity number 213753

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# Accounts

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MOSYER ALMSHOUSES CHARITY No. 213753  
 COMMUNITY ACCOUNT  
 1 January 2024 to 31 December 2024

**INCOME**

Receipts from residents

Maintenance, Heating, Water and TV 28427

**INVESTMENT INCOME**

NAACIF Shares Dividends 194

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28621

COIF Charities Fund Deposit Interest 4391

**EXPENDITURE**

General repairs & mtce. 831

Fire Appliance Servicing 187  
 Gas maintenance contract 2797

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3815

Heating and Lighting  
 Gas 3828  
 Electricity 390

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4218

Water Rates 1457  
 Gifts and vouchers 140  
 Insurance 1456

Administration  
 Almshouses Assoc. Subscription 353  
 Almshouses Assoc. Seminar 190

Excess – Income over Expenditure 21383

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33012

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33012

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MOYSER ALMSHOUSES CHARITY NO. 213753  
ACCOUNT DETAILS AS AT 31<sup>ST</sup> DECEMBER 2024

Community Account – Barclays Bank

Balance brought forward	28300		
Receipts:		Payments	
As detailed in Income & Expenditure	28621	As detailed in Income & Expenditure	11629
		Balance carried forward	45292
	<u>56921</u>		<u>56921</u>

Petty Cash Account

Balance brought forward	6		
Balance carried forward			<u>6</u>

COIF CHARITIES DEPOSIT FUND

Balance brought forward	85696	Balance carried forward	90087
Interest received in 2014	4391		
	<u>90087</u>		<u>90087</u>

EXTRA ORDINARY REPAIR FUND  
COIF INVESTMENT FUND

Accumulation Shares			
208.73 Shares – Valuation as at 31 December 2024	54398		
	<u>54398</u>		

NATIONAL ASSOCIATION OF ALMSHOUSES COMMON INVESTMENT FUND

Income Shares			
4785 Shares valuation as at 31 December 2024	4442		
	<u>4442</u>		

MOSYER ALMSHOUSES CHARITY

EXPENDITURE (£s)

	<u>2022</u>	<u>2023</u>	<u>2024</u>	Estimate <u>2025</u>
<u>Heating &amp; Utilities</u>				
Gas	4116	6049	3828	5600
Electricity	396	243	390	450
Gas maintenance con	2549	3135	2797	3500
Water Rates	966	1256	1457	2000
Repairs:				
Routine Maintenance	9841	26401	831	20000
<u>Management</u>				
insurance	1416	1412	1456	1600
Association Subs	196	343	353	300
Association Seminar			190	-
TV Licence	8	8		8
Fire Appliance Service	252	301	187	300
Gifts / Goodwill payments/ Donations	70	70	140	70
Temp. Accom.- Resident		439		
Pest Control Services		45		
	<u>19810</u>	<u>39702</u>	<u>11629</u>	<u>33828</u>



Section A

Independent Examiner's Report

Report to the  
trustees/directors/  
members of

Charity Name

MOSYER ALMSHOUSES CHARITY No 213753

On accounts for the year  
ended

DECEMBER 31ST

2024

Charity no.:

213753

Company no.:

Set out on pages

1 - 4

(remember to include the page numbers of additional sheets)

I report to the charity trustees on my examination of the accounts of the Company for the year ended DD / MM / YYYY.

Responsibilities and  
basis of report

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act.

Independent  
examiner's statement

[The company's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.

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

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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.

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

Signed:



Date:

23.9.2025.

Name:

MARTIN STEIN

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

CHARTERED ACCOUNTANT

Address:

3 BARRYDENE, OAKLEIGH ROAD NORTH,  
WHETSTONE, LONDON N20 9HG

**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.

**Moyser Almshouses Charity**  
**Charity No 213753**

General Report 2024-2025

*I attach 3 years expenditure details with estimated figures for 2025 together with existing charges.*

The Charity has a full complement of Trustees and each property is occupied by long term residents. We have a small waiting list which we monitor regularly.

This year has left the recommended reserve funds at a good level to manage repairs and routine maintenance costs. All six properties have been occupied. The charity has also kept up a level of funds to cover the longer term aim of planned updating and refurbishing of the properties which are now over 150 years old. Two of the kitchens have been refurbished so far and a third kitchen refurbishment is due to start. Three of the properties have had new accessible bathrooms fitted so far.

The weekly maintenance charges were increased in July 2025 - the first increase for 3 years. Five of the six properties now pay £98 per week, which includes heating and water rates. One property, smaller than the rest, pays £85 per week including heating and water rates.

*MV Beacham*

Mrs M V Beacham  
Trustee and Treasurer  
16.09.25

**MOSYER ALMSHOUSE CHARITY**

England & Wales - Charity number 213753

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# Accounts

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# Mosyer Almshouses Charity

## Trustees' Annual report

For the year 1st January 2022 - to 31st December 2022

There was a full quorum of Trustees at each quarterly meeting throughout the year.

No major works were undertaken but there was an expenditure of £12642 on routine maintenance. The essential work, which was highlighted in the 2019 quinquennial survey and additional electrical inspection, was done. The remaining non essential works required were subject to the delays and difficulties caused by the Pandemic and will be fully completed in 2023, together with other planned refurbishments which were delayed over the Pandemic period.

Due to the sharp increase in fuel costs it was agreed that an increase in heating charges of £3/week would be implemented from July 2022.

The small community of 6 dwellings generally get on together and are helpful to one another. Any slight complaints or disputes are quickly dealt with and sorted out by the Trustees if necessary.

Mrs J Vousden

Secretary

Mrs M Beacham

Treasurer

Sent from my iPhone

MOSYER ALMSHOUSES CHARITY No. 213753  
 COMMUNITY ACCOUNT  
 1 January 2022 to 31 December 2022

INCOME

Receipts from residents  
 Maintenance, Heating, Water and TV

25360.66

EXPENDITURE

General repairs & mtce.  
 Refurbishments  
 Fire Appliance Servicing  
 Gas maintenance contract

3596.21  
 6245.00  
 251.78  
 2549.42

INVESTMENT INCOME

NAACIF Shares Dividends

167.48

Heating and Lighting  
 Gas  
 Electricity

4116.00  
 396.00

12642.41

COIF Charities Fund Deposit Interest

887.57

4512.00

Water Rates  
 Gifts and vouchers  
 Insurance  
 TV licences

965.86  
 70.00  
 1416.21  
 7.50

Administration  
 Almshouses Assoc. Subscription

196.00

Excess – Income over Expenditure

6605.73

26415.71

26415.71

# Independent Examiner's Report on the Accounts

**Section A**

**Independent Examiner's Report**

Report to the trustees/members of

Charity Name

MOSYER ALMSHOUSES CHARITY

On accounts for the year ended

3 1 1 2 2 2

Charity no (if any)

2 1 3 7 5 3

Set out on pages

1 - 4

(Remember to include the page numbers of additional sheets)

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention.

**Basis of independent examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention (other than that disclosed below):

- (1) which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act;
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- (2) to which, in my opinion, 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.

**Martin Stein FCA**  
Chartered Accountant  
Suite 112, 23 King Street,  
London SW1Y 6QY  
Tel: +44 (0) 20 7629 4449  
Fax: +44 (0) 20 7629 3022

Signed  
Name

*Martin Stein*

Date 28.6.2023

MARTIN STEIN F.C.A.

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

Institute of Chartered Accountants in Ireland

Address

32/38 Linenhall Street  
Belfast  
BT2 8BG