

Toke and Streeters Almshouse Charity - Chairman's Report 07/2022

There are not any current reports of issues from our tenants and they seem to have been happy since our last AGM.

The Trust has not needed to pay for any unexpected maintenance costs for the properties.

We have purchased a new field gate, kindly organised by Paul Tate, which has now been fitted by Barry (resident of No 2) and myself. Barry has since treated the gate with a wood stain preservative and I have thanked him for his assistance with this.

The tenant in No 1 does not wish to have the lino fitted to his utility room. I therefore propose that this is left until such time as the property is empty

The tenant in No 3 does not wish to have the disruption of having a new bathroom fitted. I therefore propose that this is left until such time as the property is empty

There have been further issues with the main sewer drains since the last AGM. The last time it was blocked the resident of No 2 cleared it. However I have asked him to notify the trustees if there are further blockages such that we can get Southern Water to undertake the works, which is their responsibility.

The field continues to be rented and we have seen both a pony and sheep in the fields. The sheep were removed after a few weeks due to eating too much of the grass and not leaving enough for the pony.

The hedges around the field have not been cut in a number of years. I have now obtained a quotation from a farmer of £60 per hour plus vat to cut these for us. The farmer has advised that the maximum charge will be £580 including vat for both fields to be cut, regardless of it taking longer than the allotted 8 hours. I will include in this work the cutting of the top of the hedge next to No 3 as this was not cut last year with the remainder of the hedge. They have recommended undertaking the work in September.

The people renting the field do not require the water by the entrance gate. I requested that our treasurer, Paul Tate, look to cancelling this supply as there is unneeded costs involved with this. The disconnection of this water service was discussed at our last committee meeting

The properties appear to be in a good state of repair although there are cracks to the porch area of No 3. This issue was noted during the last survey and the suggestion was that the porch is moving away from the rest of the property.

I would like to thank the other Trustees for their work since our last AGM.

Gary Perry

Toke & Streeter Almshouse Charity 2021

TN23 3AS

214748

Residents Contributions			
	No 1	No 2	No 3
	A Francis	B Mercer	S Warren
January	£ 280.00	£ 280.00	£ 272.00
February	£ 280.00	£ 280.00	£ 272.00
March	£ 280.00	£ 280.00	£ 272.00
April	£ 280.00	£ 280.00	£ 272.00
May	£ 280.00	£ 280.00	£ 272.00
June	£ 280.00	£ 280.00	£ 272.00
July	£ 280.00	£ 280.00	£ 272.00
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September	£ 280.00	£ 280.00	£ 272.00
October	£ 280.00	£ 280.00	£ 272.00
November	£ 280.00	£ 280.00	£ 272.00
December	£ 280.00	£ 280.00	£ 277.00
Totals	£ 3,360.00	£ 3,360.00	£ 3,269.00

Combined residents contributions:

£ 9,989.00

OVERVIEW	
Opening Balance 2/1/21	£ 8,495.90
Residents Income:	£ 9,989.00
Other Receipts:	£ 8,440.00
Investment Income:	
26/02/2021 M&G DST PM	£ 259.34
28/05/2021 M&G DST PM	£ 261.64
31/08/2021 M&G DST PM	£ 261.64
15/12/2021 M&G DST PM	£ 294.34

Total Receipts:

£ 28,001.86

Expenditure:

£ (20,651.06)

INCOME - EXPENDITURE

£ 7,350.80

Investment Shares Value		
31/03/2021	24003234	Recoupment £ 33,037.86
31/03/2021	24003235	Take & Streeter £ 28,093.45
31/03/2021	24003236	ERF Repair Fund £ 108,149.87
31/03/2021	24003237	REC Fund £ 33,989.05
		£ 203,270.23
30/06/2021	24003234	Recoupment £ 34,531.30
30/06/2021	24003235	Take & Streeter £ 29,097.49
30/06/2021	24003236	ERF Repair Fund £ 104,895.59
30/06/2021	24003237	REC Fund £ 35,525.49
		£ 204,049.87
30/09/2021	24003234	Recoupment £ 35,314.74
30/09/2021	24003235	Take & Streeter £ 29,493.22
30/09/2021	24003236	ERF Repair Fund £ 107,275.44
30/09/2021	24003237	REC Fund £ 36,331.49
		£ 208,414.89
31/12/2021	24003234	Recoupment £ 36,050.36
31/12/2021	24003235	Take & Streeter £ 29,810.46
31/12/2021	24003236	ERF Repair Fund £ 109,510.02
31/12/2021	24003237	REC Fund £ 37,088.28
		£ 212,459.12
31/12/2020	933640001C	CCLA Charities Deposit £ 16.16

Other Receipts:

02/02/2021	Field rent Mr C Webb	£ 400.00
06/05/2021	Part sale of M&G shares	
	24003236 ERF Repair Fund	£ 8,000.00
03/06/2021	Alan James (for garden bin)	£ 40.00

OTHER RECEIPTS

£ 8,440.00

Expenditure		
	cheque no.	
15/01/2021	DD	South East Water £ 30.00
08/02/2021	617	B Reynolds (Grasscutting) £ 310.00
10/02/2021	DD	Castle Water £ 27.72
15/02/2021	DD	South East Water £ 30.00
22/02/2021	BP	Housing Ombudsman £ 6.48
01/02/2021	DD	M&G 0024003234 £ 134.58
01/02/2021	DD	M&G 0024003236 £ 195.00
01/02/2021	DD	M&G 0024003235 £ 240.00
01/02/2021	DD	M&G 002400327 £ 435.00
15/03/2021	DD	South East Water £ 24.00
13/03/2021	619	ICM Kent (windows) £ 1,290.00
15/04/2021	DD	South East Water £ 24.00
05/04/2021	620	P Tate (wine for auditor) £ 23.98
07/05/2021	BP	Colman No1 B'Room £ 4,803.36
		Colman Building Work £ 8,469.60
07/05/2021	621	M Crawford (Painting) £ 490.00
12/05/2021	622	C Crawford (Windows) £ 1,500.00
13/05/2021	BP	Smart Plumbing (No1) £ 78.00
17/05/2021	DD	South East Water £ 24.00
15/06/2021	DD	Castle Water £ 23.72
15/06/2021	DD	South East Water £ 24.00
15/06/2021	FPO	Housing Ombudsman £ 6.56
16/06/2021	BP	Grout Insurance BR £ 837.56
05/06/2021	623	ABC Garden Bins £ 120.00
15/07/2021	DD	South East Water £ 24.00
16/08/2021	DD	South East Water £ 24.00
20/08/2021	FPO	Smart Plumbing (No1-3) £ 333.00
15/09/2021	DD	South East Water £ 31.00
15/10/2021	DD	South East Water £ 31.00
02/11/2021	624	B Reynolds (Grasscutting) £ 710.00
15/11/2021	DD	South East Water £ 31.00
15/12/2021	DD	South East Water £ 31.00
15/12/2021	DD	Castle Water £ 142.50
17/12/2021	625	Nat. Assoc. Almshouses £ 146.00
TOTAL EXPENDITURE 2021		£ 20,651.06

Date printed: 07/02/2022

I have completed my examination and confirm the accounts accord with the accounting records and other documents and there were across no matters in connection with the examination to which attention should be drawn.

26/3/22
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