

**THE JOANNA COLLETT CHARITY**  
**Registered Charity No: 226584**

**REPORT AND ACCOUNTS FOR THE YEAR ENDING**  
**31ST DECEMBER 2024**

**Trustees:** Rev'd Susan Atkinson-Jones (Chairman)  
Pam Temple (Secretary)  
Anne Ireland (Treasurer)  
Rev'd Michael Gentry  
Paul Gosling (to 21st April 2024)  
Philippa Rooke

**Address for correspondence:**

Pam Temple  
The Joanna Collett Charity  
The Granary  
5 Home Farm  
Hawstead Lane  
Orpington  
Kent. BR6 7GJ

**Objects**

The objects of The Joanna Collett Charity are to provide funds for the repair and maintenance of the St. John chapel and Collett family tomb in the parish church of St. Martin of Tours, Chelsfield, Kent, and thereafter for the repair and maintenance of the church and churchyard of the parish church.

In 2003 the charity was merged with the Bell Rope Charity through a scheme agreed with the Charity Commission, and a further object resulting from this merger is to provide grants to St. Martin's church for the maintenance of the bells and ropes.

A fourth object is to provide relief to the poor of the parish of Chelsfield. In November 2021, as a result of a resolution by the Trustees of The Colegates Charity, registration no. 210683, that charity was wound up and its funds transferred to The Joanna Collett Charity, on condition that they be used for the relief of the poor in Chelsfield. These funds are shown as a restricted fund within The Joanna Collett Charity accounts.

## **Activities and Financial Results**

Income is derived from the rental of a freehold house, Osbornes, the rental of freehold grazing land and from income from investments. Reserves are accumulated in order to provide grants to the PCC of St. Martin's church for eligible maintenance as required. No grants were made in the year, but the Trustees have authorised a grant of up to £75,000 in matched funding for the church's Spire Appeal. Following delays in the timing of the spire repairs, the trustees anticipate that the grant will be made during 2025.

The charity's general income in the year totalled £25,871 (2023: £23,912). There was a surplus of income over expenditure of £2,652 (2023: £15,366) before accounting for an unrealised gain in the valuation of investments. There was major expenditure on repairs and maintenance to Osbornes including repointing by a specialist firm, a new boiler and repairs to windows.

A grant of £500 from the restricted fund was approved by the Trustees for a parishioner in financial need.

The ownership of Osbornes and the grazing land by the charity pre-dated the Land Registry. The trustees instructed solicitors in early 2024 to apply for first registration of the charity's freehold property, and have provided them with evidence of continuous ownership since the charity's foundation in 1731. Delays at the Land Registry have meant that this had not been processed by the year-end. It is hoped that confirmation of registration by the Land Registry will be obtained in 2025.

Signed:

*S F. Atkinson-Jones*

*Anne Ireland*

9th September 2025

## Independent examiner's report to the trustees of The Joanna Collett Charity

I report to the trustees on my examination of the accounts of The Joanna Collett Charity ('the Charity') for the year ended 31<sup>st</sup> December 2024

### Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). You consider that an audit is not required for this year under section 144(2) of the Act and that an independent examination is needed.

I report in respect of my examination of the Charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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.

Signed:

*Steve McCann*

Stephen McCann FCCA  
3 Oxenden Wood Road  
Chelsfield Park  
Orpington BR6 6HR

25.Auguat 2025

**THE JOANNA COLLETT CHARITY**

**Registered Charity No: 226584**

**ACCOUNTS FOR THE YEAR ENDING 31ST DECEMBER 2024**

**GENERAL INCOME AND EXPENDITURE ACCOUNT**

<b><u>2023</u></b>		<b><u>2024</u></b>	<b><u>2024</u></b>
	<b><u>INCOME</u></b>		
14,316	Osbornes rent	14,952	
3,420	Grazing rent	3,620	
3,430	Charities Deposit Fund interest	7,100	
196	COIF Investment Fund dividends	199	
2,550	Redwood Bank 1 year bond interest on maturity	0	
<u>23,912</u>			<u>25,871</u>
	<b><u>EXPENDITURE</u></b>		
7,242	Osbornes repairs and maintenance	22,257	
893	Osbornes insurance	902	
350	Legal fees re first registration	0	
61	Bank charges	60	
<u>8,546</u>			<u>23,219</u>
<u>15,366</u>	<b>SURPLUS FOR THE YEAR</b>		<u>2,652</u>
601	Unrealised gain on revaluation of investments		162
<u>15,967</u>	<b>SURPLUS OF INCOME OVER EXPENDITURE</b>		<u>2,814</u>

**RESTRICTED ACCOUNT**

<b><u>2023</u></b>		<b><u>2024</u></b>	<b><u>2024</u></b>
0	Grant to parishioner		(500)
<u>0</u>	<b>SURPLUS / (DEFICIT) IN YEAR</b>		<u>(500)</u>

**THE JOANNA COLLETT CHARITY**

**ACCOUNTS FOR THE YEAR ENDING 31ST DECEMBER 2024**

**BALANCE SHEET AS AT 31ST DECEMBER 2024**

<u>2023</u>		<u>2024</u>	<u>2024</u>
<b><u>NET ASSETS</u></b>			
450,000	Freehold property - Osbornes	450,000	
50,000	Freehold property - grazing land	50,000	
7,144	C.O.I.F. Investments - at valuation	7,306	
133,629	Charities Deposit Fund	160,916	
54,849	HSBC Current Account	29,631	
1,823	Debtors	1,997	
(1,050)	Creditors	(1,141)	
<u>696,395</u>			<u>698,709</u>
<b><u>REPRESENTED BY</u></b>			
500,000	Property Fund		500,000
193,389	General Income and Expenditure Account		196,203
3,006	Restricted Fund		2,506
<u>696,395</u>			<u>698,709</u>

**ACCOUNTING POLICIES**

1. Freehold property  
The Trustees consider the valuation of the freehold property reflects market values at the Balance Sheet date.
2. COIF Investment Funds  
COIF charities investment funds comprise income units which are revalued by COIF at the Balance Sheet date.
3. Restricted Fund  
Funds may only be used for the relief of the poor of the parish, in accordance with the conditions under which the donation was received from The Colegates Charity.

**Signed on behalf of the Trustees by:**

*S F. Atkinson-Jones*  
*Anne Ireland*

Dated: 9th September 2025