

THE JOANNA COLLETT CHARITY
Registered Charity No: 226584

REPORT AND ACCOUNTS FOR THE YEAR ENDING
31ST DECEMBER 2025

Trustees: Rev'd Susan Atkinson-Jones (Chairman)
Pam Temple (Secretary)
Anne Ireland (Treasurer)
Rev'd Michael Gentry
Philippa Rooke

Address for correspondence:

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

Governance

The charity was originally founded in 1608 by Joanna Collett. The Deed provides for the Rector and churchwardens of the church of St. Martin of Tours, Chelsfield to be Trustees, with the Rector being Chairman. Other trustees may be appointed as required. The founding Deed was updated from time to time with changes to the names of the Rector and churchwardens in office. The original Deed now being illegible, the official Deed registered with the Charity Commission is a transcript of the 1731 update. The charitable objects do not appear to have been changed from the original wishes of the founder in the period from 1608 to 1731.

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 it 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.

The charity's general income in the year totalled £26,336 (2024: £25,871). There was a surplus of income over expenditure, before grants and before accounting for an unrealised loss in the valuation of investments, of £25,052 (2024: £2,652). Grants of £50,000 were made from general funds to Chelsfield PCC for the Spire Appeal, and £500 from the restricted fund to a charity providing services to people in need within the parish.

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. The Land Registry finally confirmed registration of the charity's property in September 2025.

Funds surplus to current operational needs are invested with the Charity Deposit Fund, managed by CCLA Investment Management Ltd.

Future Plans

It has been clear to the trustees for some time that Osbornes - a Grade II listed cottage dating from the 15th century - is no longer a suitable property for the charity's needs. Increasing legislation for landlords in a number of areas mean that the trustees would find it extremely difficult and expensive to comply with new regulations. As the major objects of the charity are to provide grants to the church of St. Martin of Tours, Chelsfield, the trustees must use the charity's assets in the best way possible to generate funds for that purpose. The costs of maintaining Osbornes in accordance with new legislation have led the trustees to resolve to sell the cottage and invest in a more modern property suitable for letting with a minimum of necessary on-going maintenance. The tenants were given notice in March 2025 that their tenancy would end in May 2026 in order to give them time to find a new property to rent.

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 31st December 2025

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:



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

Date: 6 March 2026

THE JOANNA COLLETT CHARITY

Registered Charity No: 226584

ACCOUNTS FOR THE YEAR ENDING 31ST DECEMBER 2025

GENERAL INCOME AND EXPENDITURE ACCOUNT

<u>2024</u>		<u>2025</u>	<u>2025</u>
	<u>INCOME</u>		
14,952	Osbornes rent	15,660	
3,620	Grazing rent	3,750	
7,100	Charities Deposit Fund interest	6,722	
199	COIF Investment Fund dividends	204	
<u>25,871</u>			<u>26,336</u>
	<u>EXPENDITURE</u>		
0	Grants to Chelsfield PCC	50,000	
22,257	Osbornes repairs and maintenance	306	
902	Osbornes insurance	938	
0	Legal fees re first registration	0	
60	Bank charges	40	
<u>23,219</u>			<u>51,284</u>
<u>2,652</u>	SURPLUS / (DEFICIT) BEFORE UNREALISED GAINS		<u>(24,949)</u>
162	Unrealised gain / (loss) on revaluation of investments		(350)
<u>2,814</u>	SURPLUS / (DEFICIT)		<u>(25,299)</u>

RESTRICTED FUND

<u>2024</u>		<u>2025</u>	<u>2025</u>
(500)	Grant to parishioner		(500)
<u>(500)</u>	SURPLUS / (DEFICIT) IN YEAR		<u>(500)</u>

THE JOANNA COLLETT CHARITY

ACCOUNTS FOR THE YEAR ENDING 31ST DECEMBER 2025

BALANCE SHEET AS AT 31ST DECEMBER 2025

<u>2024</u>		<u>2025</u>	<u>2025</u>
<u>NET ASSETS</u>			
450,000	Freehold property - Osbornes	450,000	
50,000	Freehold property - grazing land	50,000	
7,306	C.O.I.F. Investments - at valuation	6,956	
160,916	Charities Deposit Fund	133,000	
29,631	HSBC Current Account	32,149	
1,997	Debtors	1,880	
(1,141)	Creditors	(1,075)	
<u>698,709</u>			<u>672,910</u>
<u>REPRESENTED BY</u>			
500,000	Property Fund		500,000
196,203	General Income and Expenditure Account		170,904
2,506	Restricted Fund		2,006
<u>698,709</u>			<u>672,910</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:

D F Atkinson - 2009

Aine Ireland.

Dated:

9/3/26