

THE RETREAT

England & Wales · Charity number 236433

Details

Status Registered

Legal form Other

Registered 1966-06-02

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

Contact

Address 4 Park View
Seal Hollow Road
Sevenoaks
TN13 3BU

Phone 07983603278

Email michaelbrignall@icloud.com

Activities

Objects: 1) FOR THE MAINTENANCE OF ALMSHOUSES FR THE BENEFIT OF ALMSPEOPLE, BEING POOR PERSONS OF GOOD CHARACTER, NOT LLESS THAN 60 YEARS OF AGE NORMALLY BORN IN THE AREA OR RESIDENT THERIN FOR NOT LESS THAN 10 YEARS. 2) SUBJECT OT ABOVE, FOR THE GENERAL BENEFIT OF THE ALMSPEOPLE, OR ANY ONE OF THEM, AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: The charity runs a group of seven almshouses for elderly people.

Classification

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

Geography

- **Area of benefit:** WEALD OF KENT METHODIST CIRCUIT
- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£32,345	£25,176	-	-
2023-12-31	£28,433	£23,797	-	-
2022-12-31	£24,525	£21,506	-	-
2021-12-31	£26,540	£14,439	-	-
2020-12-31	£24,496	£16,499	-	-

Trustees

Name	Role	Appointed
Anthony John Stratton		2024-04-16
Gillian Margaret Clayton		2024-04-16
Mark Adam Boomla		2021-10-20
Peter Joseph Robinson		2016-07-28
Rev Dermot Joseph Thornberry		2019-10-16
Susan Anne Richardson		2017-11-22

THE RETREAT

England & Wales - Charity number 236433

Accounts

The Retreat

Registered number 236433

Annual Report of the Trustees for the year ended 31 December 2024

Trustees as at 31st December 2024:

Rev Dermot Thornberry, Chair, Mark Boomla, Treasurer, Michael Brignall, Secretary, Gill Clayton, Susan Richardson, Peter Robinson and Tony Stratton. During the year, the Trustees held three meetings. We are seeking to increase the number of our Trustees as the number has fallen short of our normal practice.

All residents continue to be visited regularly. A pastoral report on their wellbeing and any issues of concern to them is made to each meeting of the Trustees.

The year was very successful financially. The receipts once again exceeded £25,000. There were two main reasons for this:

- there was 100% occupancy of the properties throughout the year,
- a deposit of £8,969 for replacement double-glazed sash windows was paid during the year in advance of the work being carried out in early 2025 to improve heat insulation.

The reserves at the year-end were over £117,000. This is an excellent financial result. The reserves have been built up in accordance with the policy stated below.

The accounts for the year were examined by Martine MBida. The Trustees record their thanks to her for her work.

During the year we made better arrangements for the maintenance of the gardens. We have engaged a new gardener who comes two hours fortnightly and uses the Council Green bins for the garden waste.

The Trustees approved the following **Reserves Policy** on April 28, 2021:

The reserves were built up to over £100,000 in preparation for the major expenditure for the replacement of windows of £45,000 in total. The majority of this money was payable in March 2025 after the work was completed.

This amount should also be sufficient to meet any major further demands for maintenance of the properties and allow for regular cyclical expenditure such as refurbishing properties between appointments.

The Reserves are held in Charity Funds recommended by The Almshouses Association with the aim of long-term appreciation, whilst £10,000 to £20,000 is held in readily accessible accounts operated by The Central Finance Board of The Methodist Church. Investments in these products should provide adequate risk protection and ethical concerns.

Susan Richardson attended a very useful Almshouse Association course during the year.

August 2025

The Retreat
Balance sheet
As at 31st December 2024

		31st December 2024		31st December 2023	
		£	£	£	£
Fixed Assets	Property at cost		1,678		1,678
Investments					
	Equities M&G Investments Charity Multi Assets Fund		62,845		58,179
	Bonds BlackRock Charity UK Bond Fund		6,004		6,027
	Bonds Central Finance Board of Methodists Church		16,979		16,155
			<u>85,828</u>		<u>80,362</u>
Cash at Bank	Lloyds Bank current account		29,222		22,054
Total			<u><u>116,728</u></u>		<u><u>104,094</u></u>
 Represented by:					
Reserves	Brought forward		104,094		95,025
	Added in the year		7,169		4,637
	Increase in value of Investments		5,465		4,432
	Carried forward		<u><u>116,728</u></u>		<u><u>104,094</u></u>

MARTINE MBIDA
 34 BECKET AVENUE
 EAST HAM
 LONDON E6 6AA
 Martine
 25/09/2025

The Retreat
 Income and Expenditure
 Year ended 31st December 2024

	12 months to 31st December 2024		12 months to 31st December 2023	
	£	£	£	£
Income				
Donations		320		420
Contributions		<u>32,025</u>	32,345	<u>28,013</u>
				28,433
Expenditure				
British Gas		6,831		11,084
EDF - Electricity		306		834
South Eastern Water		2,205		2,000
Repairs		3,613		6,180
Double Glazed Windows		8,968		-
Insurance		1,125		1,104
Caretaker		1,062		1,092
Picture for Phil Smith		-		122
Gardners		438		-
Christmas Vouchers		175		175
Almshouse Association		162		705
Legal Fees		560		500
Sundry		<u>55</u>	25,176	<u>23,796</u>
Surplus		<u><u>7,169</u></u>		<u><u>4,637</u></u>

MARTINE MBIDA
 34 BECKET AVENUE
 EAST HAM
 LONDON E6 6AF

Martine

23/09/2025



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
The Retreat

**On accounts for the year
ended**

31st December 2024
**Charity no
(if any)** 236433

Set out on pages

One and Two.

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023

**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:

Date:

Name:

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

FCCA

Address:

34 Beckett Avenue
East Ham
E6 6AF

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.

THE RETREAT

England & Wales - Charity number 236433

Accounts

The Retreat

Registered number 236433

Annual Report of the Trustees for the year ended 31 December 2023

Trustees as at 31st December 2023:

Rev Dermot Thornberry, Chair, Mark Boomla, Treasurer, Michael Brignall, Secretary, Susan Richardson and Peter Robinson. During the year, the Trustees held four meetings. We are seeking to increase the number of our Trustees as the number has fallen short of our normal practice. The Treasurer attended a training day organized for Trustees by the Almshouse Association.

All residents continue to be visited regularly. A pastoral report on their wellbeing and any issues of concern to them is made to each meeting of the Trustees.

The year was very successful financially. The receipts once again exceeded £25,000. There were two main reasons for this:

- there was 100% occupancy of the properties throughout the year,
- the cost of building repairs and maintenance was relatively low.

The reserves at the year-end were over £80,000. This is an excellent financial result. The reserves have been built up in accordance with the policy stated below.

The accounts for the year were examined by Martine Mbida. The Trustees record their thanks to her for her work.

The Trustees approved the following **Reserves Policy** on April 28, 2021:

It is our policy to hold around £50,000 in reserve.

This amount should be sufficient to meet any major demand such as re-slating the properties and allow for regular cyclical expenditure such as refurbishing properties between appointments.

The Reserves are held in Charity Funds recommended by The Almshouse Association with the aim of long-term appreciation, whilst £10,000 to £20,000 is held in readily accessible accounts operated by The Central Finance Board of The Methodist Church. Investments In these products should provide adequate risk protection and ethical concerns.

We currently hold increased reserves as we are planning some significant work on the properties to improve their heat insulation.

During the year, the Treasurer arranged for the Retreat to move on to electronic banking.

The work on building maintenance, the need for which had been identified in the Quinquennial Inspection carried out in July 2022, was completed.

September 2024

The Retreat
2023

	12 months to 31st December 2023		12 months to 31st December 2022	
	£	£	£	£
Income				
Donations	420		625	
Contributions	28,013		22,360	
Sundry Income	-	28,433	1,540	24,525
		<u> </u>	<u> </u>	
Expenditure				
British Gas	11,085		7,886	
EDF - Electricity	834			
South Eastern Water	2,000		11,131	
Repairs	6,180			
Insurance	1,104		1,042	
Caretaker	1,092			
Picture for Phil Smith	122		1,447	
Christmas Vouchers	175			
Almshouse Association	705			
Legal Fees	500	23,797		
		<u> </u>	<u> </u>	
Surplus		<u> </u> <u> </u>	<u> </u> <u> </u>	

MARLINE MBIDA FCCA
34 BECKET AVENUE
EAST HAM
LONDON E6 6AF

Marline

14/08/2024.

The Retreat
Balance sheet
As at 31st December 2023

		31st December 2023		31st December 2022	
		£	£	£	£
Fixed Assets					
Property					
			1,678		1,678
Investments					
Equities	M&G Investments Charity Multi assets fund	58,179		54,778	
Bonds	BlackRock Charity UK Bond Fund	6,027		5,685	
Bonds	Central finance Board of Methodists Church	16,156		15,466	
		<u>80,363</u>		<u>75,929</u>	
Cash at Bank					
Lloyds Bank Current Account			22,054		17,417
Total		<u>104,094</u>		<u>95,025</u>	
Represented by:					
Reserves			95,025		
Brought forward			4,636		
Added in the year			4,432		
Increase in value of investments					
Carried forward		<u>104,094</u>			

MARTINE MUBIDA FCCA
 34 BECKET AVENUE
 EAST HAM
 LONDON E6 6AF

Martine

14/08/2024



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
The Retreat

**On accounts for the year
ended**

31st December 2023

**Charity no
(if any)**

236433

Set out on pages

One and Two.

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023

**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:

Martine

Date:

30/08/2024

Name:

Martine Mbida

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

FCCA

Address:

34 Becket Avenue

East Ham

E6 6AF

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.

THE RETREAT

England & Wales - Charity number 236433

Accounts

The Retreat

Registered number 236433

Annual Report of the Trustees for the year ended 31 December 2021

Trustees as at 31st December 2021:

Rev Dermot Thornberry, Chair, Mark Boomla, Michael Brignall, Secretary, Helen Richardson, Susan Richardson, Peter Robinson, Dr Antony Rowe, and Phil Smith, Treasurer.

Denis Bestwick and Sue Wilkins retired as Trustees during the year. Our thanks are recorded to them for their diligent service during their periods of office. Sue Wilkins was serving in her capacity as Circuit steward for the Weald of Kent Methodist Circuit and Helen Richardson, Circuit Steward, has taken her place. Mark Boomla was welcomed to the Board of Trustees on October 21st

During the year, the Trustees held one meeting by Zoom as it was not possible to meet as usual because of the coronavirus regulations.

All residents continue to be visited regularly. A pastoral report on their wellbeing and any issues of concern to them is made to each meeting of the Trustees.

The year was very successful financially. The receipts exceptionally exceeded £25,000. There were two main reasons for this:

- there was 100% occupancy of the properties throughout the year, there being one new resident from the beginning of January,
- the cost of building repairs and maintenance was relatively low.

The reserves at the year-end were over £90,930 This is an excellent financial result. The reserves have been built up in accordance with the policy stated below.

The accounts for the year were examined by Brian Shurmer. The Trustees record their thanks to him for his work.

The Trustees approved the following **Reserves Policy** on April 28, 2021:

It is our policy to hold around £50,000 in reserve.

This amount should be sufficient to meet any major demand such as re-slating the properties and allow for regular cyclical expenditure such as refurbishing properties between appointments.

The Reserves will be held in Charity Funds recommended by The Almshouses Association with the aim of long-term appreciation, whilst £10,000 to £20,000 will be held in readily accessible accounts operated by The Central Finance Board of The Methodist Church. Investments In these products should provide adequate risk protection and ethical concerns.

In the short term the reserves may exceed the target as we raise contributions at a rate above inflation in order to avoid large increases in the foreseeable future when rapidly rising costs are anticipated as additional work is outsourced.

September 2022



Section A

Independent Examiner's Report

Report to the trustees/
members of

THE RETREAT

On accounts for the year
ended

31/12/21

Charity no
(if any)

236433

Set out on pages

CC16a A & B

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's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

~~[The charity'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 in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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:

Brian Eric Shurmer

Date:

5-3-2022

Name:

BRIAN ERIC SHURMER

Relevant professional
qualification(s) or body

(if any):

Address:

ST ANTHONY BACK HILLS
BOTESDALE DISS
IP22 1DW

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.



Receipts and payments accounts

For the period
from

31/12/20

To

31/12/21

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					
Contributions	25,915 -	-	-	25,915 -	23,853 -
Donations	625 -	-	-	625 -	625 -
Misc	-	-	-	-	18 -
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	26,540 -	-	-	26,540 -	24,496 -
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	26,540 -	-	-	26,540 -	24,496 -
A3 Payments					
Main Insurance	5,807 -	-	-	5,807 -	7,305 -
Cash/Utility/Elect	6,715 -	-	-	6,715 -	7,287 -
Insurance	958 -	-	-	958 -	932 -
Misc.	959 -	-	-	958 -	975 -
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	14,439 -	-	-	14,439 -	16,499 -
A4 Asset and investment purchases. (see table)					
	10,000 -	-	-	10,000 -	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	26,439 -	-	-	24,439 -	16,499 -
Net of receipts/(payments)	-	-	-	-	-
A5 Transfers between funds					
	-	-	-	-	-
A6 Cash funds last year end					
	12,297 -	-	-	12,297 -	-
Cash funds this year end					
	14,398 -	-	-	14,398 -	12,297 -

Section B Statement of assets and liabilities at the end of the period

		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Details			
	LLOYDS BANK	14,398 -	-	-
	CENTRAL FINANCE BANK	15,286 -	-	-
	Total cash funds	29,684 -	-	-

(agree balances with receipts and payments account(s))

		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details			
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Details		
	M&G Charities	-	54,349 -
	Black Rock Bonds	-	6,898 -
		-	-

	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Details		
	Buildings (as insured)	-	1,108,974 -
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Details		
			-
			-
			-
			-

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval

