

DUNK'S ALMSHOUSE CHARITY

CHARITY NUMBER 240563

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

DUNK'S ALMHOUSE CHARITY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

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Dunk's Almshouse Charity

Legal and Administrative Information

Trustees

Following a resolution dated 23 April 2013 the intention is for there to be eleven trustees. These would consist of:

One Ex-Officio Trustee - being the vicar for the time being of the Parish of Hawkhurst (but the vicar has resigned from the Board of Trustees with effect from 5 August 2022 and has not been replaced).

Five representative Trustees - being appointed by the Parish Council of Hawkhurst.

Six co-optative Trustees - being persons residing or carrying on business in or near the Ancient Parish of Hawkhurst.

The Trustees who have served during the year were:

Mr N Collison	Representative and Chairman
Mrs S Cornish	Representative
Mrs J Faulkner	Co-optative
Mr C Faulkner	Co-optative
Miss E C Roberts	Co-optative
Mrs G Cannon	Representative
Mrs H Van Kan	Representative
Mr C C Hobday	Representative Treasurer

Principal Office

Clerk to Trustees
Mrs L Panting
Dunks Office
Flat 5 Dunk's Almshouse
Rye Road
Hawkhurst
Kent TN18 4HF

Solicitor

Buss Murton LLP
Clermont House
CRANBROOK
Kent
TN17 3DN

Bankers

Barclays Bank plc
Ashford Branch
66 High Street
Ashford
Kent
TN24 8TL

Accountant

McCabe Ford Williams
Bank Chambers
High Street
CRANBROOK
Kent
TN17 3EG

Dunk's Almshouse Charity

Trustees' Report

Incorporation As A Charitable Incorporated Organisation

A new Charitable Incorporated Organisation, Dunk's Almshouse Charity was registered on 12 July 2023. A resolution was passed on 3 August 2023 that all the property and assets of the Dunk's Almshouse Charity (Charitable Registration No 240563) be transferred to the newly formed Charitable Incorporated Organisation, Dunk's Almshouse Charity (Charitable Registration No 1203952). This transfer took place on 3 August 2023. As a result all assets, liabilities and reserves were transferred out of the original Charity into the Charitable Incorporated Organisation on that date and the original Charity had no assets, liabilities and reserves from that date to the balance sheet date. The original Charity will be dissolved in due course.

Objects Of The Charity

The objects of the Charity are to provide accommodation for poor persons of good character who (except in special cases to be approved by the charity commission) have resided in the area of the Ancient Parish of Hawkhurst for not less than two years prior to their appointment.

The charity was established by the Will of Sir Thomas Dunk dated 8 July 1718 by which he bequeathed land at Hawkhurst, Kent on which he directed that a building should be erected with money also bequeathed by him to comprise six almshouses, a school and a schoolmaster's house to be administered by trustees as described in his will. The building was erected after his death by his executor and the charity was organised in accordance with his directions.

The building was extended in the 19th century to provide more space in the almshouses.

By an Order of the Charity Commission dated 19 August 1904 the part of the Charity comprising the almshouses was separated from the part held for educational purposes, the two charities to be henceforth called Dunk's Almshouse Charity and Dunk's Educational Foundation respectively.

Dunk's Almshouse Charity (including another charity called Springett's Eleemosynary Donation) are now governed by a Scheme made by the Charity Commission dated 15 February 1916 as varied by a Scheme dated 25 September 1970.

In 1969/70 the six almshouses together with a part of the building, which was leased to Dunk's Almshouse Charity by Dunk's Educational Foundation by a lease for 99 years from 1 June 1970, were converted into eleven modernised almshouses. In 1991 National Westminster Bank PLC donated to the Trustees of Dunk's Almshouse Charity a piece of adjoining land to be used for the purposes of the Charity and upon the charitable trusts applicable thereto.

Four bungalows were built behind the original almshouses over the period from 1 January 1998 to 31 December 2000.

From 20 January 1998 the Charity is a Registered Social Landlord under the Housing Act 1996 S.3.

Organisation

The Trustees who served during the year are set out on page one. The Representative Trustees are appointed by the Parish Council and the Co-optative Trustees are people residing or carrying on a business in or near the Parish of Hawkhurst. The trustees meet quarterly.

Dunk's Almshouse Charity

Trustees' Report Continued

Reserves Policy

It was the policy of the charity to build up the Extraordinary Repair Fund to a target of £200,000 by 2017, to provide sufficient funds to deal with a major emergency, such as a fire with consequent costs of rehousing the residents during a period of repair. The Cyclical Maintenance Fund should be maintained at a level to adequately cover the budgeted maintenance costs for the forthcoming year, while the General Fund should be maintained at a level to adequately cover the budgeted costs, excluding the maintenance costs, for the coming year. With the formation of the Charitable Incorporated Organisation, all reserves have been transferred out into the new Charity.

Risk Management

The Trustees have assessed the major risks to which the charity is exposed, in particular those relating to the building, operations and finances of the charity and are satisfied that systems are in place to mitigate their exposure to the major risks.

Public Benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

Statement of Trustees' Responsibilities

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the affairs of the Charity and of its financial activities for that period. In preparing those financial statements, the Trustees are required to: -

- a) select suitable accounting policies and apply those policies consistently;
- b) make judgements and estimates that are reasonable and prudent;
- c) state whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements;
- d) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the relevant provisions of the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and, hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Dunk's Almshouse Charity

Trustees' Report Continued

Review of The Year and the Future

After the transfer of all assets, liabilities and reserves on 3 August 2023 to the Charitable Incorporated Organisation, this Charity, Dunks Almshouse Charity, has no remaining funds.

A handwritten signature in black ink, appearing to read 'Nigel Collison'. The signature is written in a cursive, slightly stylized font.

Trustee Nigel Collison

Date: 2 October 2025

Dunk's Almshouse Charity
Statement of Financial Activities
For the Year ended 31 December 2024

	Permanent Endowment Fund £	Extraordinary Repair Fund £	Cyclical Maintenance Fund £	General Fund £	Total 31.12.24 £	Total 31.12.23 £
Income and Endowments from:						
Donations					-	295
Interest					-	1,806
Dividends					-	3,187
Maintenance Contributions					-	58,345
Total Income and Endowments	-	-	-	-	-	63,633
Expenditure on:						
Direct Charitable Expenditure						
Rent paid					-	5,866
Cyclical maintenance					-	9,777
Other maintenance					-	5,194
Gardening					-	544
Extraordinary maintenance					-	-
Council tax					-	-
Water & sewerage					-	1,950
Insurance					-	2,768
Trustee insurance					-	240
Gas and electricity					-	18,270
Cleaning					-	511
Social activities					-	1,352
Other					-	1,058
	-	-	-	-	-	47,531
Governance						
Accountancy/Audit					-	963
Professional fees					-	3,152
Clerk's fees and expenses					-	3,796
Office costs					-	500
	-	-	-	-	-	8,411
Total Expenditure	-	-	-	-	-	55,943
Net income/expenditure before gains on investments	-	-	-	-	-	7,691
Net gains/(losses) on investments						
Gains(Losses) on Investments						31,321
Net Income/Expenditure	-	-	-	-	-	39,012
Transfers between funds						
Transfer to Cyclical fund						-
Transfer to Extraordinary Fund						-
Net Movement in Funds	-	-	-	-	-	39,012
Reconciliation of funds						
Total funds brought forward						754,631
Transfer to new Charitable Incorporated Organisation Dunk's Almshouse Charity (Charitable Registration No 1203952) on 3 August 2023						(793,643)
Total funds carried forward	-	-	-	-	-	-

Dunk's Almshouse Charity
Balance Sheet
As at 31 December 2024

		Permanent Endowment Fund £	Extraordinary Repair Fund £	Cyclical Maintenance Fund £	General Fund £	Total 31.12.24 £	Total 31.12.23 £	Prior to transfer Total 3.8.23 £
	Note							
Freehold Property	3							
Cost						-	-	239,153
Less Social Housing Grant						-	-	(83,233)
						-	-	155,920
Investments	4					-	-	507,578
Fixed Assets		-	-	-	-	-	-	663,498
Current Assets								
Debtors and prepayments						-	-	-
COIF Deposit						-	-	71,675
Current Account & cash						-	-	80,484
		-	-	-	-	-	-	152,159
Current Liabilities								
Creditors						-	-	22,015
Net Current Assets		-	-	-	-	-	-	130,144
						-	-	-
Net Assets		-	-	-	-	-	-	793,642
Funds								
Permanent Endowment Fund		-				-	-	258,244
Extraordinary Repair Fund			-			-	-	356,232
Cyclical Fund				-		-	-	45,365
General Fund					-	-	-	133,801
		-	-	-	-	-	-	793,642

The financial statements have been prepared in accordance with the requirements of FRS102 and of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Approved by the Trustees

Nigel Collison

Signed Nigel Collison

Signed Colin Hobday

Colin Hobday 10/10/25

Dated:

14.10.2025

Dunk's Almshouse Charity

Notes to the Financial Statements for the year ended 31 December 2024

I. ACCOUNTING POLICIES

Basis of Preparation

These accounts combine the accounts of all funds which are governed by the terms of the order dated 15 February 1916. They have been prepared on the accruals basis and include items of income and expenditure as they are earned or incurred, rather than as cash is received or paid.

The accounts are prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Statement of Recommended Practice "Accounting and Reporting by Charities" 2015. They have been prepared under the historical cost convention except for investments which are carried at market value.

The accounts are stated in £.

Fund Accounting

The Charity's Permanent Endowment Fund comprises the original land and buildings together with subsequent additions and certain investments.

The Charity's unrestricted funds consist of funds which the charity may use for its purposes at its discretion.

The Charity has set aside certain sums in designated funds as follows:

Cyclical Maintenance Fund.

Funds set aside by the Charity to cover repairs and maintenance of the properties necessary at irregular intervals. This is maintained to meet the next year's annual maintenance.

Extraordinary Repair Fund.

Funds set aside by the Charity for future major works, improvements and replacement expenditure.

Fixed Assets and Depreciation

Fixed assets are valued at the cost of land and buildings incurred by the Charity. No value is included for the original land and buildings bequeathed to the Charity or subsequent gifts prior to the introduction of the charities SORP in 1995.

The land and buildings are considered to be inalienable and to have an indefinitely long useful life. An annual provision is made for maintenance and repairs but depreciation is not provided on the grounds that the annual charge and accumulated fund would not be material.

The social housing grant is shown as a deduction in accordance with the General Determination 2006 for Registered Social Landlords.

Dunk's Almshouses Charity

Notes to the Financial Statements for the year Ended 31 December 2024

Investments

Investments are included in the accounts at market value.

Investment Income

Dividends are credited in the accounts when received and credit is taken for interest when it falls due.

Administration Expenditure

Administration expenditure comprises all costs incurred in running the Charity and are recognised when a legal and constructive obligation is established.

Going concern

The trustees consider that there is no material uncertainty relating to going concern and consider that the Charity is in a position to meet its financial obligations as they fall due.

2. INCOME AND EXPENDITURE

	31.12.24	31.12.23
Maintenance contributions receivable in the year	- =====	£58,345 =====
Arrears due on 31.12.224	- =====	- =====

There were no service charges or revenue grants received in the year. There were no maintenance contributions losses during the year (2022-£Nil).

Accommodation in Management

At 31 December 2022 there were eight double and seven single flats owned and managed by the Charity, of which 14 were housing accommodation units. One single flat has been converted to provide laundry facilities and office facilities. Income is recorded when due.

Dunk's Almshouse Charity

Notes to the Financial Statements for the year ended 31 December 2024

2. INCOME AND EXPENDITURE (continued)

Employees

There was one employee during the year. No trustees received any remuneration during the year.

3. FIXED ASSETS	31.12.24	31.12.23
Freehold Property		
Cost brought forward at 1 January 2024	-	239,153
Additions in year	-	-
Transfer out on formation of Charitable Incorporated Organisation	-	(239,153)
Cost carried forward at 31 December 2024	£-	£239,153
	=====	=====

4. INVESTMENTS

	31.12.24	31.12.23
Endowment Fund	-	-
	£-	£-
	=====	=====

Extraordinary Repair Fund	-	-
	£-	£-
	=====	=====

	31.12.24	31.12.23
General Fund	-	-
	£-	£-
	=====	=====

Dunk's Almshouse Charity
Notes to the Financial Statements
for the year ended 31 December 2024

5. RELATED PARTY TRANSACTIONS

Dunk's And Springett's Educational Foundation (Charity Number 307664) is under the control of the same Committee of Trustees. During the year Dunk's And Springett's Educational Foundation charged Dunk's Almshouse Charity £Nil in rent for 3 flats (2023: £5,859). In addition, some charges made to Dunk's Almshouse Charity are recharged to Dunk's And Springett's Educational Foundation. At the year end Dunk's And Springett's Educational Foundation owed Dunk's Almshouse Charity £Nil (2023: £Nil).

Payments totalling £9,072 were made in the previous year to Mr C Faulkner. These were approved by the Building sub-committee and Mr Faulkner did not participate in the vote. It is regarded to be open market value for the work performed.

Payments totalling £470 were made in the previous year to Mrs J Faulkner for cleaning services. It is regarded to be open market value for the work performed.

6. TRUSTEE REMUNERATION AND EXPENSES

No trustees have been paid remuneration or expenses during the year.

Dunk's Almshouse Charity
Income and Expenditure Account
For the Year ended 31 December 2024

	Permanent Endowment Fund £	Extraordinary Repair Fund £	Cyclical Maintenance Fund £	General Fund £	Total 31.12.24 £	Total 31.12.23 £
Turnover						
Donations				-	-	295
Maintenance Contributions				-	-	58,345
	-	-	-	-	-	58,640
Less Operating Costs						
Rent paid					-	5,866
Cyclical maintenance					-	9,777
Other maintenance					-	5,194
Gardening					-	544
Extraordinary maintenance					-	-
Rates					-	-
Water & sewerage					-	1,950
Insurance					-	2,768
Trustee insurance					-	240
Gas and electricity					-	18,270
Accountancy/Audit					-	-
Professional fees					-	3,152
Cleaning					-	511
Clerk's fees and expenses					-	3,796
Office costs					-	500
Social activities					-	1,352
Other					-	1,058
	-	-	-	-	-	54,979
Operating Surplus	-	-	-	-	-	3,660
Profit/Loss on sale of Investments					-	-
Interest receivable and other Income	-	-			-	4,994
Surplus on ordinary activities before taxation	-	-	-	-	-	8,654
Tax on surplus on ordinary activities					-	-
Grant receivable against taxation					-	-
Surplus for the year	-	-	-	-	-	8,654
Transfer to Cyclical fund					-	-
Transfer to Extraordinary Fund					-	-
Unrealised gains/(losses) on investments					-	31,321
Reconciliation of Funds:						
Reserves brought forward					-	754,631
Transfer to new Charitable Incorporated Organisation Dunk's Almshouse Charity (Charitable Registration No 1203952) on 3 August 2023						(794,606)
Reserves carried forward	-	-	-	-	-	-

All assets, liabilities and reserves were transferred to a new Charitable Incorporated Organisation on 3 August 2023