

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**

**FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2023**

**THE BUBB SHERWIN PARTNERSHIP LIMITED**

CHARTERED CERTIFIED ACCOUNTANTS

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**TRUST DETAILS AS AT**  
**Year Ended 31 December 2023**

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Charity Number:	248134
Chair:	Sharron Sonnex
Trustees:	Paulette Joanne Stubbings Jane Thompson Robert Sonnex Michael John White Janet Henley Janet Newcombe Joanna Waller
Registered Address:	PO Box 1247 WHITSTABLE Kent CT1 9UT
Accountants and Independent Examiners:	The Bubb Sherwin Partnership Limited 100 High Street, Whitstable, Kent CT5 1AZ
Bankers:	Lloyds TSB Bank PLC High Street Whitstable Kent

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**INDEX TO THE FINANCIAL STATEMENTS**  
**Year Ended 31 December 2023**

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## **Independent examiner's report on the accounts**

### **Report to the trustees of Whitstable Non-Ecclesiastical Charities**

**On the accounts for the year ended 31 December 2023 – Charity Number: 248134**

**Set out on pages 2 to 9**

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

#### **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 sections 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 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.

**Fatima Siddiqui ACA FCCA**

**Audit & Accounts Pro Limited**

A handwritten signature in black ink, appearing to read "Fatima", written over a horizontal line.

Date 25/10/2024

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**TRUSTEES REPORT**  
**Year Ended 31 December 2023**

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The Trustees present their report along with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in 2005.

**Objects of the Trust:**

The objects of the Trust are the management of the property and investments of the Whitstable Non-Ecclesiastical Charity, the Charity of Clara Elizabeth Ridout and the Charity of Ellen Sarah Hext. The income produced from the management of the charity's property and investments is applied after making two regular donations as laid down by the Scheme of 6th February 1999 amended by the Scheme dated 15th October 2004 for the relief from hardship or distress of persons resident in Whitstable.

**Review of Activities and Future Developments:**

The charity is financed from rents collected from properties owned in Whitstable and the surrounding area and from interest on invested funds and this will continue in future.

**Structure, governance and management:**

**Governing Document:**

The Trust is governed by a scheme made on 25th August 1978 amended on VI February 1999 and 15th October 2004, and is registered with the Charity Commissioners as Charity Number 248134.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**Trustees' responsibilities in relation to the financial statements**

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing those financial statements, the trustees have:

- selected suitable accounting policies and then applied them consistently;
- made judgments and estimates that are reasonable and prudent;
- stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepared the financial statements on the going concern basis.

The trustees have overall responsibility for ensuring that the charity has appropriate systems of controls, financial and otherwise. They are also responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with 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.

This report was approved by the Trustees on 23rd / OCTOBER / 2024

.......... (Chairman)

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**

**BANK CONTROL**

**Year Ended 31 December 2023**

Balances at 1 January 2023

Lloyds:	Account no 00135065	21,664.67	
	Account no 00722025	107,814.98	
	Account no 516233852-779	100,372.59	
COIF Charities Deposit		15,000.00	

**244,852.24**

Receipts and payments - per periodic/quarterly statements

3 months to	31.03.23	35,720.05	47,406.86
3 months to	30.06.23	47,054.41	50,841.35
3 months to	30.09.23	19,438.29	30,983.93
3 months to	31.12.23	40,656.90	54,899.24

Balances at 31 December 2023, per reconciliation below

**203,090.51**

Difference (deposit interest)

500.00

**387,721.89**

**387,721.89**

**Bank reconciliation: As at 31.12.23**

**Lloyds: Account no 00135065**

Balance per bank statement

14,967.49

Less: Outstanding cheques

-

**Account no 00722025**

Balance per bank statement

70,573.61

**Account no S16233852-779**

102,549.41

**COIF Charities Deposit**

15,000.00

**203,090.51**

**WHITSTABLE NON-ECCLIASTICAL CHARITIES**  
**CAXTONS STATEMENTS - CASH RECEIVABLE**  
**Year Ended 31 December 2023**

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<b>Date</b>	<b>Total</b>	<b>Rent</b>	<b>Insurance</b>	<b>Cash Retained</b>	<b>Insurance excess</b>
12.04.23	44,181.65	43,854.15 327.50	-	-	-
13.07.23	38,108.64	38,108.64	-	-	-
14.10.23	38,895.82	38,895.82	-	-	-
12.01.24	33,471.93	33,471.93	-	-	-
	<b>154,658.04</b>	<b>154,658.04</b>	<b>-</b>	<b>-</b>	<b>-</b>

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**CAXTONS STATEMENTS - DISBURSEMENTS ANALYSIS**  
**Year Ended 31 December 2023**

Date		Total	Maintenance/ Insurance Repairs	Prof. fees fees	Credit Card
30.03.23	Commission/fees	667.13		667.13	
13.02.23	Commission/fees	625.00		625.00	
12.07.23		3596.94	3,596.94		
12.07.23		1889.21	1,889.21		
12.07.23		1982.44	1,982.44		
12.07.23		2645.10	2,645.10		
12.07.23		1956.47	1,956.47		
12.07.23		1119.10	1,119.10		
12.07.23		1237.00	1,237.00		
12.07.23		3354.04	3,354.04		
12.07.23		1276.84	1,276.84		
12.07.23	Commission/fees	1789.22		1,789.22	
12.07.23		1184.79		1,184.79	
12.07.23		600.00		600.00	
12.07.23		168.00	168.00		
12.07.23		142.50		142.50	
12.10.23	Commission/fees	535.00		535.00	
12.10.23	Commission/fees	492.50		492.50	
12.10.23	Commission/fees	1235.00		1,235.00	
12.10.23	Commission/fees	142.50		142.50	
11.01.24		858.32		858.32	
11.01.24		507.50		507.50	
11.01.24		642.50		642.50	
		<u>28,647.10</u>	<u>19,225.14</u>	<u>9,421.96</u>	
		<u>-</u>	<u>-</u>		
		<u>28,647.10</u>	<u>19,225.14</u>	<u>9,421.96</u>	



**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**RENT RECEIVABLE CONTROL**  
**Year Ended 31 December 2023**

<b>Opening balances</b>	<b><u>33,860.92</u></b>		<b><u>2,102.91</u></b>
<b>Cash received:</b>		Caxtons	Fisk House
3 months to: 31.03.23		31,758.01	2,079.61
3 months to: 30.06.23		42,889.18	2,174.61
3 months to: 30.09.23		15,166.99	2,120.61
3 months to: 31.12.23		36,490.82	1,856.61
		<u>126,305.00</u>	<u>8,231.44</u>
			<b><u>134,536.44</u></b>
<b>Disbursements - per Schedule</b>			
Maintenance/repairs			-
Insurance			19,225.14
Professional fees			-
Cash retained (contra)			-
Management fees:			
12.04.23			1,292.13
13.07.23			3,716.51
13.10.23			2,405.00
12.01.24			2,008.32
			<u>9,421.96</u>
Fisk House Rents	<b><u>8,231.44</u></b>		
Caxtons - Cash receivable per schedule			
Rents	143,009.44		
Insurance recoverable	11,648.60		
Cash retained (contra)	-		
Insurance excess (19 High Street)	-		
	<b><u>154,658.04</u></b>		
Closing balances	<b><u>2,008.32</u></b>		<b><u>33,472.27</u></b>
Difference			
	<b><u>198,758.72</u></b>		<b><u>198,758.72</u></b>

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**BALANCE SHEET SCHEDULES**

**31st December 2023**

	31.12.23	31.12.22
<b>Debtors:</b>		
Wayleave	-	-
Recoverable Property Insurance:	-	-
Premium paid	-	-
Less: recovered to date	-	-
Caxtons (rent paid after accounting date)	33,472.27	33,860.92
Caxtons (Insurance refund)	-	-
January cash grants prepaid	-	-
Refund due on overstated amount paid to	-	-
Furley Page on cheque no 1197	30.00	30.00
	<u><u>33,502.27</u></u>	<u><u>33,890.92</u></u>
<b>Creditors and accruals:</b>		
Caxtons: Fees	2,008.32	2,102.91
Commission re concessions	-	-
Indemnity Insurance	-	-
Credit Card fees	-	-
Repairs and maintenance	-	-
<b>Accruals:</b>		
Independent Examiners	1,020.00	6,540.00
Furley Page	-	2,400.00
BSPL Accountants	4,200.00	-
	<u><u>7,228.32</u></u>	<u><u>11,042.91</u></u>

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**ANALYSIS OF FURLEY PAGE FEES**  
**Year ended 31 December 2023**

**2023**

Furley Page LLP:

Clerking Costs:

17/01/2023	7,800.00
15/02/2023	7,200.00
29/03/2023	1,183.20
03/04/2023	5,400.00
25/04/2023	7,200.00
26/05/2023	6,600.00
20/06/2023	6,600.00
18/07/2023	7,200.00
04/09/2023	6,720.00
09/10/2023	6,609.00
14/11/2023	1,775.40
14/11/2023	5,400.00
05/12/2023	4,200.00
05/12/2023	4,800.00
20/12/2023	4,800.00

Adjustments to pay outstanding accruals - 6,600.00

Accounts

4,200.00

1,020.00

-

5,220.00

Less: opening accrual

-

5,220.00

2021 accrual

-

5,220.00

**82,107.60**

Other Legal Fees:

Sarah Woolnough

-

Land/Lease

-

Land/Option

-

Option agreement

-

Parking space at rear of Fisk House

-

**82,107.60**

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**Year ended 31 December 2023**

	Note	Unrestricted Funds £	Restricted Funds £	2023 Total £	2022 Total £
<b>Incoming resources</b>					
<b>Incoming resources from generated funds:</b>					
Voluntary income				-	-
Donations and gifts				-	-
Activities for generating funds:					
Investment income	2	159,774		159,774	163,871
<b>Incoming resources from charitable activities:</b>					
Insurances recoverable		11,649		-	6,010
<b>Total Incoming Resources</b>		<b>171,423</b>		<b>159,774</b>	<b>169,881</b>
<b>Resources expended</b>					
<b>Cost of generating funds</b>					
Cost of maintaining investments	3	34,002		34,002	25,691
<b>Charitable activities</b>	4	91,812		91,812	84,063
<b>Governance costs</b>					
Administration expenses	5	83,945		83,945	84,665
<b>Total resources expended</b>		<b>209,758</b>		<b>209,758</b>	<b>194,419</b>
Net (resources expended)/ incoming resources		(38,336)		(38,336)	(24,538)
Realised gain on sale of freehold land (net sale proceeds)					
Unrealised (losses)/gains on investments	6 & 7	29,146		29,146	(33,365)
<b>Net movement in funds</b>		<b>(9,190)</b>		<b>(9,190)</b>	<b>(57,903)</b>
<b>Fund balances brought forward at 1 January 2023</b>		<b>3,399,670</b>		<b>3,399,670</b>	<b>3,457,573</b>
<b>Fund balances carried forward at 31 December 2023</b>		<b>3,390,480</b>		<b>3,390,480</b>	<b>3,399,670</b>

All of the above results are derived from continuing activities. All gains and losses recognised in the year are included above.

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**BALANCE SHEET**  
**31 December 2023**

	Notes	2023	2022
<b>Fixed assets</b>			
Tangible assets	6	2,771,962	2,771,962
Investments	7	<u>389,154</u>	<u>360,008</u>
		3,161,116	3,131,970
<b>Current assets</b>			
Debtors	8	33,502	33,891
Cash at bank and in hand		<u>203,091</u>	<u>244,852</u>
		236,593	278,743
<b>Creditors: Amounts falling due within one year</b>	9	<u>7,228</u>	<u>11,043</u>
<b>Net current assets</b>		<u>229,364</u>	<u>267,700</u>
<b>Net assets</b>		<u>3,390,480</u>	<u>3,399,670</u>
<b>Funds:</b>			
<b>Unrestricted Funds</b>			
General funds at 1 January 2023		3,399,670	3,457,573
(Deficit)/Surplus for the year		<u>(9,190)</u>	<u>(57,903)</u>
General funds at 31 December 2023		<u>3,390,480</u>	<u>3,399,670</u>
<b>Total funds</b>		<u>3,390,480</u>	<u>3,399,670</u>

The financial statements on pages 1 to 12 were approved by the trustees on 23rd October 2024 and signed on their behalf by:

  
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(Trustee)

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**Notes forming part of the financial statements**  
**for the year ended 31 December 2023**

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**1 Accounting policies**

**(a) Basis of preparation**

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standards for Smaller Entities (effective January 2007), the Charities Act 1993 and in accordance with the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities" published in 2005 and applicable accounting standards.

**(b) Fund accounting**

General Funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**(c) Incoming resources**

All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received.

No amounts are included in the financial statements for services donated by volunteers.

**(d) Resources expended**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources. Grants offered subject to conditions which have not been met at the year end are noted as a commitment but not accrued as expenditure.

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**Year ended 31 December 2023**

	2023	2022
<b>2 Investment income</b>		
Bank Interest receivable	2,935	398
Rent received	151,241	153,616
Interest on rents and insurances paid late	-	-
Investment income	5,385	9,857
Other income	213	-
	<u>159,774</u>	<u>163,871</u>
<b>3 Costs of maintaining investments</b>		
Property management fees	9,422	9,216
Property repairs	5,354	-
Property insurance	19,225	16,475
Other property expenses	-	-
	<u>34,002</u>	<u>25,691</u>
<b>4 Charitable activities</b>		
First charges on income:		
(a) Parochial Church Cncl of Whitstable	500	500
(b) Whitstable Educational Foundation!	-	-
Endowed School	<u>3,150</u>	<u>3,150</u>
Regular grants	61,790	51,900
Additions to regular grants	-	-
Almshouse Charity of Wynn Ellis	-	-
Society of St Vincent de Paul	13,100	8,088
Whitstable 8 Seasalter Endowed Junior School	-	-
Special Grants	13,272	20,425
	<u>91,812</u>	<u>84,063</u>
<b>5 Administrative expenses</b>		
Furley Page professional fees (per Schedule)	76,888	80,615
Other professional fees	4,200	1,846
Independent examiners fees	1,020	660
Indemnity insurance	1,685	1,534
Sundry expenses	152	10
	<u>83,945</u>	<u>84,665</u>
<b>6 Tangible assets</b>		
Freehold property (As valued in March 2011)	2,600,000	2,600,000
<b>Additions:</b> Storage facilities and residential unit	166,283	166,283
(Wedgewood Homes)	-	-
Release of retention	5,679	5,679
	<u>2,771,962</u>	<u>2,771,962</u>
<b>7 Investments</b>		
BLK Charities UK Equity Fund A Inc	143,910	136,393
BLK Charities UK Bond Fund A Inc	9,493	9,339
Charishare Common investment Fund Shares	-	-
Charinco Common investment Fund Shares	-	-
COIF Charity Income Shares	172,677	158,145
COIF Charity Accumulation Shares	63,074	56,131
	<u>389,154</u>	<u>360,008</u>

**WHITSTABLE NON-ECCLESIASTICAL CHARITIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**Year ended 31 December 2023**

	2023	2022 £
<b>8 Debtors</b>		
Outstanding rents paid after accounting date	33,472	33,861
Insurance recoverable after accounting date	-	-
Wayleave paid after accounting date	-	-
January cash grants prepaid	-	-
Refund due on Furley Page cheque	30	30
	<u>33,502</u>	<u>33,891</u>
 <b>9 Creditors: amounts falling due within one year</b>		
Sundry creditors - Property Management	2,008	2,103
Accruals	5,220	8,940
	<u>7,228</u>	<u>11,043</u>
 <b>10 Unrestricted funds</b>		
The General Reserve represents the free funds of the charity which are not designated for particular purposes.		