

Whitstable Non-Ecclesiastical Charities
Financial Statements
Year Ended 31 December 2024

THE BUBB SHERWIN PARTNERSHIP LTD

Whitstable Non-Ecclesiastical Charities
Contents

	Page
Details	1
Trustees Report	2
Bank Control	3
Caxon Statement - Cash receivable	4
Caxon Statement - Disbursements Analysis	5
Rent Receivable Control	6
Balance Sheet Schedules	7
Furley Page Analysis	8
Statement of Financial Activities	9
Balance Sheet	10
Notes to the Accounts	11-12

Whitstable Non-Ecclesiastical Charities
Details
Year Ended 31 December 2024

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
Trustees Report
Year Ended 31 December 2024

The Trustees present their report along with the financial statements of the charity for the year ended 31 December 2024. 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 16 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 22nd September and was signed by Chairman.

2025


Signed

Whitstable Non-Ecclesiastical Charities
Bank Control
Year Ended 31 December 2024

Balances at 1 January 2024

Lloyds:	Account no 00135065	14,967.49	
	Account no 00722025	70,573.61	
	Account no 516233852-779	102,549.41	
COIF Charities Deposit		15,000.00	

203,090.51

Receipts and payments - per periodic/quarterly statements

3 months to	31.03.24	35,573.44	42,932.14
3 months to	30.06.24	16,802.37	38,307.84
3 months to	30.09.24	43,484.63	34,561.18
3 months to	31.12.24	45,202.58	45,090.70

183,261.67

Balances at 31 December 2024, per reconciliation below

344,153.53

344,153.53

Bank reconciliation:

As at 31.12.24

Lloyds:

Account no 00135065

Balance per bank statement

31,962.15

Less:

Outstanding cheques

Account no 00722025

Balance per bank statement

31,149.01

Account no 516233852-779

105,150.51

15,000.00

COIF Charities Deposit

183,261.67

Balances at 31 December 2024

Whitstable Non-Ecclesiastical Charities
Caxtons Statements - Cash Receivable
Year Ended 31 December 2024

Date	Total	Rent	Insurance	Cash Retained	Insurance excess
15.04.2024	55,778.75	55,778.75	-	-	-
12.07.2024	28,691.29	28,691.29	-	-	-
14.10.2024	50,217.84	50,217.84	-	-	-
14.01.2025	38,735.44	38,735.44	-	-	-
	173,423.32	173,423.32	-	-	-

Whitstable Non-Ecclesiastical Charities
Caxtons Statements - Disbursements Analysis
Year Ended 31 December 2024

Date	Details	Total	Maintenance/ Insurance Repairs	Prof. fees Mangt	Credit Card
12/02/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	1,787.77		1,787.77	
12/03/2024	Clear Group	447.50	447.50		
28/03/2024	Clear Group	515.00	515.00		
01/03/2024	Clear Group	420.00	420.00		
10/04/2024	Clear Group	2,018.15	2,018.15		
10/04/2024	Clear Group	1,926.20	1,926.20		
10/04/2024	Clear Group	2,697.33	2,697.33		
10/04/2024	Clear Group	3,669.40	3,669.40		
10/04/2024	Clear Group	3,437.56	3,437.56		
10/04/2024	Clear Group	1,259.77	1,259.77		
10/04/2024	Clear Group	1,996.21	1,996.21		
10/04/2024	Clear Group	1,140.03	1,140.03		
10/04/2024	Clear Group	1,309.36	1,309.36		
10/04/2024	Property 1325, Land at Radfall Comer	168.00	168.00		
12/04/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	1,111.46		1,111.46	
13/05/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	383.66		383.66	
22/05/2024	Rebuild Cost Assessment Ltd	172.00	172.00		
22/05/2024	Rebuild Cost Assessment Ltd	172.00	172.00		
22/05/2024	Rebuild Cost Assessment Ltd	172.00	172.00		
22/05/2024	Rebuild Cost Assessment Ltd	172.00	172.00		
22/05/2024	Rebuild Cost Assessment Ltd	172.00	172.00		
22/05/2024	Rebuild Cost Assessment Ltd	172.00	172.00		
22/05/2024	Rebuild Cost Assessment Ltd	172.00	172.00		
22/05/2024	Rebuild Cost Assessment Ltd	172.00	172.00		
22/05/2024	Tremain & Sons Group Ltd	11,472.00	11,472.00		
11/06/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	505.00		505.00	
11/07/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	727.82		727.82	
24/07/2024	Caxtons Commercial Limited	1,147.20	1,147.20		
12/08/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	735.81		735.81	
12/08/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	142.50		142.50	
11/09/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	1,379.59		1,379.59	
11/10/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	931.41		931.41	
16/02/2024	South Eastern Maintenance Ltd	660.00	660.00		
11/11/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	650.00		650.00	
11/12/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	405.38		405.38	
13/01/2025	Caxtons Comm. Ltd (Comm Mangt Fees)	1,032.50		1,032.50	
11/12/2024	Caxtons Comm. Ltd (Comm Mangt Fees)	142.50		142.50	
		45,595.11	35,659.71	9,935.40	
		45,595.11	35,659.71	9,935.40	

Whitstable Non-Ecclesiastical Charities
Rent Receivable Control
Year Ended 31 December 2024

Opening balances	<u>33,471.93</u>		<u>2,008.32</u>
Cash received:		Caxtons	Fisk House
3 months to: 31.03.24		31,463.61	1,814.53
3 months to: 30.06.24		12,420.01	2,174.61
3 months to: 30.09.24		39,180.40	2,161.17
3 months to: 31.12.24		40,382.74	1,816.45
		<u>123,446.76</u>	<u>7,966.76</u>
			<u>131,413.52</u>
Disbursements - per Schedule			
Maintenance/repairs and Insurance			
15.04.2024			21,004.51
12.07.2024			12,848.00
14.10.2024			1,147.20
14.01.2025			<u>660.00</u>
			<u>35,659.71</u>
Management fees:			
15.04.2024			2,899.23
12.07.2024			1,616.48
14.10.2024			3,189.31
14.01.2025			<u>2,230.38</u>
			<u>9,935.40</u>
Fisk House Rents	<u>7,966.76</u>		
Caxtons - Cash receivable per schedule			
Rents	173,423.32		
Insurance recoverable	-		
Cash retained (contra)	-		
Insurance excess (19 High Street)	-		
	<u>173,423.32</u>		
Closing balances	<u>2,890.38</u>		<u>38,735.44</u>
Difference			
	<u>217,752.39</u>		<u>217,752.39</u>

Whitstable Non-Ecclesiastical Charities
Balance Sheet Schedule
Year Ended 31 December 2024

	2024	2023
Debtors:		
Wayleave	-	-
Recoverable Property Insurance:	-	-
Premium paid	-	-
Less: recovered to date	-	-
Caxtons (rent paid after accounting date)	38,735.44	33,472.27
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>38,765.44</u>	<u>33,502.27</u>
Creditors and accruals:		
Caxtons:		
Caxtons commission fees	2,230.38	2,008.32
Commission re concessions	-	-
Indemnity Insurance	-	-
Credit Card fees	-	-
Repairs and maintenance	660.00	-
Accruals:		
Independent Examiners	1,070.00	1,020.00
Furley Page	-	-
BSPL Accountants	4,410.00	4,200.00
	<u>8,370.38</u>	<u>7,228.32</u>

Whitstable Non-Ecclesiastical Charities
Analysis Of Furley Page
Year Ended 31 December 2024

2024

Furley Page LLP:

Clerking Costs:

24/01/2024 002258	4,800.00
06/03/2024 002259	1,771.20
06/03/2024 002260	4,800.00
26/03/2024 002262	4,800.00
07/05/2024 002265	4,800.00
14/06/2024 002268	4,214.40
17/06/2024 002269	6,600.00
23/07/2024 002272	5,400.00
30/07/2024 002273	4,800.00
31/07/2024 002274	1,800.00
06/12/2024 FURLEY PAGE LLP 100000001461173170 INVOICE	2,624.40
03/10/2024 FURLEY PAGE LLP 600000001433405221 INVOICE	4,209.60
08/11/2024 FURLEY PAGE LLP 600000001453772576 INVOICE	1,838.40

Adjustments to pay outstanding accruals

52,458.00

Other Legal Fees:

52,458.00

Whitstable Non-Ecclesiastical Charities
Statement of Financial Activities
Year Ended 31 December 2024

	Note	Unrestricted Funds £	Restricted Funds £	2024 Total £	2023 Total £
Incoming resources					
Incoming resources from generated funds:					
Investment income	2	191,018	-	191,018	159,774
Incoming resources from charitable activities:					
Insurances recoverable		-	-	-	11,649
Total Incoming Resources		191,018	-	191,018	171,423
Resources expended					
Cost of generating funds					
Cost of maintaining investments	3	55,354	-	55,354	34,002
Charitable activities	4	91,815	-	91,815	91,812
Governance costs					
Administration expenses	5	58,696	-	58,696	83,945
Total resources expended		205,866	-	205,866	209,758
Net (resources expended)/ incoming resources		(14,847)	-	(14,847)	(38,336)
Unrealised (losses)/gains on investments	6 & 7	12,498	-	12,498	29,146
Net movement in funds		(2,349)	-	(2,349)	(9,190)
Fund balances brought forward at 1 January 2024		3,390,480	-	3,390,480	3,399,670
Fund balances carried forward at 31 December 2024		3,388,131	-	3,388,131	3,390,480

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
Year Ended 31 December 2024

	Notes	2024	2023
Fixed assets			
Tangible assets	6	2,771,962	2,771,962
Investments	7	401,652	389,154
		<u>3,173,614</u>	<u>3,161,116</u>
Current assets			
Debtors	8	38,765	33,502
Cash at bank and in hand		183,262	203,091
		<u>222,027</u>	<u>236,593</u>
Creditors: Amounts falling due within one year	9	<u>7,510</u>	<u>7,228</u>
Net current assets		<u>214,517</u>	<u>229,364</u>
Net assets		<u>3,388,131</u>	<u>3,390,480</u>
Funds:			
Unrestricted Funds			
General funds at 1 January 2024		3,390,480	3,399,670
(Deficit)/Surplus for the year		(2,349)	(9,190)
General funds at 31 December 2024		<u>3,388,131</u>	<u>3,390,480</u>
Total funds		<u>3,388,131</u>	<u>3,390,480</u>

The financial statements on pages 1 to 12 were approved by the trustees on 22nd Sept 2025 and signed on their behalf by:

 (Trustee)

Whitstable Non-Ecclesiastical Charities
Notes to the Financial Statements
Year Ended 31 December 2024

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.

	2024	2023
2. Investment income		
Bank Interest receivable	3,177	2,935
Rent received	181,390	151,241
Investment income	5,558	5,385
Other income	894	213
	<u>191,018</u>	<u>159,774</u>
3. Costs of maintaining investments		
Property management fees	9,935	9,422
Property repairs	23,359	5,354
Property insurance	21,005	19,225
Other property expenses	1,055	-
	<u>55,354</u>	<u>34,002</u>

Whitstable Non-Ecclesiastical Charities
Balance Sheet
Year Ended 31 December 2024

	2024	2023
4. Charitable activities		
First charges on income:		
(a) Parochial Church Cncl of Whitstable	500	500
Endowed School	3,150	3,150
Regular grants	77,169	61,790
Society of St Vincent de Paul	3,650	13,100
Special Grants	7,346	13,272
	91,815	91,812
5. Administrative expenses		
Furley Page professional fees (per Schedule)	52,458	76,888
Other professional fees	3,600	4,200
Independent examiners fees	1,020	1,020
Indemnity insurance	1,581	1,685
Sundry expenses	38	152
	58,696	83,945
6. Tangible assets		
Freehold property (As valued in March 2011)	2,600,000	2,600,000
Storage facilities and residential unit	166,283	166,283
Release of retention	5,679	5,679
	2,771,962	2,771,962
7. Investments		
BLK Charities UK Equity Fund A Inc	149,571	143,910
BLK Charities UK Bond Fund A Inc	9,220	9,493
COIF Charity Income Shares	176,578	172,677
COIF Charity Accumulation Shares	66,282	63,074
	401,652	389,154
8. Debtors		
Outstanding rents paid after accounting date	38,735	33,472
Refund due on Furley Page cheque	30	30
	38,765	33,502
9. Creditors: amounts falling due within one year		
Sundry creditors - Property Management	2,890	2,008
Accruals	4,620	5,220
	7,510	7,228
10. Unrestricted funds		
The General Reserve represents the free funds of the charity which are not designated for particular purposes.		

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 2024 – 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 2024.

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

Chartered Accountants & Registered Auditors

Disley

The Hill Side

Orpington

BR6 7SD Date 17th September 2025