

LINTON PARK ALMSHOUSES
Registered Charity No.262420 - Member of The Almshouse Association -
No.M1465

BRIEF REPORT DETAILING THE WORK OF THE TRUSTEES DURING 2020

1. Trustees: Mrs P Burden, Mr R Butters, Rev P Callway (Chairman), Mr P Cooper, Mr R Leagas. Mrs K Cooper (Clerk). There were 2 meetings of the Trustees in May and December by Zoom because of the Covid-19 pandemic. There is currently no Borough Council representative Trustee.
2. Finance
 - a. CAF Cash account balance at 31/12/2020 £16,119.
 - b. CCLA COIF Deposit Account Balance at 30/12/20 - £18,50, yield 0.0144%.
 - c. Shawbrook Bank CAF 12- month Fixed Rate Saver Issue 2, Interest Rate 1.4% Matured on 29/5/2020 £18,000 + interest of £249.93. Reinvested full amount including interest into new account with same interest rate as last year 1.4%. Investments:
 - d. COIF Charities Investment Fund Accumulation units. 1396.06 units valued at £287,859 at end of year.
 - e. M&G Accumulation shares: 10,564 units valued at £977 at end of year.
 - f. Mr J Whitmarsh, ACIB, examined the year end accounts and signed the Charity Commission Independent Examiner's Report on the account, with no undue matters coming to his attention.
 - g. Half-yearly repayments of £1,575 and £787.50 were paid to the Almshouses Association in March and September for the £30,000 and £15,000 interest free loans received from them. The balance of £8,775 is due to be repaid in 2022.
 - h. Clerk's remuneration was paid at £195.00 per month.
 - i. The Rent Office advised an equivalent fair rent for these properties to be £160 per week. However, the Trustees considered it inadvisable and unnecessary to increase the Weekly Maintenance Contribution at this time which will remain at £139 per week.
3. Residents There were no changes of Residents during the year. All residents remained healthy during the pandemic and took care of themselves and their neighbours.
4. Emergency Call System PPP Taking Care, who have a national call centre continue to provide monitoring of the system at an annual payment of £1,185.40.
5. Data Protection Policy based on a sample policy from The Almshouse Association is in place.
6. Buildings Largely due to the pandemic there was minimal work required to the buildings.
7. External Goodwin Pest Management continues to carry out monthly inspections for any pest activity at £145 per quarter (+VAT). The rear boundary fence was replaced at a cost of £2,206.50. The 5 garden sheds are in various states of repair. Trustees decided to take ownership of them where possible, maintain them and replace derelict sheds.
8. As a Christmas party was not possible, supermarket vouchers of £50 were given to the residents.

K Cooper
Clerk to the Trustees

LINTON PARK ALMSHOUSES

Receipts and Payments Account for the year ending 31 December 2020

2019 £	Receipts	2020 £	Payments	2020 £	2019 £
36,557.00	Contributions from residents	36,140.00	Tenant Services		
	Interest from Investments		Water and sewerage	1,335.83	1,762.18
0.00	Nat Assoc of Almshouses	0.00	Heating		
	Banks	0.00	Oil	4,981.28	2,479.26
47.97	COIF	27.50	Servicing	388.80	1,719.14
	Shawbrook	249.93	Electricity	277.16	285.24
			OilTank	0.00	3,495.60
			Lifeline	1,185.40	1,752.25
	Sale of shares		Property		
			Renovation and Repairs	838.04	18,914.14
			Gardens	3,216.50	276.98
	Value of investments		Administration		
46,748.19	Write up (COIF)	25,140.67	Professional Fees	140.00	133.00
155.71	Write up (M&G)	-32.12	Insurance	872.68	927.58
			Tenants Gifts	317.00	249.20
			Other Costs	0.00	43.00
			Clerk's expenses	2,340.00	1,935.00
			Account Fee	60.00	60.00
				15,952.69	34,032.57
			Surplus/deficit for the year	45,573.29	49,476.30
<u>£ 83,508.87</u>		<u>£ 61,525.98</u>		<u>£ 61,525.98</u>	<u>£ 83,508.87</u>

Funds Statement @31st December 2020

Balance @ 1.1.20	287,361.03	Balance in:		
Deficit/surplus for 2020	45,573.29	COIF Deposit Fund	£18,503.47	8,475.97
		CAF Account	£16,119.52	10,642.21
		Cash held	£0.00	0.00
		Shawbrook Bank	18,249.93	18,000.00
		Investments	288,836.40	263,727.85
		Almshouse Association loan	(8,775.00)	-13,500.00
	<u>£ 332,934.32</u>		<u>£ 332,934.32</u>	<u>£ 287,346.03</u>

Investments

NAACIF 10.564 accumulation shares
(converted from income shares DEC 2013)
Value @ 31.12.20 £977.34 (Cost 1974 £250)

£

-

COIF Charities Investment Fund
Accumulation Units 1396.06 units
Value @ 31.12.20 £287,859.06 (Cost £105,000)

CHAIRMAN: Accounts approved

CLERK: Accounts Prepared

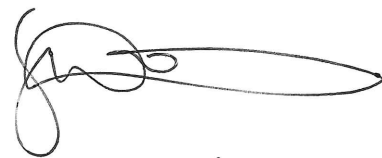
INDEPENDENT EXAMINER
(Report attached)

Signed:

Date:

Name: Rev P Callway
Address: The Rectory
144 Heath Road
Coxheath
Maidstone ME17 4PL

Mrs K Cooper
Forge Cottage
Linton Hill, Linton
Maidstone
Kent ME17 4AW


J R Whitman
17 Mar 2021



Section A

Independent Examiner's Report

Report to the trustees/
members of

LINTON PARK ALMSHOUSES

On accounts for the year
ended

31st December 2020.

Charity no
(if any)

262420
~~26240~~

Set out on pages

Respective
responsibilities of
trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent
examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent
examiner's statement

In connection with my examination, no material matters have come to my attention (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities Act or
- the accounts do not accord with the accounting records

I 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:

12 Mar 2021

Name:

J R Whitmarsh

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

ACIB (Associate, Chartered Institute of Bankers)

Address:

Hill Side House ME17 4BS

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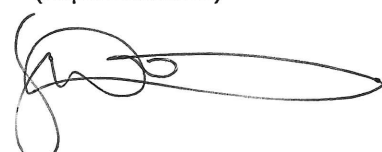
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