

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

BRIEF REPORT DETAILING THE WORK OF THE TRUSTEES DURING 2021

1. Trustees: Mrs P Burden, Mr R Butters, Rev P Callway (Chairman), Mr P Cooper, Mr R Leagas. Clerk: Mrs K Cooper. There were two meetings of the Trustees in June and October. There is currently no Borough Council representative Trustee. The Rev P Callway resigned in June as he was retiring as Rector of the church. Mr R Butters was appointed as Chairman. Former Chair of the Trust, Mr D Martin, who died in October, was fondly remembered.
2. Finance
 - a. CAF Cash account balance at 31/12/2021 £23,940.45..
 - b. CCLA COIF Deposit Account Balance at 30/12/21 - £18,505, average yield 0.023% pa.
 - c. Shawbrook Bank CAF 12- month Fixed Rate Saver Issue 2, Interest Rate 1.4% Matured on 29/5/2021 £18,249.93 + interest of £254.80. Maturing balance of £18,504.73 rolled into a CAF Matured Funds account at 0.10%.
 - d. COIF Charities Investment Fund Accumulation units. 1396.06 units valued at £338,088.46 at end of year.
 - e. M&G Accumulation shares: 10,564 units valued at £1,106 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 had advised in December 2020 an equivalent fair rent for these properties to be £160 per week. However, the Trustees agreed that this should continue to remain at £139 per week.
3. Residents There were no changes of Residents during the year.
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 A new oil fired boiler was installed at a cost of £7,576. The Trust will keep in mind that in the next 10 years there should be a different form of heating. There were only minor repairs to the buildings during the year.
7. External Goodwin Pest Management continues to carry out monthly inspections for any pest activity at £145 per quarter (+VAT). A new shed was purchased for cottage No.4. Mr Gary Knight took over mowing the lawns from Paul Cooper who has done this for over 20 years. The Trust agreed to pay Mr Knight £20 per cut.
8. A garden party was held in the gardens in September to celebrate with the Almshouse Association on their 75th Anniversary. As part of a Christmas gift, some of the residents and Trustees attended a musical show in Tunbridge Wells in which Ron Leagas was taking part. Supermarket vouchers of £50 were given to the residents who could not attend.

Clerk to the Trustees
March 2022

LINTON PARK ALMSHOUSES

Receipts and Payments Account for the year ending 31 December 2021

2020	Receipts	2021	Payments	2021	2020
£		£		£	£
36,140.00	Contributions from residents	36,696.00	Tenant Services		
	Interest from Investments		Water and sewerage	1,415.08	1,335.83
	Nat Assoc of Almshouses	0.00	Heating		
	Banks	0.00	Oil	3,192.06	4,981.28
27.50	COIF	2.21	Servicing	2,254.28	388.80
249.93	Shawbrook	254.80	Electricity	363.63	277.16
			New Boiler	7,576.70	0.00
			Lifeline	1,185.40	1,185.40
	Sale of shares		Property		
			Renovation and Repairs	2,894.64	838.04
			Gardens	1,309.00	3,216.50
			Administration		
			Professional Fees	142.00	140.00
25,140.67	Value of investments		Insurance	897.36	872.68
-32.12	Write up (COIF)	50,229.40	Tenants Gifts	375.92	317.00
	Write up (M&G)	128.75	Other Costs	108.00	0.00
			Clerk's expenses	2,340.00	2,340.00
			Account Fee	96.00	60.00
				<u>24,150.07</u>	<u>15,952.69</u>
			Surplus/deficit for the year	63,161.09	45,573.29
<u>£ 61,525.98</u>		<u>£ 87,311.16</u>		<u>£ 87,311.16</u>	<u>£ 61,525.98</u>

Funds Statement @31st December 2021

Balance @ 1.1.21	332,934.32	Balance in:		
Deficit/surplus for 2021	63,161.09	COIF Deposit Fund	£18,505.68	£18,503.47
		CAF Account	£23,940.45	£16,119.52
		Cash held	£0.00	£0.00
		Shawbrook Bank	18,504.73	18,249.93
		Investments	339,194.55	288,836.40
		Almshouse Association loan	(4,050.00)	(8,775.00)
	<u>£ 396,095.41</u>		<u>£ 396,095.41</u>	<u>£ 332,934.32</u>

Investments

NAACIF 10.564 accumulation shares
(converted from income shares DEC 2013)
Value @ 31.12.21 £1,106.09 (Cost 1974 £250)

£ -

COIF Charities Investment Fund
Accumulation Units 1396.06 units
Value @ 31.12.21 £338,088.46 (Cost £105,000)

CHAIRMAN: Accounts approved

Signed: 

Date: 16/3/2022

Name: Mr R Butters
Address: The Barn
Redwall Farmhouse
Redwall Lane, Linton
Maidstone ME17 4AX

CLERK: Accounts Prepared



~~16/3/22~~
1/3/22 KC

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

INDEPENDENT EXAMINER
(Report attached)


J R Whitmarsh
25 Feb 2022



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's
report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Linton Park Almshouses

On accounts for the year
ended

31st December 2021

Charity no
(if any)

262420

Formatted: Superscript

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:

25 Feb 2022

Name:

J R Whitmarsh

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

ACIB

Address:

Hill Side House ME17 4BS



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's
report on the accounts

Section A

Independent Examiner's Report

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Linton Park Almshouses

On accounts for the year
ended

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Signed:

Date:

25 Feb 2022

Name:

JR Whitmarsh

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

AC1B

Address:

Hill Side House WE17 4BS