

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

BRIEF REPORT DETAILING THE WORK OF THE TRUSTEES DURING 2022

1. Trustees: Mrs P Burden, Mr R Butters, (Chairman), Mr P Cooper, Mr R Leagas. Cllr S Webb
Clerk: Mrs K Cooper. There were meetings of the Trustees in March and October. There is currently no Linton Park representative Trustee.
2. Finance
 - a. CAF Cash account balance at 31/12/2022 - £35,413.28
 - b. CCLA COIF Deposit Account Balance at 30/12/22 - £18,686.24, average yield 2.535% p.a.
 - c. Shawbrook Maturing balance of £18,523.23 rolled into a CAF Matured Funds account at 0.10%.
 - d. COIF Charities Investment Fund Accumulation units. 1396.06 units valued at £307,674.59 at 31/12/2022.
 - e. M&G Accumulation shares: 10,564 units valued at £1,114.83 at 31/12/2022.
 - 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 administration fee of 5% was added to the balance leaving £1575 to be paid in 2023.
 - h. Clerk's remuneration was paid at £195.00 per month.
 - i. The Trustees agreed that the Weekly Maintenance Contribution (WMC) 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 £1,209.10.
5. Data Protection Policy based on a sample policy from The Almshouse Association is in place.
6. Buildings
Only very minor routine maintenance/repairs were carried out in the year.
7. External Goodwin Pest Management continue to carry out monthly inspections for any pest activity at £145 per quarter (+VAT). A new shed was purchased for cottage No.3. Mr Gary Knight continued to mow the lawns at £20 per cut.
8. Christmas gifts of supermarket vouchers and boxes of sweets were given to the residents.

K Cooper
Clerk to the Trustees
March 2023

LINTON PARK ALMSHOUSES

Receipts and Payments Account for the year ending 31 December 2022

2021 £	Receipts	2022 £	Payments	2022 £	2021 £
36,696.00	Contributions from residents	36,142.14	Tenant Services		
	Interest received		Water and sewerage	1,400.07	1,415.08
			Heating		
	Banks	27.02	Oil	8,461.89	3,192.06
2.21	COIF	180.56	Servicing	1,891.05	2,254.28
254.80	Shawbrook	18.50	Electricity	419.88	363.63
			New Boiler	0.00	7,576.70
			Lifeline	1,209.10	1,185.40
			Property		
			Renovation and Repairs	1,268.64	2,894.64
			Gardens	1,437.00	1,309.00
			Administration		
			Professional Fees	146.00	142.00
			Insurance	975.70	897.36
			Tenants Gifts	295.50	375.92
			Other Costs	45.00	108.00
			Clerk's expenses	2,340.00	2,340.00
			Account Fee	81.50	96.00
			Loan fee 5% of £45,000	2,250.00	
				22,221.33	24,150.07
			Surplus for the year	14,146.89	12,802.94
<u>£ 36,953.01</u>		<u>£ 36,368.22</u>		<u>£ 36,368.22</u>	<u>£ 36,953.01</u>

Funds Statement @31st December 2022

Balance @ 1.1.22	56,900.86	Balance in:		
Surplus for 2022	14,146.89	COIF Deposit Fund	£18,686.24	£18,505.68
		CAF Account	£35,413.28	£23,940.45
		Shawbrook Bank	£18,523.23	£18,504.73
		Almshouse Association loan	-£1,575.00	-£4,050.00
	<u>£ 71,047.75</u>		<u>£ 71,047.75</u>	<u>£ 56,900.86</u>

Value of Investments

M&G Charity Multi Asset Fund (formerly NAACIF)

Cost 1974 - £250.00	Converted from income shares Dec 2013
10.564 accumulation shares	
Market value @ 01.01.2022	£1,106.09
Market value @ 31.12.2022	£1,114.83
Write up	£8.74
Total investment holding at 01/01/2022	£339,194.55
Total investment holding at 31/12/2022	£308,789.42
Total write down	£30,405.13

COIF Charities Investment Fund

Cost £105,000	
1396.06 accumulation shares	
Market value @ 01.01.2022	£338,088.46
Market value @ 31.12.2022	£307,674.59
Write down	£30,413.87

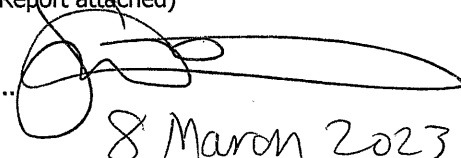
CHAIRMAN: Accounts approved

CLERK: Accounts Prepared

INDEPENDENT EXAMINER
(Report attached)

Signed: 





Date: 15th March 2023

16th March 2023

8 March 2023

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

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



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 2022

Charity no
(if any)

262420

Set out on pages

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

Responsibilities and
basis of report

As the charity trustees of the Trust, 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 the applicable Directions given by the Charity Commission under section 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 (~~other than that disclosed below~~*) in connection with the examination which gives me cause to believe that in, any material respect:

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

I have no concerns and 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:

6 March 23

Name:

J R Whitmarsh

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

ACIB

Address:

Hill Side House

Westonhill Rd

Linton ME17 4BS

LINTON PARK ALMSHOUSES

Receipts and Payments Account for the year ending 31 December 2022

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£		£		£	£
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	Interest received		Water and sewerage	1,400.07	1,415.08
			Heating		
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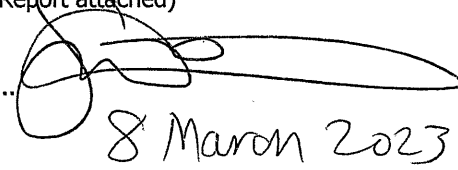
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