

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

BRIEF REPORT DETAILING THE WORK OF THE TRUSTEES DURING 2023

1. Trustees: Mrs P Burden, Mr R Butters, (Chairman), Mr P Cooper, Rev L Faulkner, Mr R Leagas, Cllr S Webb Clerk: Mrs K Cooper. There was a meeting of the Trustees in November. There is currently no Linton Park representative Trustee. Mr M and Mrs N Hobbs were co-opted as Trustees. Mr Paul and Mrs Kath Cooper attended the Almshouse Association's Members Day and AGM in June, meeting representatives of other Almshouse charities. Guest speakers, including the main speaker, Terry Waite, emphasised the caring nature of the Almshouse movement.
2. Finance
 - a. CAF Cash account balance at 31/12/2023 - £7,930.74
 - b. CCLA Deposit Account Balance at 30/12/23 - £40,071.79, average yield 5.1484% p.a.
 - c. COIF Charities Investment Fund Accumulation units. 1396.06 units valued at £346,223.30 at 31/12/2023.
 - d. M&G Accumulation shares: 10,564 units valued at £1,118.04 at 31/12/2023.
 - e. 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.
 - f. The balance of the Almshouses Association loan of £1,575 was paid in March.
 - g. Clerk's remuneration was paid at £195.00 per month.
 - h. The Trustees agreed that the Weekly Maintenance Contribution (WMC) should continue to remain at £139 per week.
 - i. Insurance - Grout Insurance have insured the Almshouses for some years but a more competitive quotation was received from another Almshouse Association approved supplier, HIGOS, at £840.68, so the policy was changed. HIGOS carried out a Desktop Rebuild Cost Assessment giving a Total Rebuild Cost Assessment of £1,160,589.
 - j. Charity Commission return for 2022 with Accounts and Annual report submitted in October.
3. Residents Mr Ian Wanklyn (No.3) died suddenly in June. A new resident, Ms Denise Hossack, was appointed in October.
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 £1,233.
5. Data Protection Policy based on a sample policy from The Almshouse Association is in place.
6. Buildings

£7,000 was spent on property renovation and repairs, including work to bring cottage no.3 up to standard for a new resident; and replacement of rotten window frames in no.5.
7. External Goodwin Pest Management continue to carry out monthly inspections for any pest activity at £145 per quarter (+VAT). Mr Gary Knight mowed the lawns at £25 per cut.
8. A Christmas lunch was organised in the Bull Inn for residents and Trustees and our retiring Surveyor was also invited.

K Cooper
Clerk to the Trustees
August 2024

LINTON PARK ALMSHOUSES

Receipts and Payments Account for the year ending 31 December 2023

2022	Receipts	2023	Payments	2023	2022
£		£		£	£
36142.14	Contributions from residents	34,333.00	Tenant Services		
	Interest received		Water and sewerage	1,557.51	1,400.07
			Heating		
27.02	Banks	49.40	Oil	4,318.20	8,461.89
180.56	COIF	1,385.55	Servicing	1,107.68	1,891.05
18.50	Shawbrook	21.06	Electricity	566.13	419.88
	CAF Gold	309.96			
			Lifeline	1,233.00	1,209.10
			Property		
			Renovation and Repairs	7,021.18	1,268.64
			Gardens	390.00	1,437.00
			Administration		
			Professional Fees	153.00	146.00
			Insurance	966.97	975.70
			Tenants Gifts	426.28	295.50
			Other Costs	344.79	45.00
			Clerk's expenses	2,145.00	2,340.00
			Account Fee	60.00	81.50
				20,289.74	19,971.33
			Surplus/deficit for the year	15,809.23	16,396.89
£ 36,368.22		£ 36,098.97		£ 36,098.97	£ 36,368.22

Funds Statement @31st December 2023

Balance @ 1.1.23	£71,047.75	Balance in:	
Surplus for 2023	15,809.23	COIF Deposit Fund	£40,071.79
		CAF Account	£7,930.94
		CAF Gold Account	£38,854.25
		Shawbrook Bank	0.00
		Almshouse Association loan	0.00
	£ 86,856.98		£ 86,856.98
£ -			£ -

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 @ 01.01.2023 £1,114.83
Market value @ 31.12.2023 £1,184.04

Write up £69.21

Total investment holding at 01/01/2023 £308,789.42
Total investment holding at 31/12/2023 £347,407.34
Total write up £38,617.92

COIF Charities Investment Fund

Cost £105,000
1396.06 accumulation shares
Market value @ 01.01.2023 £307,674.59
Market value @ 31.12.2023 £346,223.30

Write up £38,548.71

CHAIRMAN: Accounts approved

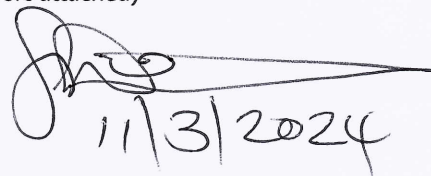
CLERK: Accounts Prepared

INDEPENDENT EXAMINER
(Report attached)

Signed:







Date:

9/4/2024

1/3/2024

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



Section A

Independent Examiner's Report

Report to the trustees/
members of

Linton Park Almshouses

On accounts for the year
ended

31st December 2023

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:

11/3/2024

Name:

J R Whitmarsh

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

ACIB

Address:

Hill Side House ME17 4BS