

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

BRIEF REPORT DETAILING THE WORK OF THE TRUSTEES DURING 2024

1. Trustees: Mrs P Burden, Mr R Butters, (Chairman), Rev L Faulkner, Mr M Hobbs, Mrs N Hobbs, Mr R Leagas, Cllr S Wales replaced Cllr S Webb as Borough Council representative. Clerk: Mrs K Cooper. There were meetings of the Trustees in April and October. There is currently no Linton Park representative Trustee.
2. Finance
 - a. CAF Cash account balance at 31/12/2024 - £5,980.40
 - b. CCLA Deposit Account Balance at 30/12/24 - £42,124.88.
 - c. COIF Charities Investment Fund Accumulation units. 1396.06 units valued at £363,835.01 at 31/12/2024.
 - d. M&G Accumulation shares: 10,564 units valued at £1279.00 at 31/12/2024.
 - 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. Clerk's expenses were paid at £195.00 per month.
 - g. An equivalent Fair Rent valuation was received from the Rent Office of £190 per week. Consideration is under way to increase the Weekly Maintenance Contribution (WMC) in 2025.
 - h. Insurance – HIGOS, (now Brown & Brown) insured the property at £1,035.77
 - i. Charity Commission return for 2023 with Accounts and Annual report submitted in August.
3. Residents No changes to residents in 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 £1,301.89.
5. Data Protection Policy based on a sample policy from The Almshouse Association is in place.
6. Buildings

£17,755 was spent on property renovation and repairs. A Quinquennial report was carried out by DC Hudson Architects and various minor repairs identified, completed by Allan Parkes Construction. An Electrical Installation Condition Report was completed by Hilec Electricals and necessary remedial work carried out to ensure compliance. A complete survey of the drain system was undertaken by JLH Drains and remedial work carried out.
7. External Goodwin Pest Management continue to carry out monthly inspections for any pest activity at £175 per quarter.
8. A Christmas lunch was organised in the Bull Inn for residents and Trustees.

K Cooper
Clerk to the Trustees
July 2025

LINTON PARK ALMSHOUSES

Receipts and Payments Account for the year ending 31 December 2024

2023	Receipts	2024	Payments	2024	2023
£		£		£	£
34,333.00	Contributions from residents	36,696.00	Tenant Services		
	Interest received		Water and sewerage	1,694.43	1,557.51
			Heating		
49.40	Banks	17.28	Oil	5,408.67	4,318.20
1,385.55	CCLA Deposit fund	2,053.09	Servicing	2,010.11	1,107.68
21.06	Shawbrook		Electricity	541.28	566.13
309.96	CAF Gold	1,008.64	Lifeline	1,301.89	1,233.00
			Property		
			Renovation and Repairs	17,755.07	7,021.18
			Gardens	673.00	390.00
			Administration		
			Professional Fees	267.00	153.00
			Insurance	1,035.77	966.97
			Tenants Gifts	356.10	426.28
			Other Costs	25.50	344.79
			Clerk's expenses	2,535.00	2,145.00
			Account Fee	60.00	60.00
				33,663.82	20,289.74
			Surplus/deficit for the year	6,111.19	15,809.23
<u>£ 36,098.97</u>		<u>£ 39,775.01</u>		<u>£ 39,775.01</u>	<u>£ 36,098.97</u>

Funds Statement @31st December 2024

Balance @ 1.1.24	£86,856.98	Balance in:		
Surplus for 2024	6,111.19	CCLA Deposit Fund	£42,124.88	£40,071.79
		CAF Account	£5,980.40	£7,930.94
		CAF Gold	£44,862.89	£38,854.25
	<u>£ 92,968.17</u>		<u>£ 92,968.17</u>	<u>£ 86,856.98</u>
<u>£ 0.00</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 @ 31.12.2023	£1,184.04
Market value @ 31/12/2024	£1,279.00
Write up	£94.96
Total investment holding at 01/01/2024	£347,407.34
Total investment holding at 31/12/2024	£365,114.01
Total write up	£17,706.67

CCLA Charities Investment Fund

Cost £105,000
1396.06 accumulation shares

Market value @ 01.01.2024	£346,223.30
Market value @ 31.12.2024	£363,835.01
Write up	£17,611.71

CHAIRMAN: Accounts approved

CLERK: Accounts Prepared

INDEPENDENT EXAMINER
(Report attached)

Signed:

Date:

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

[Signature]

14/3/2025



Section A

Independent Examiner's Report

Report to the trustees/
members of

LINTON PARK ALMSHOUSES

On accounts for the year
ended

31st DECEMBER 2024

Charity no
(if any)

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:

19/3/2025

Name:

J.R. Whitmarsh

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

AC13

Address:

Hill Side House, ME17 4BS Linton

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8/APRIL/2025 1st March 2025 14/3/2025



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