

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021
FOR
THAMES DITTON ALMSHOUSE CHARITY

The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2021

The trustees present their report with the financial statements of the charity for the year ended 30 June 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's main objective is to provide and maintain dwellings for older people.

Public benefit

The Trustees have had due regards to the Charity Commission's guidance on public benefit when setting the charities objectives.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the accounting period, the charity lost two trustees and dealt with the first wave of the Covid-19 lockdown. This impacted upon how the trustees could manage the charity during the year. The charity's main focus was finding new trustees and providing normal services to our beneficiaries.

Two new non-voting trustees were appointed in October 2019 and March 2020.

During the period June 2019 to December 2019, trustees instructed two detailed reports on all the charity's properties which provided a number of suggested actions that trustees should consider going forward in regards to repairs, upgrades and safety measures on the charity's estates. These reports were discussed but it was felt that new trustees were needed before proceeding with the appropriate skills sets.

During the period January 2020 to June 2020, trustees dealt with the resignation of the treasurer who also oversaw some of the administrative actions of the charity. The remaining trustees undertook a search for new trustees and continued to operate the charity to provide stability for the beneficiaries. The charity continued to search for a replacement treasurer and other trustees.

Over the whole year, the trustees upgraded two boilers across the twelve properties and provided support to all twelve beneficiaries. No properties became void during the period and the weekly maintenance charge was achieved for all properties for the 52 weeks. Trustees are aware the WMC is low and have agreed to review with the detailed reports obtained for building inspections and fire safety in 2020/21.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
200212

Principal address
61 Bridge Street
Kington
HR5 3DJ

Trustees

G Keeling (appointed 21/7/2020) (resigned 9/3/2021)
Mrs T Arif (resigned 19/10/2021)
A Brooks (appointed 12/7/2020) (resigned 19/10/2021)
Mrs I Taylor
Mrs C James
Mrs J Randolph

THAMES DITTON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2021

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner
The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

Approved by order of the board of trustees on 17 February 2023 and signed on its behalf by:

Mrs J Randolph - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THAMES DITTON ALMSHOUSE CHARITY

Independent examiner's report to the trustees of Thames Ditton Almshouse Charity

I report to the charity trustees on my examination of the accounts of Thames Ditton Almshouse Charity (the Trust) for the year ended 30 June 2021.

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 Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Claire Ralph
The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

8 March 2023

THAMES DITTON ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021

		2021 Unrestricted funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Donations and legacies		180	2,600
Charitable activities			
Rental of almshouses		31,836	21,617
Investment income	2	2,911	251
Other income		140,370	8
Total		<u>175,297</u>	<u>24,476</u>
EXPENDITURE ON			
Charitable activities			
Rental of almshouses		<u>42,040</u>	<u>20,192</u>
Net gains on investments		<u>36,676</u>	<u>-</u>
NET INCOME		169,933	4,284
RECONCILIATION OF FUNDS			
Total funds brought forward		188,169	183,885
TOTAL FUNDS CARRIED FORWARD		<u><u>358,102</u></u>	<u><u>188,169</u></u>

The notes form part of these financial statements

THAMES DITTON ALMSHOUSE CHARITY

BALANCE SHEET
30 JUNE 2021

		2021 Unrestricted funds £	2020 Total funds £
	Notes		
FIXED ASSETS			
Tangible assets	5	137,168	133,779
Investments	6	154,219	17,173
		<u>291,387</u>	<u>150,952</u>
CURRENT ASSETS			
Debtors	7	2,745	2,154
Cash at bank		66,017	35,843
		<u>68,762</u>	<u>37,997</u>
CREDITORS			
Amounts falling due within one year	8	(2,047)	(780)
		<u>66,715</u>	<u>37,217</u>
NET CURRENT ASSETS			
		<u>358,102</u>	<u>188,169</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>358,102</u>	<u>188,169</u>
NET ASSETS			
		<u>358,102</u>	<u>188,169</u>
FUNDS	9		
Unrestricted funds		358,102	188,169
TOTAL FUNDS		<u>358,102</u>	<u>188,169</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 17 February 2023 and were signed on its behalf by:

J Randolph - Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2021	2020
	£	£
Dividend income	2,909	251
Deposit account interest	2	-
	<u>2,911</u>	<u>251</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2021 nor for the year ended 30 June 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2021 nor for the year ended 30 June 2020.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	2,600
Charitable activities	
Rental of almshouses	21,617
Investment income	251
Other income	8
Total	<u>24,476</u>
EXPENDITURE ON	
Charitable activities	
Rental of almshouses	<u>20,192</u>
NET INCOME	4,284
RECONCILIATION OF FUNDS	
Total funds brought forward	183,885
TOTAL FUNDS CARRIED FORWARD	<u><u>188,169</u></u>

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2020	133,779
Additions	3,389
At 30 June 2021	<u>137,168</u>
NET BOOK VALUE	
At 30 June 2021	<u><u>137,168</u></u>
At 30 June 2020	<u><u>133,779</u></u>

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 July 2020	17,173
Disposals	(3,324)
Revaluations	140,370
	<u>154,219</u>
At 30 June 2021	154,219
NET BOOK VALUE	
At 30 June 2021	154,219
	<u>17,173</u>
At 30 June 2020	<u>17,173</u>

There were no investment assets outside the UK.

Cost or valuation at 30 June 2021 is represented by:

	Unlisted investments £
Valuation in 2021	140,370
Cost	13,849
	<u>154,219</u>

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade debtors	555	-
Prepayments	2,190	2,154
	<u>2,745</u>	<u>2,154</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	667	-
Other creditors	1,380	780
	<u>2,047</u>	<u>780</u>

9. MOVEMENT IN FUNDS

	At 1.7.20 £	Net movement in funds £	At 30.6.21 £
Unrestricted funds			
General fund	70,185	169,933	240,118
Almshouse Fund	91,603	-	91,603
Cyclical Maintenance Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	<u>188,169</u>	<u>169,933</u>	<u>358,102</u>
TOTAL FUNDS	<u>188,169</u>	<u>169,933</u>	<u>358,102</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	175,297	(42,040)	36,676	169,933
	<u>175,297</u>	<u>(42,040)</u>	<u>36,676</u>	<u>169,933</u>
TOTAL FUNDS	<u>175,297</u>	<u>(42,040)</u>	<u>36,676</u>	<u>169,933</u>

Comparatives for movement in funds

	At 1.7.19 £	Net movement in funds £	At 30.6.20 £
Unrestricted funds			
General fund	65,901	4,284	70,185
Almshouse Fund	91,603	-	91,603
Cyclical Maintenance Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	<u>183,885</u>	<u>4,284</u>	<u>188,169</u>
TOTAL FUNDS	<u>183,885</u>	<u>4,284</u>	<u>188,169</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	24,476	(20,192)	4,284
	<u>24,476</u>	<u>(20,192)</u>	<u>4,284</u>
TOTAL FUNDS	<u>24,476</u>	<u>(20,192)</u>	<u>4,284</u>

9. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.7.19 £	Net movement in funds £	At 30.6.21 £
Unrestricted funds			
General fund	65,901	174,217	240,118
Almshouse Fund	91,603	-	91,603
Cyclical Maintenance Fund	9,208	-	9,208
Extraordinary Repair Fund	17,173	-	17,173
	<u>183,885</u>	<u>174,217</u>	<u>358,102</u>
TOTAL FUNDS	<u>183,885</u>	<u>174,217</u>	<u>358,102</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	199,773	(62,232)	36,676	174,217
	<u>199,773</u>	<u>(62,232)</u>	<u>36,676</u>	<u>174,217</u>
TOTAL FUNDS	<u>199,773</u>	<u>(62,232)</u>	<u>36,676</u>	<u>174,217</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2021.

THAMES DITTON ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	180	2,600
Investment income		
Dividend income	2,909	251
Deposit account interest	2	-
	<u>2,911</u>	<u>251</u>
Charitable activities		
Rent receivable	31,295	21,617
Grants	541	-
	<u>31,836</u>	<u>21,617</u>
Other income		
Other income	-	8
Unrealised gains on fixed asset investments	140,370	-
	<u>140,370</u>	<u>8</u>
Total incoming resources	175,297	24,476
EXPENDITURE		
Charitable activities		
Rates and water	2,741	2,630
Insurance	2,154	674
Light and heat	103	3,903
Gardening	1,079	935
Repairs and maintenance	33,410	8,370
Printing, postage & stationery	33	-
Computer costs	274	-
	<u>39,794</u>	<u>16,512</u>
Support costs		
Finance		
Bank charges	25	-
Other		
Subscriptions	216	275
Sundry expenses	625	231
	<u>841</u>	<u>506</u>
Governance costs		
Accountancy and legal fees	1,380	780
Professional fees	-	2,394
	<u>1,380</u>	<u>3,174</u>

This page does not form part of the statutory financial statements

THAMES DITTON ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021

	2021 £	2020 £
Total resources expended	42,040	20,192
Net income before gains and losses	133,257	4,284
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	36,676	-
Net income	169,933	4,284

This page does not form part of the statutory financial statements