

REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022  
FOR  
THAMES DITTON ALMSHOUSE CHARITY

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

	Page
Report of the Trustees	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6 to 10
Detailed Statement of Financial Activities	11 to 12

The trustees present their report with the financial statements of the charity for the year ended 30 June 2022. 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

2021 was a year of change at Thames Ditton Almshouse that has resulted in the charity being placed on a sounder footing going forward and the loss of some trustees. However, the issues experienced in 2020 with Trustees has led to a clear defined trustee board led by Karen Randolph that aims to deliver in full the charity's objectives as defined by the charity trust deed.

The Weekly Maintenance charge has increased to £75.00 per week per property across both sites, which has enabled additional funding for the charity to carry out repairs and upgrades to all properties. Part of these upgrades was boiler replacement to all properties except one. However, the charity continues to experience minor plumbing faults following this upgrade which are being followed through.

We welcomed a new beneficiary into the charity who took up residency in our vacant property.

The trustees reviewed our approved contractors during 2021 and established our support model to ensure a consistent and high level of service could be offered to our beneficiaries and compliments the trustees vision to enhancing the charity's assets. We have already started to see greater engagement from our beneficiaries who are now more settled following the difficulties experienced during 2021.

The trustees are now focused on appointing additional trustees with skill sets needed by the charity to deliver on the reports previous trustees had commissioned.

#### FINANCIAL REVIEW

##### Financial position

At the year end the charity held £370,601 in reserves (2021 : £358,102).

##### Reserves policy

The trustees aim to hold at least one year of expenses in reserves.

##### Going concern

The Trustees currently have no concerns regarding the future of the charity.

#### 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

THAMES DITTON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 30 JUNE 2022

---

Trustees

Mrs T Arif (resigned 19/10/2021)

A Brooks (resigned 19/10/2021)

Mrs I Taylor (resigned 23/6/2022)

Mrs C James

Mrs J Randolph

D S Twining (appointed 10/2/2023)

S Kapadia (appointed 23/6/2022)

D B Brown (appointed 23/6/2022)

Independent Examiner

The Carley Partnership

St James's House

8 Overcliffe

Gravesend

Kent

DA11 0HJ

Approved by order of the board of trustees on 6 July 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 2022.

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

11 July 2023

THAMES DITTON ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 JUNE 2022

		2022 Unrestricted funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Donations and legacies		-	180
Charitable activities			
Rental of almshouses		45,139	31,836
Investment income	2	5,731	2,911
Other income		(3,571)	140,370
Total		<u>47,299</u>	<u>175,297</u>
EXPENDITURE ON			
Charitable activities			
Rental of almshouses		<u>34,800</u>	<u>42,040</u>
Net gains on investments		<u>-</u>	<u>36,676</u>
NET INCOME		12,499	169,933
RECONCILIATION OF FUNDS			
Total funds brought forward		358,102	188,169
TOTAL FUNDS CARRIED FORWARD		<u><u>370,601</u></u>	<u><u>358,102</u></u>

The notes form part of these financial statements

## THAMES DITTON ALMSHOUSE CHARITY

BALANCE SHEET  
30 JUNE 2022

		2022 Unrestricted funds £	2021 Total funds £
	Notes		
FIXED ASSETS			
Tangible assets	5	137,169	137,169
Investments	6	150,648	154,219
		<u>287,817</u>	<u>291,388</u>
CURRENT ASSETS			
Debtors	7	4,184	2,745
Cash at bank		80,847	66,017
		<u>85,031</u>	<u>68,762</u>
CREDITORS			
Amounts falling due within one year	8	(2,247)	(2,048)
		<u>82,784</u>	<u>66,714</u>
NET CURRENT ASSETS			
		<u>370,601</u>	<u>358,102</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>370,601</u>	<u>358,102</u>
NET ASSETS			
		<u>370,601</u>	<u>358,102</u>
FUNDS	9		
Unrestricted funds		370,601	358,102
TOTAL FUNDS		<u>370,601</u>	<u>358,102</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 6 July 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

	2022	2021
	£	£
Dividend income	5,722	2,909
Deposit account interest	9	2
	<u>5,731</u>	<u>2,911</u>



## 3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2022 nor for the year ended 30 June 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2022 nor for the year ended 30 June 2021.

## 4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	180
Charitable activities	
Rental of almshouses	31,836
Investment income	2,911
Other income	140,370
Total	<u>175,297</u>
EXPENDITURE ON	
Charitable activities	
Rental of almshouses	<u>42,040</u>
Net gains on investments	<u>36,676</u>
NET INCOME	169,933
RECONCILIATION OF FUNDS	
Total funds brought forward	188,169
TOTAL FUNDS CARRIED FORWARD	<u><u>358,102</u></u>

## 5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2021 and 30 June 2022	<u>137,169</u>
NET BOOK VALUE	
At 30 June 2022	<u><u>137,169</u></u>
At 30 June 2021	<u><u>137,169</u></u>

## 6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 July 2021	154,219
Revaluations	(3,571)
	<u>150,648</u>
At 30 June 2022	
NET BOOK VALUE	
At 30 June 2022	<u>150,648</u>
At 30 June 2021	<u>154,219</u>

There were no investment assets outside the UK.

Cost or valuation at 30 June 2022 is represented by:

	Unlisted investments £
Valuation in 2022	136,799
Cost	<u>13,849</u>
	<u>150,648</u>

## 7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade debtors	475	555
Prepayments	<u>3,709</u>	<u>2,190</u>
	<u>4,184</u>	<u>2,745</u>

## 8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade creditors	303	668
Other creditors	<u>1,944</u>	<u>1,380</u>
	<u>2,247</u>	<u>2,048</u>

## 9. MOVEMENT IN FUNDS

	At 1.7.21 £	Net movement in funds £	At 30.6.22 £
Unrestricted funds			
General fund	240,118	12,499	252,617
Almshouse Fund	91,603	-	91,603
Cyclical Maintenance Fund	9,208	-	9,208
Extraordinary Repair Fund	<u>17,173</u>	<u>-</u>	<u>17,173</u>
	<u>358,102</u>	<u>12,499</u>	<u>370,601</u>
TOTAL FUNDS	<u>358,102</u>	<u>12,499</u>	<u>370,601</u>

## 9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	47,299	(34,800)	12,499
	<u>47,299</u>	<u>(34,800)</u>	<u>12,499</u>
TOTAL FUNDS	<u>47,299</u>	<u>(34,800)</u>	<u>12,499</u>

Comparatives for 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>

Comparative 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>

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

	At 1.7.20 £	Net movement in funds £	At 30.6.22 £
Unrestricted funds			
General fund	70,185	182,432	252,617
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>182,432</u>	<u>370,601</u>
TOTAL FUNDS	<u>188,169</u>	<u>182,432</u>	<u>370,601</u>

## 9. MOVEMENT IN FUNDS - continued

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	222,596	(76,840)	36,676	182,432
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
TOTAL FUNDS	<u>222,596</u>	<u>(76,840)</u>	<u>36,676</u>	<u>182,432</u>

## 10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2022.

## THAMES DITTON ALMSHOUSE CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 JUNE 2022

	2022 £	2021 £
<b>INCOME AND ENDOWMENTS</b>		
Donations and legacies		
Donations	-	180
Investment income		
Dividend income	5,722	2,909
Deposit account interest	9	2
	<u>5,731</u>	<u>2,911</u>
Charitable activities		
Rent receivable	45,139	31,295
Grants	-	541
	<u>45,139</u>	<u>31,836</u>
Other income		
Unrealised gains on fixed asset investments	(3,571)	140,370
	<u>47,299</u>	<u>175,297</u>
<b>Total incoming resources</b>		
	47,299	175,297
<b>EXPENDITURE</b>		
Charitable activities		
Rates and water	3,728	2,741
Insurance	2,190	2,154
Light and heat	105	103
Gardening	4,117	1,079
Repairs and maintenance	22,632	33,410
Printing, postage & stationery	-	33
Computer costs	226	274
	<u>32,998</u>	<u>39,794</u>
Support costs		
Finance		
Bank charges	-	25
Other		
Subscriptions	222	216
Sundry expenses	596	625
	<u>818</u>	<u>841</u>
Governance costs		
Accountancy and legal fees	984	1,380
	<u>34,800</u>	<u>42,040</u>
<b>Total resources expended</b>		
	34,800	42,040
<b>Net income before gains and losses</b>		
	12,499	133,257

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 2022

	2022 £	2021 £
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	-	36,676
Net income	12,499	169,933