

THE FORESTERS HOMES TRUST
BEXLEYHEATH, KENT

Annual Report
2025

Statements of Accounts
and
Balance Sheet

For The
Year Ending 31st December, 2024

Clerk:

Mrs Mina Chana
Foresters Homes, Tower Road,
Bexleyheath, Kent. DA7 4JQ

mina.chana@forestershomestrust.co.uk

Reg Charity No. 1047967

THE FORESTERS HOMES TRUST
BEXLEYHEATH, KENT

Officers 2023-2024

Trustees / Committee:

Mr A Pooley	Chairman
Mr J Sollis	Vice Chairman
Mrs J Pooley	Trustee
Mr JET Springham	Trustee
Mrs B Watson	Trustee

Clerk: Mrs Mina Chana

Registered Office

Tower Road, Bexleyheath, Kent, DA7 4JQ

Bankers:

Barclays Bank Plc., Bexleyheath Business Centre,
PO Box 140, Bexleyheath, Kent, DA6 7DD

Accountants:

R. K. Lawrence and Co.
94 Brook Street, Erith, Kent. DA8 1JF.

THE FORESTERS HOMES TRUST
BEXLEYHEATH, KENT

25th April 2025

To Foresters and Subscribers,

Please note: The AGM is due to take place on the 10th May.

ALL FORESTERS ARE WELCOME

AGENDA

1. Meeting declared open by the Chairman.
2. Minutes of Annual Meeting, 11th May 2024
3. Trustees' Report.
4. Accounts and Balance Sheet for the year ending 31st December, 2024.
5. Election: Accountant
6. Any other business

Notice

It is requested that notification of any question intended to be raised relative to the Accounts be sent to the Clerk by 5th May 2025 to afford an opportunity to prepare the necessary answers.

Annual Report

Dear Members and Friends,

We are pleased to report that as at the 31st December 2024 all our flats remain occupied and we continue to have a waiting list.

Sadly, in April we lost Harry Froud, who is missed by all.

Our warden Louise and Asa continue to organise events for the residents' regular visits to the local bowling alley, followed by a few drinks and food at the local pub, quiz nights, cheese and wine evenings and race nights have proved very successful with residents.

During the Summer a number of residents spent a week at the Yorkshire Foresters Convalescent Home in Bridlington, and then in October residents and friends in conjunction with the court "Wellington Hope" held a Coffee Morning raising £350. For MacMillian Cancer Support.

The residents enjoyed their Christmas Party this year, the warden and the clerk arranged the food and James arranged the entertainment, a good evening was had by all.

Following the Quinquennial report we had in 2023, we have undertaken extensive internal & external maintenance and this work is ongoing.

Court "Wellington Hope" No. 2215 holds its regular bi-monthly meetings at the Homes. If any Foresters would like to attend, please contact the secretary, Brenda Watson.

Public Benefit Statement: We provide Almshouses and associated amenities including amenities specially designed or adapted to meet the disabilities and requirements of the elderly, for the accommodation and benefit of elderly persons in necessitous circumstances, and in particular such persons "who are members of the widows/widowers of members of the Foresters Friendly society".

Our Annual General Meeting this year is scheduled for 10th May 2025 at 2pm at the Foresters Homes. Light refreshments will be provided and you may have an opportunity to look around the Homes.



Clerk to the Trustees
M Chana

The Foresters Homes Trust

Trustees' Report

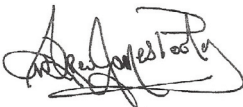
Preparation of financial statements

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the financial activities of the Charity for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies adopted are in accordance with SORP2 and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Charity will continue in business

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 1993. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees

A handwritten signature in black ink, appearing to read 'Mr A Pooley', written over a horizontal line.

Mr A Pooley
Chairman

**Accountants Report to the Trustees of
The Foresters Homes Trust**

We have prepared the financial statements on pages 5 to 13 which have been prepared under the accounting policies set out on pages 7 and 8.

Respective responsibilities of directors and auditors

As described on page 3, the trustees are responsible for the preparation of the financial statements. As accountants it is our responsibility to form an independent opinion, on those financial statements and to report our opinion to you. We have been appointed as accountants under section 43 of the Charities Act 1993 and report in accordance with the regulations made under section 44 of that Act.


Basis of opinion

We conducted our preparation of accounts in accordance with Accounting Standards. This includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our accounts so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement.

Opinion

In our opinion the financial statements give a true and fair view of the Charity's state of affairs as at 31st December 2024 and of its incoming resources and application of resources in the year then ended and have been properly prepared in accordance with the Charities Act 1993.



R.K. Lawrence & Co.
94 Brook Street
Erith
Kent
DA8 1JF

Date 25th April 2024

The Foresters Homes Trust

Statement of Financial Activities

For the year ended 31st December 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total £	2023 Total £
Income and expenditure					
Incoming resources					
Residents' maintenance contributions			89,761	89,761	88,900
Interest and dividends receivable	13	29,309		29,309	47,746
Subscriptions and donations		11,455		11,455	9,450
Legacy			0	0	0
Laundry		4,470		4,470	4,240
Xmas Draw		0		0	0
Garden party/cream tea			0	0	0
Sundry income		147	0	147	1,720
		_____	_____	_____	_____
Total incoming resources		45,381	89,761	135,142	152,056
		_____	_____	_____	_____
		_____	_____	_____	_____
Resources expended					
Direct charitable expenditure	2	2,311	132,963	135,274	124,879
Management and administration of the Homes	3	<u>3,692</u>	<u>400</u>	<u>4,092</u>	<u>9,271</u>
Total resources expended	4	6,003	133,363	139,366	134,150
		_____	_____	_____	_____
		_____	_____	_____	_____
Net incoming resources for the year		39,378	-43,602	-4,224	17,906
Balances brought forward at 1st January 2024		572,276	124,173	696,449	678,543
		_____	_____	_____	_____
Balances carried forward 31st December 2024		611,654	80,571	692,225	696,449
		_____	_____	_____	_____
		_____	_____	_____	_____

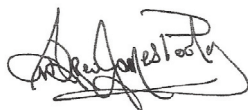
The Foresters Homes Trust

Balance Sheet

As at 31st December 2024

		2024	2023
		£	£
Fixed assets	5	630	630
		_____	_____
Current assets			
Investment accounts	6	508,363	508,363
Debtors and prepayments		2,730	2,730
Cash at bank and in hand		<u>181,638</u>	<u>185,862</u>
Total incoming resources		692,731	696,955
Creditors: amounts falling due within one year	7	1,136	1,136
		_____	_____
Net current assets		691,595	695,819
		_____	_____
Net assets		692,225	696,449
		_____	_____
		_____	_____
Represented by:			
Funds			
Unrestricted	12	611,654	572,276
Restricted	11	80,571	124,173
		_____	_____
		692,225	696,449
		_____	_____
		_____	_____

Approved by the Board of Trustees on 25th April 2024
and signed on its behalf



.....

Trustee

Mr A Pooley
Chairman

The Foresters Homes Trust

Notes to the financial statements

For the year ended 31st December 2024

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

Fixed assets

(i) Building extension

The building extension is stated at cost less housing association grant received (including interest as a result of late payment) and building and endowment fund. The costs include:

- payments for work done
- services provided
- mortgage interest payable to 31st December 1985

(ii) Land and buildings

In the absence of a valuation of the proportion of land retained, the sale proceeds of the part disposal of land were deducted from the book value of the whole of the land and buildings prior to the sale in 1977.

(iii) Depreciation

Depreciation is provided on buildings in order to write off over their expected useful life of 50 years on a straight line basis.

Depreciation on the Lift is 10% over 10 years straight line.

No depreciation is provided on furniture and equipment as the expenditure is written off in the year of purchase.

Depreciation on the boilers is 10% over 10 years straight line.

(iv) Housing Association grant

The building extension has been financed partly by a housing association grant. The cost of the building extension has been reduced by the amount of the grant received.

(v) Cyclical repairs and maintenance

No provision is made for future repairs and maintenance as there is a regular programme of repairs and maintenance in place by the committee of management, and all costs incurred are charged to the income and expenditure account.

Notes to the financial statements

For the year ended 31st December 2024

1 Accounting Policies - (continued)

Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to the building maintenance and benefit fund income and expenditure account, on the basis of costs of staff to the extent that they are directly engaged in each of the operations dealt within the financial statements.

Capitalisation of interest

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of the scheme.

Value Added Tax

The Foresters Homes Trust is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of Value Added Tax.

2 Direct charitable expenditure

	Unrestricted funds	Restricted funds	Total 2024	Total 2023
	£	£	£	£
Notes				
Wages and salaries & Pension Cont	0	36,850	36,850	25,908
Emergency linkline - capital response		0	0	3,867
Light, heat and power		21,359	21,359	23,756
Water rates/council tax		8,582	8,582	5,876
Telephone	2,311		2,311	1,705
Laundry		0	0	0
Insurance		7,091	7,091	6,256
Building maintenance		43,782	43,782	35,044
Household expenses		506	506	85
Heating maintenance		846	846	9,720
Security & Fire Alarm Maint		2,717	2,717	677
Garden		5,975	5,975	1,560
Washing Machine		4,554	4,554	0
Depreciation		0	0	4,991
Lift		<u>701</u>	<u>701</u>	<u>5,434</u>
	2,311	132,963	135,274	124,879
	_____	_____	_____	_____
	_____	_____	_____	_____

The Foresters Homes Trust

Statement of Financial Activities

For the year ended 31st December 2024

3 Management and administration of the Homes

	Unrestricted funds	Restricted funds	2024 Total	2023 Total
	£	£	£	£
Quinquennial		0	0	0
Postage, stationery and advertising	380		380	557
Audit and accountancy	1,320		1320	1,310
Donations	30		30	0
Christmas party		400	400	0
Staff gratuities	0		0	0
Outing	0		0	0
Subscriptions	687		687	0
Sundries	<u>1,275</u>		1275	<u>7,404</u>
	3,692	400	4,092	9,271
	—	—	—	—
	—	—	—	—

4 Total resources expended

	Staff costs	Depreciation	Other costs	2024 Total	2023 Total
	£	£	£	£	£
Direct charitable expenditure	36,850	0	98,424	135,274	124,879
Management and administration of the homes	--	--	4,092	4,092	9,271
	—	—	—	—	—
	36,850	0	102,516	139,366	134,150
	—	—	—	—	—
	—	—	—	—	—

The Foresters Homes Trust

Notes to the Financial Statements

For the year ended 31st December 2024

	2024			
5 Fixed Assets	Freehold land and buildings	Building extension	Improvements	Total
	£	£		£
Cost / valuation				
At 1st January 2024 and 31st December 2024	630	50,713	49,910	101,253
Additions				
	<u>630</u>	<u>50,713</u>	<u>49,910</u>	<u>101,253</u>
Depreciation				
At 1st January 2024		50,713	49,910	100,623
Charge for the year		0	0	0
		<u>50,713</u>	<u>49,910</u>	<u>100,623</u>
At 31st December 2023		50,713	49,910	100,623
		<u>50,713</u>	<u>49,910</u>	<u>100,623</u>
Written down values				
At 31st December 2024	630	0	0	630
	<u>630</u>	<u>0</u>	<u>0</u>	<u>630</u>
At 31st December 2023	630	0	4,991	5,621
	<u>630</u>	<u>0</u>	<u>4,991</u>	<u>5,621</u>

The cost / valuation of freehold land and buildings comprises:

	2024	2023
	£	£
Valuation (prior to 1958)	31,000	31,000
Costs to 1st January 1977	10,630	10,630
	<u>41,630</u>	<u>41,630</u>
Less: Disposal proceeds (December 1977)	41,000	41,000
	<u>630</u>	<u>630</u>

The Foresters Homes Trust

Notes to the Financial Statements

For the year ended 31st December 2024

The cost of the building extension comprises:

	2024	2023
	£	£
Payments for work done, services provided and mortgage interest payable to 31st December 1995	391,568	391,568
Less:		
Housing Association grant (including interest for late payment)	-273,032	-273,032
Building and Endowment Fund	-67,823	-67,823
	<hr/>	<hr/>
	50,713	50,713
	<hr/>	<hr/>

6 Investments

Gilt Investments	0	0
Charity Common investment funds	<u>508,363</u>	<u>508,363</u>
	<u>508,363</u>	<u>508,363</u>

(Market Valuation)

CCLA Fixed Ir 3924.34 units	4,947	4,800
CCLA Properl 56938.36 units	58,806	59,444
M & G		
Charifund 605.200 (Accumulation Units)	197,895	181,540
Charifund 2658.596 (Income Units)	39,145	38,151
Charibond 99010.927 (Income Units)	106,833	110,734
Charity Multi 196680.267 (Income Units)	182,578	176,658
NAACIF 0 (Income Units)	0	0
Schroders		
Fixed Interes 0 (Income Units)	0	0
Equity 27878 (Income Units)	<u>139,753</u>	<u>129,773</u>
	<u>729,957</u>	<u>701,100</u>

7 Creditors: Amounts falling due within one year

Accruals	1,136	1,136
	<hr/>	<hr/>

8 Taxation

The Foresters Homes Trust is an exempt charity and accordingly is not subject to taxation on any of its activities.

The Foresters Homes Trust

Statement of Financial Activities

For the year ended 31st December 2024

9 Contingent Liabilities

As at 31st December 2024 and 2023 there were no known contingent liabilities.

10 Commitments

Capital commitments

As at 31st December 2024 and 2023 there were no capital expenditure commitments.

Lease commitments - None

11 Restricted funds

	Balance	<u>Movements in resource</u>		Balance
	01.01.24	Incoming	Outgoing	31.12.24
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Building and maintenance benefit fund	124,173	89,761	133,363	80,571
	_____	_____	_____	_____
	124,173	89,761	133,363	80,571
	_____	_____	_____	_____

The Foresters Homes Trust

Statement of Financial Activities

For the year ended 31st December 2024

12 Analysis of net assets between funds

	Tangible fixed assets	Net current assets	Total
	£	£	£
Restricted funds:			
Building and maintenance benefit fund	630	79,941	80,571
	_____	_____	_____
	630	79,941	80,571
Unrestricted funds	0	611,654	611,654
	_____	_____	_____
	630	691,595	692,225
	_____	_____	_____

13 Income Analysis

	<u>2024</u>	<u>2023</u>
	£	£
NAACIF Fund	0	1573
Gilt	0	0
M&G	18690	8174
Charibond	0	3960
Charifund	0	0
Schroder	0	21094
Schroder	5910	6038
CCLA	3358	6111
Bank Interest	<u>1351</u>	<u>796</u>
	<u>29,309</u>	<u>47,746</u>

2024 Donations

Our sincere thanks to all who donated this year and for your continued support.

THE FORESTERS HOMES TRUST

The Foresters Homes is a sheltered Housing Complex of 21 self-contained flats - 7 Double and 14 single.

They are set in their own landscaped gardens, secluded but very near Bexleyheath Shopping Precinct and shops. These homes are run by Foresters.

If any of your members are interested in being considered for one of the flats, and they are fully retired and capable of caring for themselves,

Please apply to:

Mrs. Mina Chana - Clerk to the Trustees
Foresters Homes, Tower Road,
Bexleyheath, Kent. DA7 4JQ

mina.chana@forestershomestrust.co.uk