The Walnut Tree Trust

Registered Charity No 1182220

Annual Report – 2025

This Annual Report details the work of the charity trustees of The Walnut Tree Trust first formed 1932 and now a charitable incorporated organisation entered onto the Register of Charites on 25th February 2019 (the **CIO**).

This Annual Report relates to the accounting period of 01/01/25 to 31/12/25 (the "Accounting Period").

Structure

Following the resignation of Peter Triggs as a trustee, we were fortunately able to appoint Louise Taylor to the board and now have the full complement of seven trustees.

The services of Mrs Sue Worsfold as clerk continue to be retained

Jill Aisher remained Chair

John Dinnis, Jonathan Histed, Peter Kasch, Graham Peck, Lesley Spence, Louise Taylor are the other current trustees.

We continue to try to engage with the village community and make it clear that we would welcome interest and applications from those who would consider applying to serve as a trustee in the future.

Objectives

The objects of the CIO are, "for the public benefit, such exclusively charitable purposes (according to the law of England and Wales) in the village of Shoreham or elsewhere". And specifically to preserve the picturesque buildings and site and to prevent erection of any building on any portion of land lying between such site and the Hight Street, Shoreham, Kent using the surplus income for charitable purposes.

Responsibilities

The three main areas of responsibility remain:

Its historic buildings and land

Its tenants

Its charitable giving

Having registered with HMRC, a tax return was filed appropriately at the end of the last financial year.

Jill Aisher (chair) is undertaking training offered by the NRLA to ensure that the board is fully aware of its responsibilities as a Landlord and how the law will change in the future.

In all its responsibilities and activities, the Board makes effort to communicate with the village regularly through information articles and responses published in the parish magazine and on social media.

The Historic Buildings and Landscape

A few trustees met with the landscape contractor to agree the management plan and budget to tidy up the land around the collapsed building, side of drive, car parking spaces and the garden of No.29 and regularly mow the front grass.

With the facility of an electrical supply, both the barn and the garage have been rented out and the income from these buildings has enabled the Trust to proceed with confidence. The terms of the lease of these two buildings and the period of notice required on vacation, should enable the Trust to re-let without creating a void in income stream from these properties.

The board agrees a maintenance programme which is reviewed annually.

Policies

The Trust's policy on Financial Control is now posted on the Trust's website, alongside other policies: GDPR and Charitable Giving. It was not necessary to form a Legionella Policy but a protocol to be followed in the event of a housing property being left vacant for a period of more than a month was formed.

Relevant enquiries on these policies, questions relating to the prospect of future tenancies for housing or storage are directed to this website initially with clear directions of how to proceed.

Activities

By borrowing sufficient money to accelerate its programme of restoration of all its property to fully useable condition, the Trust has been able to continue with a comprehensive maintenance and repair programme funded by the established sinking fund and an agreed programme of maintenance and restoration work. The intention to completely refurbish the bathroom of No.31 was completed and the house was completely redecorated and new carpets fitted. This work along with other electrical, maintenance and repair works enabled the Trust to secure a new tenant at a market rent advised by a local agent. The programme of window repairs has been continued in all properties and other problems that have arisen have been dealt with using the planned maintenance budget or the sinking fund.

It will take time to work through the list of maintenance work that we know is required. Inevitably unforeseen problems will arise, therefore the Trust is not able yet to commit to rebuilding the collapsed building which abuts a boundary wall bordering the Recreation Ground owned by Shoreham Parish Council. This project forms part of a long term goal.

Tenants

Maintaining good relationships with tenants through clear communication channels has enabled the trust to inform and respond as circumstances and problems arise. The Annual Activity Schedule serves as a prompt to inform and check that maintenance and safety checks are carried out. The Trust tries to respond as quickly as possible to unforeseen problems or faults and engage trades and craftsmen who will competently resolve the situation. Meetings with tenants are agreed when necessary for access to their homes.

Charitable Giving

Following the precedent of the previous year, the Board continued with its duty of fulfilling its obligation to benefit the wider community of Shoreham, the Trust made a donation of

£2,500 to Shoreham Village Pre-School which, we understand, was key in helping them deal with two major issues, a water leak and mouse issue that forced them to close for repairs, cleaning and the replacement of their kitchen area and a staff sickness issue which reduced their capacity and threatened the continued viability of the setting. This donation has benefitted 4 staff members and over 35 children who have attended the setting since it was made. We are delighted to have helped.

In addition, a member of the board offered some assistance to the Group over some administration matters.

Village organisations are invited to apply for a grant and information and relevant application forms available on the website.

Finances: During the accounting period, the CIO'S expenditure

During the accounting period the CIO received £59816.50 of rental income and £756.71 investment income.

Total Income	**£60,573.21**
Disbursements during the Accounting Period:	
Tenancy related:	£ 225.56
Regular maintenance	£ 680
Repairs and refurbishment	£24,479.40
Professional Services	£9,85
Loan Repayments	£20,000
Interest paid on loans	£2,779.29
Donations made	£2,500
Administration Costs	£ 164.49
Total expenditure	**£ 60,681.55**
Net Deficit	**[£108.34]**

Signed

Jill Aisher (chair) _____ (Chair)

Lesley Spence (trustee). _____ (Trustee)

Date 27th August 2026

The Walnut Tree Trust
Accounts for year ended 31 December 2025

Charity number: 1182220

Independent Examination

The Walnut Tree Trust
Accounts for year ended 31 December 2025

RECEIPTS & PAYMENTS

	2025			2024		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
Receipts						
Rent	59,816.50		59,816.50	52,623.98		52,623.98
COIF Charities Deposit Fund - dividend			-	20.41		20.41
Sale of BlackRock charities UK bond			-	-		-
Closing down balance of COIF Investment funds			-	-	1,918.00	1,918.00
E-On Electricity recharges	190.20		190.20	71.64		71.64
Loan received during the year			-		96,500.00	96,500.00
Sevenoaks district tax refund			-			-
Sunflower payment re Ombudsman	500.00		500.00			
Bank interest	66.51		66.51	100.02		100.02
						-
	60,573.21	**-**	**60,573.21**	**52,816.05**	**98,418.00**	**151,234.05**
Payments						
Tenacy related						
Garage			-	62.00		62.00
E-on Electricity costs recharged	225.56		225.56			
Regular maintenance						
Sit Sukphol, mowing of grass frontage	680.00		680.00			-
Repairs						
Keith Skinner - repairs	990.00		990.00	980.00		980.00
Sevenoaks Electrical Limited	1,269.00		1,269.00	395.00		395.00
Hollies Heating Services	726.00		726.00	1,056.00		1,056.00
Jeremy Teer: Property maintenance			-	58.00		58.00
DWS Heating						-
Smoke Alarm purchaed by tenant			-	6.99		6.99
Sevenoaks Boiler Services			-			-
Darren Harris Decorator	7,194.44		7,194.44	1,213.55		1,213.55
Timpson key cutting			-	22.00		22.00
TH4 Construction			-	11,066.19		11,066.19
Anthony Hicks Ltd			-	103,201.93		103,201.93
Harveys Plumbing & Heating			-	10,370.46		10,370.46
Andrew McKay	11,220.00		11,220.00	2,240.00		2,240.00
Maskell Boiler Services			-	1,020.00		1,020.00
J Holywell Ltd			-	400.00		400.00
J Langstaff Ltd			-	3,468.33		3,468.33
McMole Ltd			-	1,200.00		1,200.00
SB Parts & Machinery Sales			-	300.00		300.00
MortarPoint Brickwork			-	9,210.00		9,210.00
Kentish Pyramid Scaffolding			-	900.00		900.00
Tom Baker Fencing	370.00		370.00	950.00		950.00
Floored Design Ltd	1,824.00		1,824.00			
Borough Pest Control	235.00		235.00			
Artus Groza	144.00		144.00			
E-on Electricity Supply no 31 while vacant	59.02		59.02			
Miscellaneous	447.94		447.94			
						-
Professional Services						-
NFU Mutual Property & Management Liability Insuranc	2,393.43		2,393.43	2,269.44		2,269.44
Accounting fees	780.00		780.00	780.00		780.00
Corporation Tax fees	360.00		360.00			
Daniel Cooper - Honeywood Professional			-			-
NRLA	254.00		254.00	239.00		239.00
Sue Worsfold Clerk Wages	4,410.38		4,410.38	4,656.25		4,656.25
Adrian Cox Associates			-			-
TDS #Scheme			-	2,142.00		2,142.00
Information Commissioners Office	40.00		40.00			
Huberts Sevenoaks	360.00		360.00			
Cavendish	755.00		755.00			
Stephen Dewar	500.00		500.00			
			-			-
Other						
Rental of church rooms						-
Jill Aisher	164.49		164.49	3.80		3.80
Sue Worsfold (stationery)			-	212.47		212.47
Donations	2,500.00		2,500.00	1,000.00		1,000.00
Stay Wild Village Event			-	80.00		80.00
Interest paid quarterly on Loans		2,779.29	2,779.29		1,787.62	1,787.62
Loan repayments		20,000.00	20,000.00			
	37,902.26	**22,779.29**	**60,681.55**	**159,503.41**	**1,787.62**	**161,291.03**
Net surplus/(deficits)	**22,671**	**(22,779)**	**(108)**	**(106,687)**	**96,630**	**(10,057)**

The Walnut Tree Trust
Accounts for year ended 31 December 2025

STATEMENTS OF ASSETS AND LIABILITIES

	2025			2024		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
Fixed Assets	£	£	£	£	£	£
3 properties - valued at Fair Value		2,600,000.00	2,600,000.00		2,600,000.00	2,600,000.00
			-			-
Current Assets			-			-
Bank	16,374.31	10,086.33	26,460.64	18,278.78	8,291.34	26,570.12
Investments			-		1,918.00	1,918.00
			-			-
	16,374.31	2,610,086.33	2,626,460.64	18,278.78	2,610,209.34	2,628,488.12
Less: Current liabilities						
Prof fees	1,200.00		1,200.00	780.00		780.00
Loans		90,000.00	90,000.00		110,000.00	-
Deposit for rental		1,500.00	1,500.00		1,500.00	110,000.00
Net assets	15,174.31	2,518,586.33	2,533,760.64	17,498.78	2,498,709.34	2,517,708.12
Funds of the Charity:						
Restricted Fund		2,518,586.33	2,518,586.33		2,498,709.34	2,498,709.34
Unrestricted fund	15,174.31		15,174.31	17,498.78		17,498.78
TOTAL FUNDS	15,174.31	2,518,586.33	2,533,760.64	17,498.78	2,498,709.34	2,516,208.12

Signed on behalf of the Trustees on 26/8/26



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	The Walnut Tree Trust		
On accounts for the year ended	31/12/2025	**Charity no (if any)**	1182220
Set out on pages	1 and 2 (remember to include the page numbers of additional sheets)		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2025**.

Responsibilities and basis of report

As the charity's trustees, 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 2011 Act and in carrying out my examination, I have followed all the 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 (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records;

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.

Signed:  **Date:** 1 September 2026

Name: Louise Hallsworth

Relevant professional qualification(s) or body (if any): FCA, ICAEW

Address: Lynwood House Crofton Road
Orpington
Kent BR6 8QE

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

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Signed: [signature] **Date:** 1 September 2026

Name: Louise Hallsworth

Relevant professional qualification(s) or body (if any): FCA, ICAEW

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