

Registered number: 08296570

Charity number: 1150971

Lingfield United Trust

UNAUDITED ACCOUNTS

FOR THE YEAR ENDED 30/11/2025

Prepared By:
Unsworth's Accountancy Services Ltd
Accountant
39
Stockwell Road
East Grinstead
West Sussex
RH19 4BD

REGISTERED OFFICE

1 Hather Colgate
Plough Road, Darnley
Lingfield
Sussex
RH19 4BD

COMPANY NUMBER

08296570

CHARITY NUMBER

1150971

ACCOUNTANTS

Unsworth's Accountancy Services Ltd
Accountant
39
Stockwell Road
East Grinstead
West Sussex
RH19 4BD

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30/11/2025

TRUSTEES

Mrs G. Williams (joint Chair)
Mr R. Young (joint Chair)
Mrs S. Martin (resigned 13 November 2025)
Mrs S. Calamassi (resigned 13 November 2025)
Rev I. Whitley
Mrs R. Hackett
Mr P. Wilkin
Mrs R. Williams (appointed 1 July 2025)

REGISTERED OFFICE

1 HoChee Cottages
Plough Road, Dormansland
Lingfield
Surrey
RH7 6PS

COMPANY NUMBER

08296570

CHARITY NUMBER

1150971

ACCOUNTANTS

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Lingfield United Trust

ACCOUNTS FOR THE YEAR ENDED 30/11/2025

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The annual gas and safety check was carried out in January 2025. There was a report of some damp in cottage no. 2 and works were carried out re-pointing the brick work and works in the chimney pot. This seemed to resolve the problem however the damp patch inside the property has returned and this matter is being looked into in order to resolve the issue. There was a report from cottage no. 1 of a condensation mould build-up in the bathroom and the fan appeared not to be working effectively so a new fan is being installed. Trustees use a plumber to maintain the boundary hedges and to mow the lawns. Trustees fund the brown bins for the residents for their green waste. In January 2025, the fence adjoining No. 1 was damaged and repaired by a contractor. The residents are responsible for maintaining their own gardens.

THE PROVISION OF GRANTS AND AWARDS

The Henry Smith Charity continued to make grants available for Lingfield United Trust to distribute. Small sums of money from ancient investments were also available for charitable purposes.

From December 2024 Christmas Distribution, there were some outstanding cheques that were cashed in the following financial year.

The Henry Smith Charity had awarded us a 3-year grant to support the provision of Warm Spaces in Lingfield and Domesland. The grant of £4,000 per annum was distributed based on winter opening hours. In November 2024 to the end of February 2025 when attendees could be sure to a warm space, a friendly welcome and a free hot drink. We delivered the grant over the last year of funding the local bus pass. In Lingfield and Domesland the venues received support through this initiative. This is the last year of funding to support the bus pass we will have to re-apply.

We funded the meeting place for Food for Thought who provide a group for learning about healthy cooking and exploring new recipes. We gave a grant to The Lingfield Minors who provide local transport for the elderly and we supported the local food bank. We supported a SEN application from the Beater Church to provide equipment for a SEN group supporting both adults and children.

In November 2025 we received 152 applications for a Christmas grant from 84 single households and 28 couples (one couple declined as not eligible). They fulfilled the criteria of being over 60 living in our catchment area and confirmed that they were in financial need. The grant was held in £50 per household and £100 for a couple. LUT issued the Christmas cheques and BACS payments by the end of November.

FOR THE YEAR ENDED 30/11/2025

TRUSTEES' REPORT

The trustees present their report and accounts for the year ended 30/11/2025

PRINCIPAL ACTIVITIES

The principal activity of the charity in the year under review was primarily the maintenance of the almshouses and the provision of almshouse accommodation. The secondary activity is the distribution of annual gifted income to the poor and the needy.

The objects of the charity remain:

- the provision and maintenance of Almshouse Accommodation
- the provision of Grants for assistance to those meeting the charity's criteria and resident within the parishes of Dormansland, Lingfield and Baldwins Hill

ANNUAL ACTIVITIES

We set out below the works that Lingfield United Trust has carried out in these respects over the year of these accounts:

- We continue to maintain our two Almshouses known as HoChee Cottages, Plough Road, Dormansland.
- The annual gas and safety check was carried out in January 2025. There was a report of some damp in cottage no. 2 and works were carried out re-pointing the brick work and works to the chimney pot. This seemed to resolve the problem however the damp patch inside the property has returned and this matter is being looked into in order to resolve the issue. There was a report from cottage No.1 of a condensation mould build-up in the bathroom and the fan appeared not to be working effectively, so a new fan is being installed. Trustees use a gardener to maintain the boundary hedges and to mow the lawns. Trustees fund the brown bins for the residents for their green waste. In January 2025, the fence adjoining No. 1 was damaged and repaired by a contractor. The residents are responsible for maintaining their own gardens.

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The Henry Smith Charity had awarded us a 3-year grant to support the provision of Warm Spaces in Lingfield and Dormansland. The grant of £4,000 per annum was distributed based on winter opening hours (1st November 2024 to the end of February 2025) when attendees could be sure of access to a warm space, a friendly welcome and a free hot drink. We advertised the times and locations in the local free press. In Lingfield and Dormansland five venues received support through this initiative. This is the last year of funding to support this before we will have to re-apply.

We funded the meeting place for Food for Thought who provide a group for learning about healthy cooking and exploring new recipes. We gave a grant to The Lingfield Minibus who provide local transport for the elderly, and we supported the local food bank. We supported a SEN application from the Baptist Church to provide equipment for a SEN group supporting both adults and children.

In November 2025 we received 122 applications for a Christmas grant from 94 single households and 28 couples (one couple declined as not eligible). They fulfilled the criteria of being over 60, living in our catchment area and confirming that they were in financial need. The grant was held at £80 per individual and £100 for a couple. LUT issued the Christmas cheques and BACS payments by the end of November.

Lingfield United Trust

FOR THE YEAR ENDED 30/11/2025

TRUSTEES' REPORT

At Christmas Distribution 2025 the Trustees issued cheques to 38 households and BACS payments to 83 and all cheques were cashed before the financial year end. The amount for a single applicant was £80 and couples received £100. A total of £10,220 was paid to the beneficiaries. Throughout the year we received requests to help individuals and families with some critical needs. We were able to help with travel costs to enable a vulnerable child to college and also support a family with the burial costs who had no funds to pay for this.

LEGAL STATUS

Lingfield United Charities was a charity founded on 3rd February 1953 by the consolidation of eleven smaller charities. One of the eleven charities was the Charlotte HoChee Almshouses for which the Trustees are responsible. The income of the combined charities is applied for the benefit of the poor in the ancient parish of Lingfield in Surrey. Lingfield United Charities became incorporated on 16th November 2012 and hence changed its name to Lingfield United Trust and is now registered with the Charity Commission under its new name. The objectives of the charity remain the same and the change was undertaken as a means of safeguarding our future status. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

FINANCIAL PERFORMANCE

It is the policy of the Trustees to distribute fully the annual income of the Charity whilst retaining sufficient reserves for adequate provision for the almshouses which were extensively renovated and completed by July 2013. The insurance value of the properties is now indexed linked and was increased to £588,714 for the current year. Trustee indemnity insurance was also renewed.

The principal incomes' for the Charity is derived from the Weekly Maintenance Charge paid by the residents of £11,239 for 2025 (2024: £8,106); the regular grant from the Henry Smith Charity of £14,450 for 2025 which included the supplementary support for the warm hubs of £3,350 (2024: £18,450). The total income amounted to £26,444 (2024: £26,688) excluding interest credited to the Cyclical Maintenance Fund and transfers from the M&G Repair Fund. Interest accrued in the M&G fund amounted to £5,849 (2024: £5,366) in the financial year of 2024 to 2025.

The expenditure, excluding the movement in the investments of £20,029 (2024: £19,610), in the year totalled £41,058 (2024: £45,397) of which £21,390 (2024: £18,869) was given out in grants and the Christmas distribution. Throughout the year we continued to consider any approaches to us for assistance which met the charity's criteria and made payments accordingly.

Throughout this period, we maintained our 2 Almshouses known as HoChee Cottages in Plough Road, Dormansland.

Our everyday banking is managed by the Co-op bank, and our long-term savings remain with M&G and CCLA.

STRUCTURE GOVERNANCE AND MANAGEMENT

The directors of the company are also charity trustees for the purpose of charity law and under the company's Articles are also Members and have signed a written declaration of willingness to act as a charity trustee of the Charity. Under the requirements of the Memorandum and Articles of Association the trustees when complete will consist of at least seven and not more than ten persons who being individuals are over the age of eighteen, all of whom must support the Objects of Lingfield United Trust.

The Trustees must hold at least four meetings a year with the quorum being three Trustees at least or one third of the Trustees (if greater). One third (or the number nearest one third) of the Trustees must retire at each AGM each year, those longest in office retiring first and the choice between any of equal service being made by drawing lots. A retiring Trustee, who is eligible under Article 3.3, may be reappointed.

FOR THE YEAR ENDED 30/11/2025

TRUSTEES' REPORT

At our AGM on 1st July 2025, Susan Calamassi tendered her resignation due to rotation and reoffered herself for re-election and was unanimously welcomed as a re-elected Trustee once again. We were pleased to welcome Rosemary Williams to the Board of Trustees. At our November Trustee meeting, Susan Calamassi and Sally Martin tendered their resignations. The other Trustees remained in post. Gill Williams and Richard Young advised that this would be their last year as Joint Chairpersons and they would be standing down in 2026.

Any expenses claimed by a Trustee or the Clerk have been set out in note 8 of the accounts.

In accordance with Government and Charity Commission Guidelines, the Trustees have written formal policies for Lingfield United Trust in 2021, which cover:

- Data Protection
- Safeguarding
- Equality and diversity
- Complaints procedure

These are available on the Lingfield United Trust website, or from the Clerk or Chairman.

STATEMENT OF TRUSTEES RESPONSIBILITIES

Company law and charity legislation require the Trustees to prepare the financial statements annually which present a true and fair view of the state of affairs of the Charity and of its financial activities. In preparing the financial statements the Trustees are required to:

- a) select suitable accounting policies and apply them consistently;
- b) observe the methods and principles in the Charities SORP;
- c) make judgments and estimates that are reasonable and prudent;
- d) state whether applicable accounting standards and statements of recommended accounting practice have been adopted and followed; and
- e) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

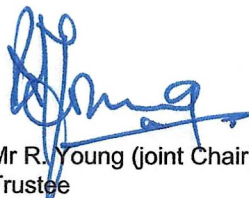
The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Companies Act 2006, Charities Act 1993 and the Housing Act 1996. They are also responsible for safeguarding the assets of the Charity and hence for taking steps for the prevention and detection of fraud and other irregularities.

The report was prepared in accordance with the special provisions within Part 15 of the Companies Act 2006.

This report was approved by the Board of Trustees on 14/07/2026



Mrs G. Williams (joint Chair)
Trustee



Mr R. Young (joint Chair)
Trustee

INDEPENDENT EXAMINER'S STATEMENT

FOR THE YEAR ENDED 30/11/2025

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LINGFIELD UNITED TRUST

I report on the accounts of the company for the year ended 30/11/2025.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. I am qualified to undertake the examination by being a qualified member of ACCA.

Having satisfied myself that the charity is not subject to an audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act and
- state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINERS 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 you as 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 EXAMINERS STATEMENT

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached

Unsworth's

Date: 14/07/2026

Unsworth's Accountancy Services Ltd

Accountant

39

Stockwell Road

East Grinstead

West Sussex

RH19 4BD

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Statement of Financial Activities
for the year ended 30/11/2025

	2025	2024		
	Unrestricted funds	Restricted funds	Total	Total
	£	£	£	£
Income				
Income from generated funds	14,450	-	14,452	18,450
Donations and legacies	755	-	753	132
Income from Investments	11,239	-	11,239	8,106
Income from charitable activities	26,444	-	26,444	26,688
Total Income and endowments				
Expenses				
Costs of generating funds	21,029	-	21,029	25,787
Expenditure on Charitable activities	21,029	-	21,029	25,787
Total Expenses				
Net gains on investments	5,415	-	5,415	901
Net Income				
Gains/(losses) on revaluation of fixed assets				
Net movement in funds:	5,415	-	5,415	901
Net income for the year	523,964	-	523,964	523,064
Total funds brought forward	529,379	-	529,379	523,965
Net funds carried forward				

This statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities

BALANCE SHEET AT 30/11/2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Tangible assets	3	312,000	320,000
Investments	4	176,404	156,375
		<u>488,404</u>	<u>476,375</u>
CURRENT ASSETS			
Cash at bank and in hand		41,719	48,346
		<u>41,719</u>	<u>48,346</u>
CREDITORS: Amounts falling due within one year	5	<u>744</u>	<u>757</u>
NET CURRENT ASSETS		<u>40,975</u>	<u>47,589</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>529,379</u>	<u>523,964</u>
CAPITAL AND RESERVES			
Unrestricted funds	7		
General fund		166,408	166,408
Designated funds		<u>362,971</u>	<u>357,556</u>
		<u>529,379</u>	<u>523,964</u>

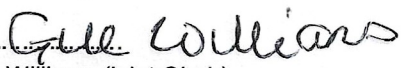
For the year ending 30/11/2025 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

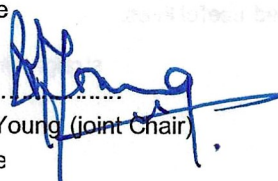
The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the board of trustees on 14/07/2026 and signed on their behalf by

..... 
Mrs G. Williams (joint Chair)
Trustee

..... 
Mr R. Young (joint Chair)
Trustee

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30/11/2025**

1. ACCOUNTING POLICIES

1a. Basis Of Accounting

The accounts have been prepared under the historical cost convention.

The accounts have been prepared in accordance with FRS102 - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

1b. Incoming Resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

1c. Resources Expended

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.

1d. Allocation And Apportionment Of Costs

All costs relate to the single activity of the charitable company and are recognised accordingly.

1e. 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.

Designated funds are funds set aside by the trustees out of unrestricted general funds for the specific future purposes or projects.

1f. Cash Flow Statement

The Company is exempt from including a statement of cash flows in its accounts in accordance with Financial Reporting Standard for Smaller Entities (effective January 2015).

1g. Depreciation

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Land And Buildings

straight line 2%

1h. Turnover

Turnover represents the rental amounts and investment income received in the year.

1i. Investments

Fixed asset investments are shown at market value.

2. EMPLOYEES

	2025	2024
	No.	No.
Average number of employees	-	-

3. TANGIBLE FIXED ASSETS

	Land And Buildings £	Total £
Cost		
At 01/12/2024	400,000	400,000
At 30/11/2025	400,000	400,000
Depreciation		
At 01/12/2024	80,000	80,000
For the year	8,000	8,000
At 30/11/2025	88,000	88,000
Net Book Amounts		
At 30/11/2025	312,000	312,000
At 30/11/2024	320,000	320,000

4. FINANCIAL ASSETS

	Other Investments £	Total £
Cost		
At 01/12/2024	156,375	156,375
Additions	20,029	20,029
At 30/11/2025	176,404	176,404
Amortisation		
Net Book Amounts		
At 30/11/2025	176,404	176,404
At 30/11/2024	156,375	156,375

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Other creditors	744	757
	<u>744</u>	<u>757</u>

6. LIMITED BY GUARANTEE

The company is limited by guarantee and does not have a share capital. Each member gives a guarantee to contribute a sum not exceeding £1, to the company should it be wound up. At 30/11/2025 there were 7 members.

7. UNRESTRICTED FUNDS

	Brought forward	Incoming resources	Outgoing resources	Transfers	Carried forward
	£	£	£	£	£
General fund	166,408	-	-	-	166,408
Henry Smith Charity	3,475	14,450	(21,390)	-	(3,465)
No's 1 and 2 HoChee Cottages	197,576	11,859	(19,668)	-	189,767
Investment income	156,505	135	20,029	-	176,669
	<u>523,964</u>	<u>26,444</u>	<u>(21,029)</u>	<u>-</u>	<u>529,379</u>

Henry Smith Charity

Distribution of its annual gifted income for the benefit of the poor and needy in the ancient parish of Lingfield, including Baldwins Hill and Dormansland.

No's 1 and 2 HoChee Cottages

The maintenance (including depreciation of the buildings) of the almshouses, HoChee Cottages, that the charity owns, together with the provision of accommodation to persons who have limited means, are over 60 and have lived in the ancient parish of Lingfield, including Baldwins Hill and Dormansland, for at least 5 years.

Investment income

CCLA Investment & M&G Emergency Repair Funds

Cyclical maintenance fund

Cyclical maintenance fund held at Co-Op 35 day account

M&G Emergency Repair Fund

M&G Emergency Repair Fund

8. RELATED PARTY TRANSACTIONS

The clerk honorarium payments in the year was £3,363 (2024: £1,000). Expenses totalling £303 (2024: £482) were repaid in the year.

Incoming Resources
for the year ended 30/11/2025

	2025	2024
	£	£
Incoming resources		
Incoming resources from generated funds		
Grants		
Henry Smith Charity	14,452	18,450
	14,452	18,450
	<u>14,452</u>	<u>18,450</u>
Investment income		
William Saxby	50	49
John Piggott	9	9
Hochee and Lowdell	51	51
Arthur Paul	6	6
Sidney Poole	5	5
Mary Stenning	2	2
John Hole	2	2
E. B. Wearing	2	2
St Clairs	6	6
Bank interest received	620	-
	753	132
	<u>753</u>	<u>132</u>
Charitable Activity		
From Charitable Activities 1	11,239	8,106
	11,239	8,106
	<u>11,239</u>	<u>8,106</u>
	<u>26,444</u>	<u>26,688</u>

Lingfield United Trust

Expenses for the year ended 30/11/2025

	2025	2024
	£	£
Expenses		
Costs of generating funds		
Charitable Activities		
Accommodation		
General distribution	13,840	7,740
Other grants of gifts	7,550	11,129
Clerk's honorarium	3,363	1,000
Clerk's expenses	303	327
Insurance	631	691
Repairs and renewals	4,563	14,083
Training	330	200
Accountancy fees	1,193	1,229
Trustees insurance	333	292
Postage, stationery and office supplies	-	53
Subscriptions	502	327
Sundry expenses	450	326
Depreciation of land and buildings	8,000	8,000
Profit on other investments disposal	(20,029)	(19,610)
	<u>21,029</u>	<u>25,787</u>
	<u>21,029</u>	<u>25,787</u>