The Betenson Trust

Financial Statements

For the year ended 30th September 2025

Trustees	Alexander Mackay (Chairman) Rev. Dr Peter Hayler Rev Lorraine Turner (resigned 1st June 2025) Thomas Owen (retired 3rd December 2024) Malcolm Wiffen (retired 10th January 2025) John Hutchings Gill French Caroline Field (appointed 6th February 2025) Steve Light (appointed 6th February 2025) Jon Pearce (appointed 6th February 2025) Margaret Vick (appointed 6th February 2025)
Clerk to the Trustees	Sarah Allewell Rookery Dene Long Mill Lane St. Mary's Platt Sevenoaks Kent TN15 8NA
Charity Commission Registration Number	207019
Principal Bankers	NatWest 67 High Street Sevenoaks Kent TN13 1LA
Independent Examiner	Tony Young FCMA FCG 23 Pepingstraw Close Offham West Malling Kent ME19 5PB

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TRUSTEES' ANNUAL REPORT

The Betenson Trust was originally established in 1788 following the death of Helen Betenson who bequeathed some of her fortune to build and maintain twelve almshouses. The Scheme for the regulation of the Charity was approved by the Charity Commission in 1970. Trustees include three ex-officio members, being the vicars of Wrotham, St. Mary's Platt and Plaxtol. The remaining co-optative trustees are appointed for a term of five years.

The Trust continues to provide accommodation for the benefit of 12 residents in the villages of Wrotham, St Mary`s Platt and Plaxtol in the County of Kent. There are four dwellings in each of the villages which, in the case of Wrotham and Platt, are listed as Grade II. In Platt, one almshouse is occupied by a couple. Each resident pays a modest contribution towards the cost of maintenance and central heating.

The refurbishment programme begun in 2023 continued throughout the year, with the completion of improvements to one property in Plaxtol. It was re-let in October 2025 together with another vacant property in Plaxtol, where all almshouses are now occupied. The weekly contribution paid by residents in unimproved properties was £110 for the first three months of the accounting period, but was increased to £160 from January 2025 in line with the other properties to help pay for the programme of upgrading the cottages as and when they fall vacant. One of the almshouses in Platt became vacant in October 2025 and was re-let in January 2026. One almshouse in Wrotham is currently vacant and undergoing refurbishment before being re-let.

Planning permission has been granted for building a fifth almshouse in Plaxtol which remains live for 3 years. The Trustees will look to fund this through grants and/or loans, but given the current economic and political situation, they recognise that it may not be possible to begin work before the planning permission lapses and a new application may be necessary.

In June, Rev Lorraine Turner resigned her ex-officio post of trustee, taking up her new role as priest for Newtown and the surrounding communities. Tom Owen and Malcolm Wiffen retired after many years serving as Trustees. The Board thank them wish them well in their retirement, and welcome the appointment of four new Trustees, Caroline Field, Steve Light, Jon Pearce and Margaret Vick.

Investments held at M&G, CCLA and BlackRock, with a total market valuation of £64,900 at the year-end (2024: £87,502), are held to provide funds for the maintenance of the properties. This value included unrealised gains of £4,398 (2024: £12,399). Cash funds amounted to £8,456 (2024: £29,451).

The Trust was fortunate to receive donations from Wrotham Fireworks, Great Comp and the Dodge Charity.

The Trustees declare that they have approved the Trustees' Report above.

Signed on behalf of the charity's Trustees

A D Mackay
Chairman of the Trustees

Date: 15th July 2026

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE BETENSON TRUST

I report on the accounts of the Trust for the year ended 30th September 2025, which are set out on pages 6 to 7.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's 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.

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 examiner's report

My examination was carried out in accordance with the 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 examiner's 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 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

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.

Tony Young FCMA FCG
23 Pepingstraw Close
Offham
West Malling
Kent
ME19 5PB

Signed: Tony Young Date: 27th July 2026

The Betenson Trust	207019

Receipts and payments accounts

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For the period from	Period start date: 1st October 2024	To	Period end date: 30th September 2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Contributions	81,925	-	-	81,925	55,033
Donations	868	-	-	868	417
Other	-	-	-	-	121
	-	-	-	-	-
Sub total *(Gross income for AR)*	82,793	-	-	82,793	55,571
A2 Asset and investment sales, (see table).					
M&G Charibond charities fixed interest fund accumulated units	5,000	-	-	5,000	46,000
CCLA	10,000			10,000	50,000
BlackRock	15,000	-	-	15,000	20,000
Sub total	30,000	-	-	30,000	116,000
Total receipts	112,793	-	-	112,793	171,571
A3 Payments					
Heat & light	9,812	-	-	9,812	12,519
Repairs & maintenance	7,382	-	-	7,382	6,560
Water	2,077	-	-	2,077	1,419
Refurbishment costs	104,982	-	-	104,982	119,047
Council Tax on vacant properties	2,098	-	-	2,098	1,039
Resident reaccommodation	-	-	-	-	2,103
Lifeline	-	-	-	-	55
Honorarium	1,630	-	-	1,630	1,567
Professional fees	-	-	-	-	-
Expenses	38	-	-	38	130
Almshouse Association	436	-	-	436	427
TV licence	38	-	-	38	45
Insurance	2,295	-	-	2,295	2,224
Sub total	130,788	-	-	130,788	147,135
A4 Asset and investment purchases, (see table)					
M&G Charibond fixed interest shares	3,000	-	-	3,000	3,000
CCLA COIF Charities Fixed Interest Fund	-	-	-	-	-
BlackRock Charities Growth and Income	-	-	-	-	-
Sub total	3,000	-	-	3,000	3,000
Total payments	133,788	-	-	133,788	150,135
Net of receipts/(payments)	- 20,995	-	-	- 20,995	21,436
A5 Transfers between funds		-	-	-	-
A6 Cash funds last year end	29,451	-	-	29,451	8,015
Cash funds this year end	8,456	-	-	8,456	29,451

Section B Statement of assets and liabilities at the end of the period

B1 Cash funds

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	Current account	8,456	-	-
		-	-	-
	Total cash funds	8,456	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
M&G	Unrestricted	-	15,787
CCLA	Unrestricted	-	12,213
BlackRock	Unrestricted	-	36,900

B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Cottages - Plaxtol	Endowment	-	360,000
Cottages - Platt	Endowment	-	340,000
Cottages - Wrotham	Endowment	-	300,000
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
Alexander Mackay	Alexander Mackay	15-Jul-26