THE CHARITY OF AMY TEMPLE
Registered No. 208015

ANNUAL REPORT AND FINANCIAL

STATEMENTS FOR THE YEAR ENDED

31 DECEMBER 2025

THE CHARITY OF AMY TEMPLE, registered charity No. 208015

Office:
Bay Cliffe House, Chapel Lane, St Margaret's at Cliffe, Kent, CT15 6BL

Trustees:
W. Currie (Chairman), J. Ford, S Ford, C. Hilton, B. Bailey (Treasurer), C. Milligan, J Redwood

Clerk:
Mrs J Redwood

Independent Examiner:
James Archer, 6A The Granville, Hotel Road, St Margaret's Bay, Kent, CT15 6DX

Legal Advisor:
Gullands, 16 Mill Street, Maidstone, Kent, ME15 6XT

Bankers:
CAF Bank Ltd. Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4JQ

Trustees Annual Report for the year ended 31st December 2025

History, objectives and activities of the Trust

Miss Amy Temple, who died in 1955, made provision of £10,000 in her will for the establishment of at least two independent dwellings for widows or spinsters of limited financial means who are not less than 60 years of age and have resided in the Parish of St Margaret's for a period of at least ten years immediately preceding the time of appointment. Originally three detached dwellings were erected, a fourth being added in 1995. Three further detached dwellings were completed in 2015. The Trust manages the seven dwellings to provide suitable, up-to-date accommodation for older ladies of limited means, in accordance with the terms of Miss Temple's will. The Trustees manage the activities of the Trust with regard to the Charity Commission's guidance on public benefit.

Structure and governance

The 'Scheme including appointment of Trustees' was approved and established by the Board of the Charity Commissioners and sealed on 14th July 1959. The organisation and running of the Charity is the responsibility of seven Trustees, a new member being appointed by the Trustees on the resignation of any person. Within the limits prescribed by the Scheme, the Trustees shall have full power from time to time to make regulations for the management of the Charity and for the conduct of their business including the summoning of meetings, the deposit of money at a proper bank and the custody of documents. At least two ordinary meetings shall be held in each year. There is a quorum of three Trustees and determination of voting is by majority vote of those present, the Chairman having the casting vote. The income of the charity is invested in order to cover Extraordinary Repairs and for the long-term benefit of the alms people.

Achievement and performance

The Trustees continued to manage the Trust's dwellings throughout 2025, including all necessary repairs and maintenance, in order to provide security and comfort for the Trust's residents.

Financial review and Reserve Policy

Gross Income for the financial year was £38,259. Operating Costs amounted to £11,185 giving Net Income for the year of £27,074. Furthermore, finance costs together with an increase in value of investment, amounted to £3,012. Provisions for future renovations were made, amounting to £12,250.

Maintenance contributions in respect of all seven new and renovated properties were set at £104 per week.

The Balance Sheet at 31st December 2025 shows total assets of £1,591,935 comprising Land and Buildings at market values of £1,575,000, Investments of £16,054 and net Current Assets of £881. These assets are financed by a mortgage loan amounting to £76,781 and the Charity's own Funds amounting to £1,515,154.

The Reserve Policy is referred to in Note 1c) of the Accounts.

No Trustee has received any remuneration, and only directly incurred expenses on matters such as small items of maintenance equipment were reimbursed.

Approval

This report was approved by the Trustees on .....16th April.....2026 and signed on their behalf by:

.....M.J.Cowie..... (Chairman)

Independent Examiner's Report
To the Trustees of the Charity of Amy Temple

I report to the trustees on my examination of the accounts of the Charity of Amy Temple for the year ended 31 December 2025, which are set out on pages 4 to 8 thereto.

Responsibilities and basis of report

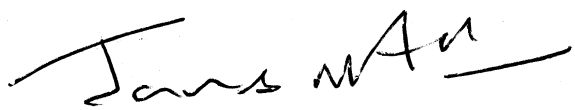
As the charity trustees of the Trust, you are responsible for the preparation of the accounts in Accordance with the requirements of the Charities Act 2011.
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I 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 giving me cause to believe that in any material respect:

- Accounting records were not kept in respect of the Trust as required by section 130 of The Act; or
- The accounts do not accord with those 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.



JAMES ARCHER
6A The Granville
Hotel Road
St. Margaret's Bay
Kent
CT15 6DX

16 April 2026

CHARITY OF AMY TEMPLE
BALANCE SHEET AS AT 31ST DECEMBER 2025

	Notes	2025	2024
		£	£
FIXED ASSETS			
Freehold land and buildings at Market Value	*2*	1,575,000	1,050,000
INVESTMENTS	*3*	16,054	13,792
CURRENT ASSETS			
Debtors and Prepayments		577	962
Cash at bank	*4*	1,240	2,673
		1,817	3,635
CURRENT LIABILITIES			
Creditors falling due within one year		(936)	(1,335)
NET CURRENT ASSETS		881	2,300
NET ASSETS		**1,591,935**	**1,066,092**
CAPITAL FUND			
Permanent Endowment		884,262	659,262
INCOME FUNDS			
General Purposes		499,760	187,948
Repair and Renovation Fund		131,132	118,882
		1,515,154	966,092
THIRD PARTY FUNDING			
Mortgage Loan	*5*	76,781	100,000
		1,591,935	**1,066,092**

Approved by the Board of Trustees on 16th April 2026
and signed on its behalf by:

.....
(Chairman of the Board of Trustees)

.....
(Treasurer and Trustee)

CHARITY OF AMY TEMPLE
FINANCIAL STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2025

	2025	2024
	£	£
INCOMING RESOURCES		
Weekly Maintenance Contributions	37,576	36,019
Investment and Interest Income	683	681
Donations etc	0	3,000
	38,259	39,700
RUNNING EXPENDITURE		
Property Maintenance	6,224	2,910
Gardening and grounds renovation	2,400	2,275
Water Services	701	66
Insurance	1,188	1,060
Subscriptions and sundry	672	1,115
	11,185	7,426
Net Income for the year	27,074	32,274
FINANCE		
Interest on Mortgage Loan	(4,683)	(5,824)
Unrealised Investment Value Change	1,671	512
	(3,012)	(5,312)
NET INCOMING/(OUTGOING) RESOURCES FOR THE YEAR	24,062	26,962
Provision for Major Renovation and Repair	(12,250)	(24,500)
NET RESOURCES AFTER TRANSFERS	11,812	2,462

MOVEMENT OF FUNDS FOR THE YEAR ENDED 31st DECEMBER 2025

	Endowed	General	RRF	TOTAL
Fund Balance as at 1st January 2025	659,262	187,948	118,882	966,092
Net Incoming Resources for the year	0	24,062	0	24,062
Transfers	0	(12,250)	12,250	0
Revaluation of Cottages	225,000	300,000	0	525,000
Fund Balances as at 31st December 2025	884,262	499,760	131,132	1,515,154

CHARITY OF AMY TEMPLE
CASH FLOW STATEMENT FOR THE YEAR ENDED
31st DECEMBER 2025

	2025	2024
	£	£
NET CASH FLOW FROM OPERATING ACTIVITIES		
Weekly Maintenance Contributions received	37,576	36,019
Less Operating Costs	11,185	7,426
Adjustment for net receivables / payables	(14)	206
	26,377	28,799
NET CASH FLOW FROM FINANCING AND INVESTING ACTIVITIES		
Investment and Interest Income	683	681
Donations etc	0	3,000
Less Interest on Mortgage Loan	(4,683)	(5,824)
Loan repayments	(23,219)	(28,160)
Reinvested in Charity Multi-Asset Shares	(591)	(512)
	(27,810)	(30,815)
INCREASE IN CASH POSITION DURING YEAR	(1,433)	(2,016)
Cash at bank on 1st January 2025	2,673	4,689
CASH AT BANK ON 31st DECEMBER 2025	**1,240**	**2,673**

CHARITY OF AMY TEMPLE
NOTES FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 2025

1. ACCOUNTING POLICIES

a) Basis of Accounting

The accounts are drawn up according to general accepted accounting standards. In particular they are drawn up on a 'going concern' basis using the 'accruals' concept. The Charity Commission SORP FRS 102, effective 1st January 2015, has been followed.

b) Land and Buildings Valuation

Both land and buildings are revalued as considered necessary. The latest revaluation based on the current replacement values has been carried out in 2025 and has now been reflected in the 2025 figures.

c) Funds

The Capital Endowment Fund represents the original charitable endowment and consists of the three remaining original cottages together with the land on which all the cottages sit, as well as any remaining original investment.
The General Purposes Fund consists of cottages 4 to 7 built out of surplus funds as well as several generous donations and the mortgage loan. Surplus funds are invested or kept in the bank until required.
Major Repair and Renovation Fund. A provision is made annually to recognise the need to carry out major renovations on the Amy Temple Almshouses. For the moment this provision has been set at 1% of the current replacement cost of the cottages.
Funds to meet these future costs have not yet been set aside. The vast majority of these renovations will be carried out in the 2040's by which time it is anticipated that adequate funding will be in place.

d) Property Classification

It should be noted that although properties 4 to 7 as well as the extension to cottage 4 are non-endowed, the fact that they are built on endowed land means that from a disposal point of view they are effectively governed by the same restrictions as the endowed property.

e) Investments

Investments are stated at market value based on closing prices on the last working day of the year. Unrealised gains and losses are dealt with through the Statement of Financial Activities.

f) Expenses of Trustees

The Trustees have not charged any significant amounts for expenses in respect of the year.

CHARITY OF AMY TEMPLE
NOTES FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025 (figures in £)

			2025	2024
			£	£
2.	**LAND AND BUILDINGS**			
	Endowed Land		350,000	350,000
		Revaluation 2025		
	Buildings: Endowed Cottages 1 to 3	*225,000*	525,000	300,000
	Unendowed Cottage 4	*75,000*	175,000	100,000
	Unendowed Cottages 5 to 7	*225,000*	525,000	300,000
		525,000	1,225,000	700,000
	Total		1,575,000	1,050,000
3.	**INVESTMENTS**			
	Balance b/f at 1st January 2025		13,792	12,768
	2025 dividends reinvested in M&G Multi Asset Fund Acc. shares		591	512
	Increase in valuation at 31st December 2025		1,671	512
	Market value of Charity Multi Asset Acc. share at 31st Dec		16,054	13,792
4.	**CASH AT BANK**			
	Cafgold		1,164	2,016
	Cafcash		76	657
	Total		1,240	2,673
5.	**MORTGAGE LOAN REPAYMENTS**			
	Mortgage Loan outstanding at 1st January 2025		100,000	128,160
	Amount repaid during the year		(23,219)	(28,160)
	Mortgage Loan outstanding at 31st December 2025		76,781	100,000
	Amounts falling due within 1 year		3,556	
	Amounts falling due within 1 - 2 years		3,834	
	Amounts falling due within 2 - 5 years		12,987	
	Amounts falling due over 5 years		56,404	
			76,781	

6. **CHARITY FUNDS**

	Endowed	General	RRF	TOTAL
Land and buildings	884,262	575,660	115,078	1,575,000
Investments	0	0	16,054	16,054
Net current assets	0	881	0	881
Mortgage	0	(76,781)	0	(76,781)
Total	884,262	499,760	131,132	1,515,154