Registered Charity number: 209100
Registered Housing Association number: A2079

TONBRIDGE UNITED CHARITY

TRUSTEES' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

TONBRIDGE UNITED CHARITY

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TONBRIDGE UNITED CHARITY

CHARITY INFORMATION

Trustees	Mrs D. M. Huntingford	
	Ms V. M. C. Branson	
	Mr N. V. Charlesworth	
	Dr I.G.C. Jutting	(Appointed: 24/05/2025)
	Mrs S. R. Bradburne	(Appointed: 27/10/2025)
Charity manager and clerk to the Trustees	Mrs S. Grigor	
Registered Charity number	209100	
Registered Housing Association number	A2079	
Address	24 Haydens Mews Tonbridge Kent TN9 1PZ	
Independent Examiner	J. R. Mathieson FCA Lindeyer Francis Ferguson Limited North House 198 High Street Tonbridge Kent TN9 1BE	

TONBRIDGE UNITED CHARITY

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2026

The Trustees present their report and the unaudited financial statements for the year ended 31 March 2026.

The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) (Charities SORP (FRS 102)).

Charity information set out on page 1 forms part of this report.

Structure and governance

The charity is constituted by a Charity Commission Scheme dated 8 October 1971, and amended on 22 June 2021. The charity is registered with the Charity Commission and with the Homes England and the Regulator of Social Housing as a Registered Social Landlord. It is governed by the Board of Trustees who appoint a Charity Manager to carry out the day-to-day administration of the charity.

Trustees

The Trustees who served during the year were:

Mrs D. M. Huntingford
Ms V. M. C. Branson
Mr N. V. Charlesworth
Dr I. G. C. Jutting
Mrs S. R. Bradburne

The body of Trustees shall consist of not less than three and not more than six persons being two Nominative Trustees (appointed by Tonbridge and Malling Borough Council) and one to four Co-optative Trustees residing or carrying on business in or near the Ancient Parish of Tonbridge.

The Board currently consists of three Co-optative Trustee and two Nominative Trustees.

Potential new Trustees are identified by the Trustees as being suitable candidates to approach, they would normally be persons who have an interest in local matters. The charity's Trustee Induction Policy for new Trustees is followed (as has been the case for recently appointed new Trustees).

The objectives and activities of the charity

The objectives of the charity are to maintain the six gabled cottages in Church Street, Tonbridge to ensure they reach the criteria to accommodate single residents who desire a safe and secure environment where they can continue to live independently. The provision of accommodation by the charity is for people "who from age, ill-health, accident or infirmity are wholly or in part unable to maintain themselves by their own exertions" - this being in accordance with the Charity Commission Scheme.

The Trustees have had regard to the Charity Commission's general guidance on public benefit in reviewing the charity's objectives and activities. The Trustees are following 'The Charity Governance Code' and continually review to implement key recommended practices.

Achievements for the public benefit and financial review

The exterior of the Almshouses contributes to the local environment and the "secret" communal garden which is cared for by the residents brings joy to those who visit. The buildings are assessed regularly throughout the year and any noted repairs, refurbishments are acted upon. The Trustees have the power to invest funds and to delegate the management of the funds in the same manner as the trustees of a trust are permitted to do by the Trustee Act 2000. The size of the fund is reviewed in light of demands that may be made on it.

The Trustees retain investment funds to enable them to carry out repairs, improvements or rebuilding as well as accumulating funds to purchase a further unit should it become available.

The result for the year was a surplus of £16,127 (2025: £11,556). Unrealised losses on investments were £1,230 (2025: £1,109).

Total funds held at year end were 476,129 (2025: £460,002).

The charity's free reserves, excluding those represented by tangible fixed assets, were £335,207 (2025: £313,565) at the balance sheet date. The Trustees' policy is to accumulate free reserves of £400,000 in order to (a) cover unexpected maintenance or repair costs, (b) provide sufficient operating working capital and (c) enable the charity, in the longer term, to acquire an additional unit for the provision of affordable accommodation in line with its charitable objects.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 proper accounting records that 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 Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the detection and prevention of fraud and other irregularities.

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2026

This report was approved by the Board of Trustees on 22 July 2026 and signed on its behalf by:

Mrs. D. M. Huntingford
Trustee

TONBRIDGE UNITED CHARITY

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF TONBRIDGE UNITED CHARITY
FOR THE YEAR ENDED 31 MARCH 2026

I report to the Trustees on my examination of the accounts of Tonbridge United Charity for the year ended 31 March 2026.

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 ('the 2011 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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.

J. R. Mathieson FCA

Dated: 03 August 2026

Lindeyer Francis Ferguson Limited
North House
198 High Street,
Tonbridge
Kent
TN9 1BE

TONBRIDGE UNITED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2026

	Note	2026	2025
		£	£
Income from:			
Charitable activities			
Almshouse maintenance contributions		37,558	34,719
Investments			
Bank interest received		386	491
Dividend income		1,735	1,260
Total income		39,679	36,470
Expenditure on:			
Charitable activities	**2**	22,322	23,805
Total expenditure		22,322	23,805
Net losses on investments	**5**	(1,230)	(1,109)
Net income		**16,127**	**11,556**
Reconciliation of funds:			
Total funds brought forward		460,002	448,446
Total funds carried forward		**476,129**	**460,002**

There were no restricted funds during the current and preceding period.

TONBRIDGE UNITED CHARITY

BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2026

	Note	2026		2025	
		£	£	£	£
Fixed assets					
Tangible assets	**4**		140,922		146,437
Investments	**5**		232,641		232,136
			373,563		378,573
Current assets					
Debtors:					
Prepayments and accrued income		2,709		1,589	
Cash and cash equivalents		102,474		82,369	
		105,183		83,958	
Creditors: amounts falling due within one year					
Accruals and deferred income		(2,617)		(2,529)	
Net current assets			102,566		81,429
Total assets less current liabilities			476,129		460,002
Total net assets			**476,129**		**460,002**
Funds					
Unrestricted funds			476,129		460,002
Total reserves			**476,129**		**460,002**

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 22 July 2026.

Ms V. M. C. Branson
Trustee

Mrs D. M. Huntingford
Trustee

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Status

Tonbridge United Charity is a registered charity (no. 209100) incorporated in England and Wales and is a private registered provider of social housing in the United Kingdom. Its principal activities are providing affordable rented accommodation to people in housing need locally. The principle office is given on page 1.

1.2 Basis of preparation of the financial statements

The financial statements have been prepared in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Tonbridge United Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

There are no material uncertainties about the charity's ability to continue, and so the going concern basis of accounting has been adopted.

The financial statements are presented in pounds sterling and rounded to the nearest pound.

1.3 Income

Income from donations and grants, including social housing grants, is recognised when the charity is entitled to the funds, the receipt is probable and the amount can be measured reliably. For donations, this is usually on receipt. For grants, this is usually when a formal offer is made in writing, unless the grant contains terms and conditions outside of the charity's control which must be met before the charity is entitled to the funds.

Maintenance contributions are recognised in the period to which they relate. Where maintenance contributions are due but have not been received, accrued income is recognised.

Interest income is recognised when receivable, dividend income is recognised when received.

1.4 Expenditure

Expenditure is recognised when a present legal or constructive obligation exists at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation, and the amount can be estimated reliably.

Expenditure has been classified under headings that aggregate all costs related to the category.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the revenue account in the year in which they are incurred.

1.5 VAT and taxation

The charity is not registered for VAT and expenditure shown is inclusive of VAT suffered. As a registered charity, the charity is exempt from liability to taxation on its income and gains.

1.6 Tangible fixed assets

Housing properties are stated at cost less depreciation and any accumulated impairment losses. Expenditure on existing properties is written off as incurred unless the replacement of a major component is identified. Depreciation is provided at rates calculated to write off the cost less estimated realisable value of each asset over its expected useful life, as follows:

Housing properties - buildings	50 years on cost
Housing properties - roofs and windows	30 years on cost
Computer equipment	3 year on cost

1.7 Investments

Investments are measured initially at cost and subsequently at fair value at the reporting date. One of the charity's investments is held in accumulation units, where dividends are reinvested automatically into the fund.

1.8 Financial instruments

The charity only has financial instruments of a kind that qualify as basic financial instruments. Basic financial instruments due within one year are initially recognised at transaction value and subsequently measured at their settlement value.

2 Expenditure on charitable activities

	2026	2025
	£	£
Activity: providing affordable accommodation		
Services		
Property insurance and council tax	1,335	1,054
Light and heat	557	529
Maintenance		
Major repairs and cyclical maintenance	2,444	4,603
Day-to-day maintenance	1,838	1,010
Support costs		
Honorarium received by charity manager	6,700	5,900
Subscriptions	1,087	1,146
Christmas gifts and donations	240	396
Other office costs	446	532
Independent examination	2,160	3,120
Depreciation	5,515	5,515
	22,322	23,805

3 Trustees' emoluments and expenses

There are no key management personnel apart from the Trustees. No Trustee received any remuneration during the year. No trustee expenses have been incurred.

4 Tangible assets

	Housing property £	Computer equipment £	Total £
Cost			
At 1 April 2025	259,364	499	259,863
At 31 March 2026	259,364	499	259,863
Depreciation			
At 1 April 2025	113,191	235	113,426
Charge for the year	5,349	166	5,515
At 31 March 2026	118,540	401	118,941
Net book value			
At 31 March 2026	140,824	98	140,922
At 31 March 2025	146,173	264	146,437

The almshouses were constructed in the 17th century and rebuilt in the 19th century. There is no record of the original cost. The value of the almshouses at the balance sheet date is considered to be approximately £700,000 based on their investment value.

5 Investments

	2026 £	2025 £
Fair value at 1 April	232,136	231,985
Change in fair value	(1,230)	(1,109)
Additions	1,735	1,260
Fair value at 31 March	232,641	232,136

6 Related party transactions and balances

There have been no related party transactions in the reporting period that require disclosure.