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Charity number: 209247

THE ALMSHOUSE CHARITY OF WYNN ELLIS

INDEPENDENTLY EXAMINED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

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THE ALMSHOUSE CHARITY OF WYNN ELLIS

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THE ALMSHOUSE CHARITY OF WYNN ELLIS

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2025

Trustees	Reverend Simon Tillotson (resigned as Chairman on 21 September 2026) Robert Sissons, Chairman (appointed as Chairman on 21 September 2026) Ian McCartney, Trustee (resigned 19 May 2025) Howard Barker, Trustee Valerie Kenny, Trustee Sara Miall, Trustee (appointed 19 May 2025)
Charity registered number	209247
Principal office	PO Box 1247 Whitstable Kent CT1 9UT
Independent examiner	MHA Lyndean House 30-32 Albion Place Maidstone Kent ME14 5DZ
Bankers	CAF (Charities Aid Foundation) 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4TA

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TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their annual report together with the financial statements of the The Almshouse Charity of Wynn Ellis for the year ended 31 December 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's constitution, the Charities Act 2011, 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).

Objectives and activities

a. Policies and objectives

The objectives of the Charity are to maintain The Wynn Ellis Almshouses in order to provide accommodation for elderly people in Whitstable, Kent.

b. Strategies for achieving objectives

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

c. Activities undertaken to achieve objectives

The Clerk and Trustees will hold regular meetings and be available to discuss matters on a daily/weekly basis to ensure that any problems are dealt with immediately. They will adhere to the Almshouse Association guidelines on tasks to be completed weekly, monthly and annually. They will make regular visits to the Almshouse and address any problems that the residents may have. All property issues will be dealt with immediately to ensure that good living conditions are maintained.

d. Main activities undertaken to further the Charity's purposes for the public benefit

The Charity continues to provide housing for those people in need in Whitstable. The Almshouse flats have all been occupied throughout the year, and the benefit to the public is that they provide a safe and comfortable residence at a low cost to single ladies in Whitstable, who have little capital and income.

Achievements and performance

a. Main achievements of the Charity

The Clerk and Trustees pride themselves on providing good living conditions for the residents and at a low rent. It is an objective to keep rents low and to ensure that all the residents are happy in their surroundings. The Clerk and Trustees always respond to any fabric of building problems immediately.

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The Clerk and Trustees regularly review the reserve funds to ensure that adequate funds will be available for any emergency. The reserve funds are managed carefully ensuring that they receive a good rate of interest for any investment without any risk being involved.

In our last financial year, we have received £Nil in donations (2024 - £4,088), and £61,030 (2024 - £65,703) in investment income. The majority of our income goes towards properties maintenance.

At the year end, the Charity had a surplus of unrestricted funds totalling £3,105,399 (2024 - £3,103,028), and restricted funds of £Nil (2024 - £Nil).

c. Principal risks and uncertainties

The Trustees have considered the major risks to the Charity and have taken the action they consider necessary to maintain the Charity's income in order to achieve its objectives.

Structure, governance and management

a. Constitution

The Almshouse Charity of Wynn Ellis is a charitable unincorporated organisation, with charity number 209247 governed by the Charity Commission. The address of the principal office is PO Box 1247, Whitstable, Kent CT1 9UT.

b. Methods of appointment or election of Trustees

The Trustees will appoint new trustees as and when necessary, and when one of the existing Trustees resigns. A new Trustee will be appointed by being duly proposed and seconded at a meeting of the Trustees. No training is necessary. However, a full understanding of the Charity Trust Deed is necessary.

Trustees are kept up to date as their receive regular updates from the Charity Commission.

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Structure, governance and management (continued)

c. Organisational structure and decision-making policies

The Trustees meet at least three times a year. At these meetings, the Trustees agree the broad strategy and areas of activity for the Charity. The Trustees review policies and performance, the day-to-day delivery, and the financials of the Charity.

The Trustees consider the board of Trustees and the Chairman as comprising the key management personnel of the Charity in charge of directing and controlling the Charity and running and operating the Charity on a day-to-day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the year. Trustees are required to disclose all relevant interests and register them with the Chairman and in accordance with the Charity's policy withdraw from decisions where a conflict of interest arises.

d. Policies adopted for the induction and training of Trustees

On appointment, new Trustees sign a Trustee declaration statement committing them to giving of their time and expertise. There is a formal induction programme for any newly appointed Trustee, which includes an initial meeting with the Chairman and the Trustees, followed by a series of short meetings with the Chairman to gain a greater understanding of the charitable purposes and responsibilities of the Trustee. They are tasked with familiarising themselves with the governing document, review previous meetings minutes and the financial history of the Charity.

e. Related party relationships

The Charity is not part of a wider network.

f. Financial risk management

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

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 which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on their behalf by:



.....
Robert Sissons
Chairman
Date: 30 October 2026

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INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

Independent Examiner's Report to the Trustees of The Almshouse Charity of Wynn Ellis ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2025.

Responsibilities and Basis of Report

As the Trustees of the Charity 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 Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 Charity as required by section 130 of the 2011 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.

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INDEPENDENT EXAMINER'S REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: Duncan Cochrane-Dyet Dated: 30 October 2026

Duncan Cochrane-Dyet BSc BFP FCA

MHA

Maidstone, United Kingdom

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STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from:				
Donations and legacies	3	**-**	**-**	4,088
Investments	4	**61,030**	**61,030**	65,703
Total income		**61,030**	**61,030**	69,791
Expenditure on:				
Charitable activities	5	**63,734**	**63,734**	56,991
Total expenditure		**63,734**	**63,734**	56,991
Net (expenditure)/income before net gains on investments		**(2,704)**	**(2,704)**	12,800
Net gains on investments		**5,075**	**5,075**	2,826
Net movement in funds before other recognised gains/(losses)		**2,371**	**2,371**	15,626
Other recognised gains/(losses):				
Gains on revaluation of fixed assets		**-**	**-**	94,791
Net movement in funds		**2,371**	**2,371**	110,417
Reconciliation of funds:				
Total funds brought forward		**3,103,028**	**3,103,028**	2,992,611
Net movement in funds		**2,371**	**2,371**	110,417
Total funds carried forward		**3,105,399**	**3,105,399**	3,103,028

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 10 to 20 form part of these financial statements.

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BALANCE SHEET
AS AT 31 DECEMBER 2025

	Note		2025 £		2024 £
Fixed assets					
Investments	10		**51,636**		46,561
Investment property	11		**2,932,822**		2,932,822
			2,984,458		2,979,383
Current assets					
Debtors	12	**1,760**		1,280	
Cash at bank and in hand		**212,640**		232,526	
		214,400		233,806	
Current liabilities					
Creditors: amounts falling due within one year	13	**(19,109)**		(21,913)	
Net current assets			**195,291**		211,893
Total assets less current liabilities			**3,179,749**		3,191,276
Creditors: amounts falling due after more than one year	14		**(74,350)**		(88,248)
Total net assets			**3,105,399**		3,103,028
Charity funds					
Restricted funds	15		**-**		-
Unrestricted funds	15		**3,105,399**		3,103,028
Total funds			**3,105,399**		3,103,028

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

.....
Robert Sissons
Chairman

Date: 30 October 2026

The notes on pages 10 to 20 form part of these financial statements.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Almshouse Charity of Wynn Ellis 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.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £1.

1.2 Going concern

The Trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Trust to continue as a going concern. The Trustees make this assessment in respect of a period of at least one year from the date of authorisation for issue of the financial statements and have concluded that the Charity has adequate resources to continue in operational existence for the foreseeable future and there are no material uncertainties about the Charity's ability to continue as a going concern, thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Rental income in relation to investment property is recognised at the time the rental income is receivable.

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1. Accounting policies (continued)

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

1.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

1.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

1.7 Investment property

Investment property is carried at fair value determined annually, which the trustees deem to be the insurance value. No depreciation is provided. Changes in fair value are recognised in the Statement of Financial Activities.

1.8 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.9 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

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1. Accounting policies (continued)

1.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

1.11 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

2. Critical accounting estimates and areas of judgement

There are significant judgements and estimates involved in valuing the properties which may be subject to uncertainty in outcome, including market rental rates, property appreciation rates, and the climate of the property market in general.

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3. Income from donations and legacies

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Donations	-	**-**	4,088
Total 2025	-	**-**	4,088
Total 2024	4,088	4,088	

4. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from investment properties	58,283	**58,283**	64,903
Income from listed investments	338	**338**	329
Interest receivable	2,409	**2,409**	471
Total 2025	61,030	**61,030**	65,703
Total 2024	65,703	65,703	

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5. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2025 £	Total 2025 £	Total 2024 £
Direct costs	63,734	**63,734**	56,991
Total 2025	63,734	**63,734**	56,991
Total 2024	56,991	56,991	

6. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	Support costs 2025 £	Total funds 2025 £	Total funds 2024 £
Direct costs	44,002	19,732	**63,734**	56,991
Total 2025	44,002	19,732	**63,734**	56,991
Total 2024	36,894	20,097	56,991	

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6. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Activities 2025 £	Total funds 2025 £	Total funds 2024 £
Property repairs	35,973	**35,973**	21,170
Property insurance	2,261	**2,261**	2,202
Other property expenses	916	**916**	6,544
Lifeline rental	962	**962**	1,258
Loan interest	3,890	**3,890**	5,720
Total 2025	44,002	**44,002**	36,894
Total 2024	36,894	36,894	

Analysis of support costs

	Activities 2025 £	Total funds 2025 £	Total funds 2024 £
Professional fees	13,600	**13,600**	15,422
Independent examiners fees	4,079	**4,079**	4,128
Sundries	2,053	**2,053**	547
Total 2025	19,732	**19,732**	20,097
Total 2024	20,097	20,097	

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7. Independent examiner's remuneration

	2025 £	2024 £
Fees payable to the Charity's independent examiner for the preparation and independent examination of the Charity's annual accounts	**4,079**	4,128

8. Staff costs

The charity had no employees during the year (2024 - Nil). All activities are undertaken by the Trustees on a voluntary basis.

9. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2024 - £Nil).

During the year ended 31 December 2025, expenses totalling £500 were reimbursed or paid directly to 1 Trustee for professional costs completed on behalf of the charity (2024 - £15 to 1 Trustee for travel costs).

10. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2025	**46,561**
Revaluations	**5,075**
At 31 December 2025	**51,636**
Net book value	
At 31 December 2025	**51,636**
At 31 December 2024	46,561

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11. Investment properties

	Freehold investment property £	Land £	Total £
Valuation			
At 1 January 2025	**1,955,215**	**977,607**	**2,932,822**
At 31 December 2025	**1,955,215**	**977,607**	**2,932,822**

The properties have been reflected in the accounts at its valuation for insurance purposes and confirmed by the Trustees.

12. Debtors

	2025 £	2024 £
Due within one year		
Prepayments	**1,760**	1,280
	1,760	1,280

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13. Creditors: Amounts falling due within one year

	2025 £	2024 £
Loan	**13,898**	13,288
Trade creditors	**27**	481
Accruals and deferred income	**5,184**	8,144
	19,109	21,913

	2025 £	2024 £
Deferred income at 1 January 2025	**1,200**	-
Deferred income during the year	**1,105**	1,200
Amounts released from previous periods	**(1,200)**	-
	1,105	1,200

One of the almshouse tenants pays their rent in advance on an annual basis. The amount received in respect of rent relating to the following financial year has been deferred and is included within creditors as deferred income at the year end. This treatment ensures that rental income is recognised in the period to which it relates.

14. Creditors: Amounts falling due after more than one year

	2025 £	2024 £
Loan	**74,350**	88,248

The loan from Canterbury City Council is an unsecured term loan with the final payment due on 30 September 2031, bearing interest at 4.68%.

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15. Statement of funds

Statement of funds - current year

	Balance at 1 January 2025 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2025 £
Unrestricted funds					
General Funds	**3,103,028**	**61,030**	**(63,734)**	**5,075**	**3,105,399**

Statement of funds - prior year

	Balance at 1 January 2024 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2024 £
Unrestricted funds					
General Funds	2,992,611	69,791	(56,991)	97,617	3,103,028

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16. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Total funds 2025 £
Listed investments	51,636	**51,636**
Investment properties	2,932,822	**2,932,822**
Current assets	214,400	**214,400**
Creditors due within one year	(19,109)	**(19,109)**
Creditors due in more than one year	(74,350)	**(74,350)**
Total	3,105,399	**3,105,399**

Analysis of net assets between funds - prior year

	Unrestricted funds 2024 £	Total funds 2024 £
Listed investments	46,561	46,561
Investment properties	2,932,822	2,932,822
Current assets	233,806	233,806
Creditors due within one year	(21,913)	(21,913)
Creditors due in more than one year	(88,248)	(88,248)
Total	3,103,028	3,103,028

17. Related party transactions

The Charity has not entered into any related party transaction during the year, except for reimbursement of out of pocket Trustee's expenses as disclosed in note 9, nor are there any outstanding balances owing between related parties and the Charity at 31 December 2025.