PETLEY AND DEAKINS ALMSHOUSE CHARITY

TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

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PETLEY AND DEAKINS ALMSHOUSE CHARITY

REFERENCE AND ADMINISTRATIVE INFORMATION

REGISTERED CHARITY NUMBER	209248
REGISTERED ADDRESS	30 Great Bounds Drive Tunbridge Wells TN4 0TR
TRUSTEES	Mrs Helen Noble (Chair) Rev Mark Barker Mr Tom Chaloner Mrs April Clark Mrs Frani Hoskins Dr Juliet Roberts Mr Michael Shackleton
TREASURER	Mr Nikolai Naylor
CLERK TO THE TRUSTEES	Mrs Emily Case
BANKERS	Lloyds TSB Bank plc 82 Mount Pleasant Road Tunbridge Wells Kent TN1 1RP
INDEPENDENT EXAMINERS	Dominic Pagan ACA on behalf of Perrys Audit Ltd Churchdown Chambers Bordyke Tonbridge Kent TN9 1NR

PETLEY AND DEAKINS ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES

The Trustees present their Report and Financial Statements for the year ended 31 December 2025.

REFERENCE AND ADMINISTRATIVE INFORMATION

Details are shown on page 2. The present incumbent of St Peter and St Paul's Church, the Reverend Ben Thorndike, has indicated, as a result of other commitments, that he is not willing to act as an ex officio Trustee, and he is therefore not listed as such in these Financial Statements.

OBJECTIVES AND ACTIVITIES

The objective of the charity is to provide accommodation for poor persons of good character ordinarily residing in the Ancient Parish of Tonbridge.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Petley and Deakins Almshouse Charity was founded in the 18th Century and is currently regulated by an order of the Charity Commissioners approving a Scheme including appointment of Trustees dated 15 September 1970.

The Trustees meet at regular intervals during the year. The day-to-day administration is carried out by the Warden which is a part time salaried role, in collaboration with the Chair which is a purely voluntary role.

PUBLIC BENEFIT

In meeting the objectives the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and judge that all their activities meet this guidance.

ACHIEVEMENTS AND PERFORMANCE

At the end of October 2025 one flat became vacant. The Trustees took the opportunity to refurbish the kitchen in that flat and refresh the general decoration including carpets. It was let again after a period of three months. By the end of 2025 TMBC had refurbished a bathroom to meet the needs of that Resident. This was at no cost to the Charity or the Resident. Four kitchens were refurbished during the course of 2025. A fifth flat has its kitchen replacement booked in and of the remaining three, at least two will be done in 2026. A Quinquennial Report was commissioned which has highlighted remedial work which needs to be carried out. The urgent work will be carried out during the course of 2026, with some of the highlighted work having already been done.

Several policies have been put in place with Trustee approval.

FINANCIAL REVIEW

The results for the year are shown on the Statement of Financial Activities.

The financial position of the charity continues to be most satisfactory with sufficient funds to meet emergency costs that are uninsured.

Reserves

The Trustees hold the Charity’s money in three accounts all with the same bank. Going forward the Trustees acknowledge that in line with documents from the Charity Commission dated 1980 the accounts will show an Extraordinary Repair Fund and a Cyclical Maintenance Fund. The aim is to have this in place by the end of financial year 2026.

FUTURE PLANS

It is anticipated that work will continue updating all Kitchens at Petley Court during the course of 2026. If and when a flat becomes vacant it the aim is to refresh the decoration.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES, CONTINUED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Charity Law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those Financial Statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies are in accordance with applicable accounting standards;
- 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 which disclose with reasonable accuracy at any time the financial position of the Charity and to 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 taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees :

Helen Noble
Chair of Trustees Helen Noble 86E70000-9A60-7A49-9BAF-08DF17C94039

Thomas Challoner
Trustee Tom Chaloner 86E70000-9A60-7A49-9BE6-08DF17C94039

Dr Juliet Roberts
Trustee Juliet Roberts 86E70000-9A60-7A49-9BD7-08DF17C94039

Date: Helen Noble 23/09/2026 86E70000-9A60-7A49-9BC2-08DF17C94039

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF PETLEY AND DEAKINS ALMSHOUSE CHARITY

We report on the Financial Statements of the Charity for the year ended 31 December 2025 which are set out on pages 6 to 11.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The Trustees are responsible for the preparation of the Financial Statements. The Trustees consider that an audit is not required for the year (under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is our responsibility to:

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

BASIS OF INDEPENDENT EXAMINER'S REPORT

Our 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 Financial Statements presented with those records. It also includes consideration of any unusual items or disclosures in the Financial Statements, 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 Financial Statements 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 our examination, no matter has come to our attention:

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

- to keep accounting records (in accordance with section 130 of the Act); and
- to prepare Financial Statements which accord with the accounting records and comply with the accounting requirements of the Act.

have not been met; or

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Financial Statements to be reached.

Dominic Pagan ACA
on behalf of Perrys Audit Ltd

Churchdown
Bordyke
Tonbridge
Kent TN9 1NR

PETLEY AND DEAKINS ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Income from:					
Maintenance contributions			46,248		43,532
Electricity generation			2,491		2,242
Investments			3,029		4,362
			51,768		50,136
Expenditure on:					
Charitable activities:					
Day to day maintenance and services		9,594		7,655	
Cyclical maintenance		62,885		50,193	
Residents' welfare		454		500	
Salaries		8,574		4,550	
Governance: Accountancy and					
Independent Examiner's fees		960		924	
Legal fees		-		408	
Sundry expenses		246		219	
			82,713		64,449
Net income			(30,945)		(14,313)
Gain/(loss) on revaluation of investments					
Endowment Fund	**4**		91		24
Net movement in funds			(30,854)		(14,289)
Total funds brought forward			467,274		481,563
Total funds carried forward	**8**		436,420		467,274

There were no other recognised gains or losses during the current or previous year.

The Notes on Pages 8 to 11 form part of these Financial Statements.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible fixed assets	**3**				
Housing Properties			659,133		659,133
Equipment			-		-
			659,133		659,133
Investments					
Endowment Fund	**4**		847		760
Total fixed assets			659,980		659,893
Current assets					
Debtors	**5**	-		160	
Cash at bank and in hand:					
COIF Charities Deposit Account		111		107	
Lloyds TSB bank accounts		113,889		140,104	
Total cash at bank and in hand		114,000		140,211	
Total current assets		114,000		140,371	
Creditors:					
Amounts falling due within one year	**6**	5,679		1,109	
Net current assets			108,321		139,262
Creditors:	**7**				
Amounts falling due after more than one year			331,881		331,881
Net assets			436,420		467,274
Capital and Reserves					
Unrestricted funds	**8**		436,420		467,274

The Notes on Pages 8 to 11 form part of these Financial Statements.

The Financial Statements were approved by the Trustees on :

Helen Noble
Chair of Trustees

Helen Noble
86E70000-9A60-7A49-9BC5-08DF17C94039

Thomas Challoner
Trustee

Tom Chaloner
86E70000-9A60-7A49-9BE9-08DF17C94039

Helen Noble
86E70000-9A60-7A49-9BC7-08DF17C94039
23/09/2026

Dr Juliet Roberts
Trustee

Juliet Roberts
86E70000-9A60-7A49-9BDF-08DF17C94039

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1. Accounting Policies

A summary of the principal accounting policies is set out below.

1.1 Basis of Accounting

The Financial Statements have been prepared under the historical cost convention with the exception that investments are valued at market value. The Financial Statements are in accordance with applicable accounting standards, the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS102) and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 2011.

Housing Properties
Housing properties are stated at cost. As the premises are maintained in a continual state of sound repair such that their estimated residual value is not less than the cost, there is no annual charge for depreciation as it is not considered appropriate. Provision will be made should any permanent diminution in the value of properties occur.

Housing Association Grant
Housing Association Grant (HAG) was paid by the Department of Environment to reduce the cost of any approved scheme to the amount which it was estimated could be serviced by the net annual income of the scheme. HAG is repayable under certain circumstances, primarily following the sale of property, but would normally be restricted to net proceeds of sale. This grant was in respect of "Petley Court" itself and does not relate to any other properties now or in the future. It was a condition of eligibility for grant that a benefiting body became a housing association and that their name be placed on the Register of Social Landlords. In exercise of the power conferred by Section 4 (4) of the Housing Act, 1996 and having received certain undertakings from the Charity trustees, the Board of the Housing Corporation agreed on 9 September 1997 to the de-registration of Petley and Deakins Almshouse Charity.

Capital Fund
The Capital Fund represents the cost of the Housing properties net of Housing Association Grant.

Maintenance Fund
The Maintenance Fund represents amounts set aside to meet repair costs of a major and recurring nature in respect of housing properties where such costs cannot be met from current income.

Future Property Fund
The Future Property Fund represents surplus funds designated to finance the purchase of a new almshouse property.

Value Added Tax
The Charity is not registered for Value Added Tax. Where appropriate, expenditure is shown in the accounts inclusive of VAT.

Going Concern
The trustees consider that there are no material uncertainties about the ability to continue as a going concern.

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

2. Officers' emoluments

No trustee received any emoluments or expenses in the year.
The Warden received emoluments of ££8,574 in the year (2024 - £4,550).
There were no related party transactions (2024 - none).

3. Fixed Assets - Housing Properties

Petley and Deakins Almshouses were founded at the beginning of the 18th Century from bequests of George Petley and Thomas Deakins. Constructed originally in High Street, Tonbridge, the Almshouses were erected on their present site fronting Pembury Road, Tonbridge in 1875. No value is included for the original costs of construction amounting to £1,866. Major alterations and modernisation of the accommodation have been completed, funded by way of Housing Association grant and a contribution from the Charity's own resources. The details below include the cost of earlier improvements financed by a combination of grant, mortgage loan and Charity funds.

In June 2011 a Leasehold Property at 4 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £141,778. The lease is for 125 years from 25 March 2006.

In June 2014 a Leasehold Property at 1 St. Eanswythe's Court, Tonbridge, Kent, TN9 8BF was purchased comprising a Ground floor Flat and a Parking Space at a total cost of £153,164. The

Fixed assets	**Freehold land and buildings**	**Leasehold land and buildings**	**Total**
	£	**£**	**£**
Cost			
At 1 January 2025	364,191	294,942	659,133
Purchase in the year	-	-	-
At 31 December 2025	364,191	294,942	659,133
Depreciation			
At 1 January 2025	-	-	-
Depreciation in the year	-	-	-
At 31 December 2025	-	-	-
Net book value			
At 1 January 2025	364,191	294,942	659,133
At 31 December 2025	364,191	294,942	659,133

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

4. Investment- Endowment Fund

The original cost of assets representing the Charity's Endowment fund is not known. Shares in the National Association of Almshouses Common Investment Fund were purchased in 1971 at a cost of £280 from the proceeds of an earlier investment. This amount has been attributed as base cost.
On 15 November 2019 the NAACIF fund merged into the M&G Charity Multi Asset Fund.

	2025 £	2024 £
The investment comprises the following: 819 (2024:819) M&G Charity Multi Asset Fund shares		
Base cost	280	280
Market Value at 1 January 2025	760	736
Increase/(decrease) in value	87	24
Market Value at 31 December 2025	847	760

5. Debtors

	2025 £	2024 £
Contributions receivable	-	-
Electricity generation income receivable	-	-
Interest receivable	160	160
	160	160

6. Creditors - Amounts falling due within one year

	2025 £	2024 £
Trade creditors	4,185	-
Accountancy & Independent Examiner's Fees	960	924
Contributions overpaid	-	185
Maintenance costs	-	-
Credit card	534	-
	5,679	1,109

PETLEY AND DEAKINS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

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

	2025	2024
	£	£
Housing Association Grants	331,881	331,881

(only payable under certain circumstances, such as the sale of Petley Court itself, see note 1.1)

8. Movement in funds

	Balance at 1.1.25	Income and gains	Expenditure	Transfers	Balance at 31.12.25
	£	£	£	£	£
Unrestricted funds					
Revenue Fund	-	51,768	(82,713)	-	-30,945
Capital Fund	327,252	-	-		327,252
Maintenance Fund	-	-	-		-
General and routine maintenance fund	6,690			-	6,690
Extraordinary repair fund	6,310			-	6,310
Cyclical maintenance fund	7,430			-	7,430
Future Property Fund	118,832	-	-	-	118,832
Endowment Fund	760	91	-		851
	467,274	51,859	(82,713)	-	436,420

An Order of the Charity Commissioners dated 15 September 1970 requires that the Charity make a contribution each year of not less than £360 to an investment representing the Extraordinary Repair Fund. The Extraordinary Repair Fund is now the Maintenance Fund. Refurbishment expenditure has been carried out in recent years so the current level of the fund has been maintained at £20,000. The £20,000 level is considered to be far in excess of the £360 per year requirement.

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