Charity number: 209495

THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

ACCOUNTS
FOR THE YEAR ENDED
31st DECEMBER 2025

THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

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THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

TRUSTEES REPORT
For the year ended 31st December 2025

Charity registered number

The Countess of Thanet's Almshouse Charity is constituted by a Deed of Trust and is a registered charity No. 209495

Address of the Charity

The Grange, Church Street, Hartfield, East Sussex, TN7 4AG.

The Trustees during the year were:

Ex-officio Trustees
The Rev'd J Sear – Ex-officio Rector of the Ecclesiastical Parish of St. Mary, Hartfield (20 May 2026)

Nominative Trustees
Mr J Murray-Willis
Mr R N T Gordon -James (appointed 26 June 2025)

Co-optative Trustees
Mrs R Burns
Mrs J Stirrat (resigned 31 December 2025)
Mr J H Harley

Structure, governance and management

The governing document is a trust deed ratified on the 9th September 1976. Since the closure of St. Stephen's Church, Hammerwood, no alternative Ex-officio has been appointed. The trustees are aware the Trust Deed may need to be updated to reflect this.

The methods adopted for the appointment of the body of trustees are that the body shall consist of:-

Two Ex-officio Trustees – The Rector of the Ecclesiastical Parish of St. Mary, Hartfield, and the Vicar of the Ecclesiastical Parish of St Stephen, Hammerwood.

Two Nominative Trustees - The person shall be appointed by the Parish Council of Hartfield. Each appointment shall be made for a term of four years at a meeting convened and held according to ordinary practice of the Parish Council.

Three Co-optative Trustees – The person who through residence, occupation or employment, or otherwise have special knowledge of the Parish of Hartfield. Each appointment shall be made for a term of five years by a resolution of the Trustees passed at a special meeting.

Policy on Reserves

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses belonging to the Charity.

The fund and the income therefrom are invested in the M&G Charity Multi Asset Fund and as of 6 May 2021 funds have also been invested in CCLA COIF Charities Investment Fund.

THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

TRUSTEES REPORT CONTINUED
For the year ended 31st December 2025

Objectives

The object of the charity is to provide almshouse accommodation for people in need of the ecclesiastical parish of Hartfield or surrounding area. The accommodation at the Almshouses at Holtye Common comprises four houses, one flat and two bedsits.

It is the Trustees policy to provide and maintain good quality housing for its residents. The charity is staffed on an entirely voluntary basis.

Achievements and performance

The charity's principle source of income are the contributions paid by the residents. During 2025 these contributions amounted to £26,575 [2024 - £28,036]. The total income for 2025 amounted to £36,143 [2024 - £36,887].

The total expenditure for 2025 amounted to £20,091 [2024 - £25,335]. As a result the net receipts were £16,052 [2024 - £11,552].

The accumulated cash fund stands at £91,724 [2025 - £75,672].

Declaration

The trustees declare that they have approved the Trustees report above.

Signed on behalf of the Charity's Trustees

..... **Trustee** - Mr J Harley

..... **Trustee** - Mr J Murray-Willis

Date of approval 9th October 2026

THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2025, which are set out on pages 4 to 6.

Responsibilities and basis of report

As the charity's trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011('the 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 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Act or
- the accounts did not accord with the accounting records or
- the accounts did 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 matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Robert Brown
DMC Partnership Limited
Chartered Accountant

Yew Tree House
Lewes Road
Forest Row
East Sussex
RH18 5AA

Date 12th October 2026

THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

RECEIPTS AND PAYMENTS ACCOUNTS
For the year ended 31st December 2025

	£	2025 £	£	*2024* £
RECEIPTS				
Contributions from residents	26,575		*28,036*	
Interest received Charities deposit fund	2,379		2,469	
	28,954		30,505	
ASSET AND INVESTMENT RECEIPTS				
Dividend receipts from shares	7,189		6,382	
	7,189		6,382	
Total Receipts		36,143		36,887
PAYMENTS				
Water	664		624	
Repairs and Maintenance	325		879	
Insurance	1,375		1,161	
Electricity	2,529		1,044	
Subscriptions	365		696	
Garden Maintenance	1,524		2,135	
Sewerage	811		1,677	
Tree Maintenance	-		9,443	
Letting agent fees	3,626		-	
Accountancy	1,176		1,176	
Sundry Expenses	397		118	
Trustees Honorarium	110		-	
	12,902		18,953	
ASSET AND INVESTMENT PAYMENTS				
Retained dividend receipts from shares	7,189		6,382	
	7,189		6,382	
Total Payments		20,091		25,335
NET RECEIPTS		**16,052**		**11,552**
CASH FUNDS LAST YEAR END		75,672		64,120
CASH FUNDS THIS YEAR END		**91,724**		**75,672**

THE COUNTESS OF THANET'S ALMSHOUSE CHARITY

STATEMENT OF ASSETS AND LIABILITIES
As at 31st December 2025

CASH FUNDS

	Unrestricted Funds	Unrestricted Funds
	2025	***2024***
	£	**£**
Bank Current Account	23,683	25,010
Charities Deposit Fund	68,041	50,662
Total cash funds	**91,724**	**75,672**

INVESTMENT ASSETS

	Funds to which asset belongs	Market Value 31 December 2025 £	Market Value 31 December *2024* £
M&G Charity Multi Asset Fund	**(1a)** Restricted	195,406	167,872
CCLA COIF Charities Investment Fund	**(1b)** Restricted	29,678	*30,268*

ASSETS RETAINED FOR CHARITY'S OWN USE

	Funds to which asset belongs
Almshouse at Holtye Common, East Sussex	**(2)** Endowment

LIABILITIES

There are no liabilities

Signed on behalf of the Charity's Trustees

..... **Trustee** – Mr J Harley

..... **Trustee** - Mr J Murray-Willis

Date of approval 9th October 2026

NOTES TO THE ACCOUNTS
For the year ended 31st December 2025

(1) Investments

Current holdings

(1a) 1,386.556 *(2025 – 1,386.556)* Accumulation Shares (Extraordinary Repair Fund) with M&G Charity Multi Asset Fund.

The income in respect of Accumulation Shares is not distributed but retained in the Fund and is reflected in the price of the Shares.

Income from Accumulation Shares retained **£ 7,189** [2025 - £6,382]

(1b) 116.14 [2025 – 116.14] Accumulation Units with CCLA COIF Charities Investment Fund.

No dividends are paid on holdings of accumulation units.

(2) Permanent Endowment

The Almshouse at Holtye Common, East Sussex Freehold was vested in the Official Custodians of Charities on 30th June 1871.

(3) Income Tax and Value Added Tax

As a registered charity the Trust is generally exempt from Income Tax but not from VAT. The charity is not registered for VAT and accordingly payments are shown gross of VAT.