Registered number: 211272

THE HONYWOOD AND DOUGLAS CHARITY

REPORT OF THE TRUSTEES AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

THE HONYWOOD AND DOUGLAS CHARITY

REGISTERED SOCIAL HOUSING PROVIDER INFORMATION

Trustees	Mr A Barr Mr K Abrehart Dr AH Taylor Mrs S Greenwood Mr ED Chantler MBE Mr MR Ballard Ms H Thorneloe Rev Dr J Huggins (resigned 12 August 2025) Mr S Humphrey Mr P Jarvis Mrs J Gent Mr WH Alexander
Registered number	211272
Principal address	The Homestead Grafty Green Maidstone Kent ME17 2AP
Accountants	MHA Chartered Accountants Lyndean House 30-32 Albion Place Maidstone Kent ME14 5DZ
RSH registration number	A4001
Treasurer	Mr WJ Collins FCCA
Clerk	Mrs K Costain

THE HONYWOOD AND DOUGLAS CHARITY

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

OBJECTIVES AND ACTIVITIES

Principal activities

The Charity's governing document is a scheme of the Charity Commissioners of 5 July 1996. This merged the separate Honywood and Douglas charities to be administered and managed together as one charity (registration number 211272). The Honywood and Douglas charities were originally founded in 1622 and 1858 respectively.

The Almshouses belonging to the Charity are used for the accommodation of residents of not less than 60 years of age who, except in special cases approved by the Charity Commissioners, have lived in the ancient Parish of Lenham or the Parish of Boughton Malherbe for at least two years. Appointments of residents are made by the trustees.

The trustees maintain an Extraordinary Repair Fund for the purpose of providing for the extraordinary repair, improvement or rebuilding of the Almshouses. The fund is invested in Accumulation Shares in the M&G Charity Multi Asset fund.

Having constructed almshouses on all the land which it previously owned, there are a total of 29 residential units provided, all of which were let at the year end.

Public benefit

The trustees have had due regard to the Charity Commission's published guidance on public benefit.

Trustees

The board of trustees usually consists of one ex-officio trustee, four nominated trustees and seven co-opted trustees. Two nominated trustees are appointed by the Parish Council of Lenham and two by the Parish Council of Boughton Malherbe, for a period of four years. Co-opted trustees are appointed by resolution of the trustees for a term of five years.

The trustees who served during the year are detailed on the information page.

The trustees meet regularly, and at least four times a year, to attend to the charity's affairs. Decisions are taken based on a majority of the votes and, in the event of equality of votes, the chairman has a casting vote.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

Management of the charity's affairs and risk

The trustees appointed have local knowledge and are therefore generally aware of the charity's aims and housing stock. New trustees are provided with a copy of the charity's Trust Deed, the latest accounts and details of the obligations of the residents and the trustees.

The day to day management of the charity is delegated to the Treasurer, Mr WJ Collins and Clerk Mrs K Costain, under consultation with the Board of Trustees. The overseeing of the ongoing repair of the charity's properties has been delegated to a local maintenance co-ordinator in consultation with the trustees.

The trustees consider that the major risks to which the charity is exposed are the preservation of the properties, the need to comply with relevant legal and regulatory obligations and the need to ensure that all financial transactions are properly recorded. They have therefore put the following systems into place :

(a) the buildings insurance is reviewed annually to ensure it remains appropriate and regular safety checks on fire equipment and gas appliances in the properties are undertaken. The general state of repair of the properties is reviewed by the Board of Trustees;

(b) Mr WJ Collins ensures that he remains up to date with the requirements of the Regulator of Social Housing, the Charities Commission and the National Association of Almshouses and draws any relevant information to the attention of the trustees.

(c) the charity's total income from maintenance contributions is reconciled annually and all major expenditure requires prior approval at a meeting of the trustees.

The trustees consider that the above measures enable them to meet the Value for Money and the Governance and Financial Viability Standards.

MARKET VALUE OF LAND AND BUILDINGS

The trustees consider that the market value of freehold land and buildings is in excess of the amount shown in the financial statements but, as these assets are used in the charity's activities and no disposals are envisaged, the excess has not been quantified.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

Charity law and registered social housing legislation 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 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;
- 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 assume that the charity will continue in business.

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

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 Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2022. They also have a general responsibility for taking reasonable steps to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

Approved by order of the Board of Trustees on 12 May 2026 and signed on their behalf by:

.....
Mr P Jarvis - Chairman

ACCOUNTANTS' REPORT TO THE BOARD OF TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF THE HONYWOOD AND DOUGLAS CHARITY FOR THE YEAR ENDED 31 DECEMBER 2025

We report on the accounts for the year ended 31 December 2025.

Respective responsibilities of the Board of Trustees and the independent reporting accountant

The Board of Trustees of the Registered Social Housing Provider is responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis of opinion

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such limited enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

Opinion

In our opinion:
- the accounts for year ended 31 December 2025 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;

- having regard only to, and on the basis of the information contained in the accounting records:

(1) the accounts comply with the requirements of the Charities Act 2011;

(2) the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 December 2025 specified in section 136(6) of the Housing and Regeneration Act 2008;

- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

MHA

MHA
Chartered Accountants
Lyndean House
30-32 Albion Place
Maidstone
Kent
ME14 5DZ
Date: 18 May 2026

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	2024 £
Maintenance contributions and heating charges	**156,807**	162,510
Investment income	**2,407**	901
Other income	**320**	-
Gross income	**159,534**	163,411
Operating expenses	**(193,186)**	(149,292)
Operating surplus/(deficit)	**(33,652)**	14,119
Interest payable and similar expenses	**-**	(3,012)
Surplus/(deficit) for the financial year	**(33,652)**	11,107
Other comprehensive income for the year		
Gains on revaluation of investments	**13,223**	5,648
Other comprehensive income for the year	**13,223**	5,648
Total comprehensive income for the year	**(20,429)**	16,755

All income and expenditure has arisen from continuing activities.

Approved by the Board of Trustees on 12 May 2026 and signed on their behalf by:

.....
Mr P Jarvis - Chairman

.....
Mr A Barr - Trustee

The notes on pages 10 to 18 form part of these financial statements.

THE HONYWOOD AND DOUGLAS CHARITY
REGISTERED NUMBER: 211272

BALANCE SHEET
AS AT 31 DECEMBER 2025

	Note		2025 £		2024 £
Fixed assets					
Tangible assets	7		**720,559**		765,927
Investments	8		**79,650**		68,427
			800,209		834,354
Current assets					
Debtors: amounts falling due within one year	9	**21,289**		19,235	
Current asset investments	10	**19,531**		17,531	
Cash at bank and in hand		**65,796**		58,854	
		106,616		95,620	
Creditors: amounts falling due within one year	11	**(22,452)**		(17,173)	
Net current assets			**84,164**		78,447
Total assets less current liabilities			**884,373**		912,801
Creditors: amounts falling due after more than one year	12		**(48,000)**		(56,000)
Net assets			**836,373**		856,801
Capital and reserves					
Unrestricted funds			**836,373**		856,801
			836,373		856,801

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2025

Approved by the Board of Trustees on 12 May 2026 and signed on their behalf by:

.....
Mr P Jarvis - Chairman

.....
Mr A Barr - Trustee

The notes on pages 10 to 18 form part of these financial statements.

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	2024 £
Cash flows from operating activities		
Surplus/(deficit) for the financial year	**(33,652)**	11,107
Adjustments for:		
Depreciation of tangible assets	**45,368**	49,531
Interest paid	**-**	3,012
Interest and dividends received	**(2,407)**	(901)
(Increase) in debtors	**(2,054)**	(2,365)
Increase/(decrease) in creditors	**5,279**	(29,122)
Net cash generated from operating activities	**12,534**	31,262
Cash flows from investing activities		
Purchase of tangible fixed assets	**-**	(840)
Interest received	**1,605**	133
Dividends received	**803**	765
Net cash from investing activities	**2,408**	58
Cash flows from financing activities		
Repayment of loans	**-**	(33,300)
Repayment of other loans	**(8,000)**	(8,000)
Interest paid	**-**	(3,012)
Net cash used in financing activities	**(8,000)**	(44,312)
Net increase/(decrease) in cash and cash equivalents	**6,942**	(12,992)
Cash and cash equivalents at beginning of year	**58,854**	71,846
Cash and cash equivalents at the end of year	**65,796**	58,854
Cash and cash equivalents at the end of year comprise:		
Cash at bank and in hand	**65,796**	58,854
	65,796	58,854

The notes on pages 10 to 18 form part of these financial statements.

ANALYSIS OF NET DEBT
FOR THE YEAR ENDED 31 DECEMBER 2025

	At 1 January 2025 £	Cash flows £	At 31 December 2025 £
Cash at bank and in hand	**58,854**	**6,942**	**65,796**
Debt due after 1 year	**(56,000)**	**8,000**	**(48,000)**
Debt due within 1 year	**(8,000)**	**-**	**(8,000)**
	(5,146)	**14,942**	**9,796**

The notes on pages 10 to 18 form part of these financial statements.

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

1. General information

The charity is registered in England with the Regulator of Social Housing as a Registered Social Housing Provider and as a charity. The registered address is The Homestead, Headcorn Road, Grafty Green, Maidstone, ME17 2AP. Details of its principal activities are shown on page 1.

2. Accounting policies

2.1 Basis of preparation of financial statements

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements are prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102) and the Statement of Recommended Practice for Registered Social Housing Providers 2018 and comply with the Accounting Direction for Private Registered Providers of Social Housing in England 2022.

The financial statements are prepared on a going concern basis and under the historical cost convention as modified by the revaluation of investments.

The following principal accounting policies have been applied:

2.2 Turnover

Turnover represents maintenance contributions and heating charges income receivable in the year, net of maintenance contributions and heating charges losses from voids.

2.3 Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost, less accumulated depreciation and Social Housing Grants.

Freehold land is not depreciated.

Housing properties in the course of construction are stated at cost and are not depreciated.

Depreciation is provided on all other tangible fixed assets to write off the cost, less estimated residual value, over the estimated useful life as follows :

Almshouses and conversions - by equal instalments over 25 years
Refurbishment, kitchens and bathrooms - by equal instalments over 15 years
Integral features - by equal instalments over 10 years
Fixtures - by equal instalments over 5 years

Development costs of properties are capitalised to the extent that they are directly attributable to bringing the properties into working condition for their intended use. Directly attributable costs include costs of architects, surveyors and project administrators.

2.4 Taxation

The charity is exempt from tax on its charitable activities.

2. Accounting policies (continued)

2.5 Extraordinary repair fund

The extraordinary repair fund is maintained for the purpose of providing for the extraordinary repair or rebuilding of the Almshouses.

2.6 Investments

Investments are carried at market value or, where this is not readily available, at the Trustees' estimate of market value. Investments held for the long term are included in fixed assets. Investments held as part of short term treasury management are included in current assets.

2.7 Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

2.8 Grants

Grants towards capital expenditure are deducted from the cost of the asset.

2.9 Loans and borrowings

Loans and borrowings are considered to be basic financial instruments and, as such, are measured at amortised cost.

2.10 Cyclical repairs and maintenance

Due to the establishment of a regular programme of repair and maintenance, provision for future works is not made and actual costs are charged to the income and expenditure account when incurred.

2.11 Major repairs

Provisions are made for future major repair costs on all housing properties, in so far as this is not eligible for grants from the Homes and Community Agency or local authorities. Provisions are only recognised to the extent that they represent a present obligation as a result of a past event, a payment is likely to be made and a reliable estimate can be made.

2.12 Judgements and key sources of estimation uncertainty

No significant judgements have had to be made by the trustees in preparing these financial statements, nor have they identified any key sources of estimation uncertainty.

2.13 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

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

3. Trustees' Remuneration and Benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' Expenses
There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

4. Investment income

	2025	2024
	£	£
Dividends received	**803**	765
Interest received	**1,604**	136
	2,407	901

5. Operating Surplus

Operating surplus is shown after charging the following:

	2025	2024
	£	£
Honoraria	**27,485**	22,497
Depreciation	**45,368**	49,531

6. Turnover

Turnover comprises maintenance contributions receivable in respect of the housing properties, Douglas and Honywood Almshouses. During the year there were twenty nine units of accommodation available for housing older people, twenty one at Douglas Court, Lenham, five at Honywood Almshouses, Lenham and three at 23 High Street, Lenham.

	2025	2024
	£	£
Turnover comprises:		
Maintenance contributions	**138,198**	145,980
Charge for heating	**18,609**	16,530
	156,807	162,510

Losses arising from voids and arrears written off amounted to £11,679 (2024: £nil).

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

7. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 January 2025	**1,458,306**	**2,440**	**1,460,746**
At 31 December 2025	**1,458,306**	**2,440**	**1,460,746**
Depreciation			
At 1 January 2025	**692,379**	**2,440**	**694,819**
Charge for the year on owned assets	**45,368**	**-**	**45,368**
At 31 December 2025	**737,747**	**2,440**	**740,187**
Net book value			
At 31 December 2025	**720,559**	**-**	**720,559**
At 31 December 2024	765,927	-	765,927

Freehold property cost amounts to £2,045,157 (2024: £2,045,157) before Social Housing Grants of £586,851 (2024: £586,851), bringing the net property cost to £1,458,306 (2024: £1,458,306).

The Grants are unsecured but would be repayable in the event of the sale of the Almshouses.

During the year all expenditure relating to repairs and maintenance of the existing Almshouses was charged to the Income and Expenditure Account.

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

8. Fixed asset investments

	Shares £
Cost or valuation of accumulation shares	
At 1 January 2025	**68,427**
Revaluations	**11,223**
At 31 December 2025	**79,650**

There were no investment assets outside the UK.

The historical cost of the accumulation shares as at the balance sheet date is £34,629 (2024: £34,629).

9. Debtors

	2025 £	2024 £
Other debtors	**3,083**	800
Prepayments and accrued income	**18,206**	18,435
	21,289	19,235

A breakdown of prepayments and accrued income is:

	2025 £	2024 £
Maintenance contribution and heating charges arrears	**3,801**	4,922
Maintenance contribution accrued income	**14,405**	13,513
	18,206	18,435

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

10. Current asset investments

	2025 £	2024 £
Income shares	**19,531**	17,531
	19,531	17,531

The historical cost of the income shares as at the balance sheet date is £11,599 (2024: £11,599).

During the year there were no purchases or sales of income shares. The market value of the shares held increased by £2,000 (2024: £568).

11. Creditors: Amounts falling due within one year

	2025 £	2024 £
Other loans	**8,000**	8,000
Accruals and deferred income	**14,452**	9,173
	22,452	17,173

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

	2025 £	2024 £
Other loans	**48,000**	56,000
	48,000	56,000

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

13. Loans

Analysis of the maturity of loans is given below:

	2025 £	2024 £
Amounts falling due within one year		
Other loans	**8,000**	8,000
	8,000	8,000
Amounts falling due 1-2 years		
Other loans	**8,000**	8,000
	8,000	8,000
Amounts falling due 2-5 years		
Other loans	**24,000**	24,000
	24,000	24,000
Amounts falling due after more than 5 years		
Other loans	**16,000**	24,000
	16,000	24,000
	56,000	64,000

In 2022, the Charity received £80,000 loan from the Almshouse Assocation. The length of the loan is for 120 months and is interest free.

14. Movement in funds

	At 1/1/25	Net movement in funds	Transfers between funds	At 31/12/25
	£	**£**	£	£
Unrestricted funds				
General fund	788,374	**(31,652)**	-	756,723
Extraordinary repair fund	68,427	**11,223**	-	79,650
	856,801	**(20,429)**	-	836,373
Total funds				

Net movements in funds included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movements in funds
	£	**£**	£	£
Unrestricted funds				
General fund	**159,534**	**(193,186)**	2,000	(31,652)
Extraordinary repair fund	**-**	**-**	11,223	11,223
	159,534	**(193,186)**	13,223	(20,429)

Comparatives for movements in funds:

	At 1/1/24	Net movement in funds	Transfers between funds	At 31/12/24
	£	£	£	£
Unrestricted funds				
General fund	776,699	11,675	-	788,374
Extraordinary repair fund	63,347	5,080	-	68,427
	840,046	16,755	-	856,801
Total funds				

Comparative net movements in funds included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movements in funds
	£	£	£	£
Unrestricted funds				
General fund	163,411	(152,304)	568	11,675
Extraordinary repair fund	-	-	5,080	5,080
	163,411	(152,304)	5,648	16,755

The extraordinary repair fund was established under the Trust Deed dated 5 July 1996 for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses of the charity.

DETAILED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	2024 £
Maintenance contributions and heating charges	**156,807**	162,510
Other income	**320**	-
Investment income	**2,407**	901
Total incoming resources	**159,534**	163,411
Less: overheads		
Operating expenditure	**(193,186)**	(149,292)
Operating surplus / (deficit)	**(33,652)**	14,119
Interest payable	**-**	(3,012)
Net surplus / (deficit) for the year	**(33,652)**	11,107

SCHEDULE TO THE DETAILED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	2024 £
Income		
Maintenance contributions and heating charges	**156,807**	162,510
Other income	**320**	-
	157,127	162,510

	2025 £	2024 £
Investment income		
Dividends	**803**	765
Interest	**1,604**	136
	2,407	901

	2025 £	2024 £
Operating expenses		
Printing and stationery	**111**	338
Housing Ombudsman Subscription	**233**	233
Accountancy fees	**2,311**	2,151
Bank charges	**107**	105
Sundry expenses	**60**	956
Water and sewerage	**8,173**	6,454
Electricity	**2,798**	2,207
Gas	**19,054**	16,465
Insurances	**6,926**	4,956
Depreciation	**45,368**	49,531
Monitoring and maintenance of lifelines	**3,321**	1,000
Day to day maintenance	**20,529**	20,397
Cyclical and major maintenance	**51,708**	17,137
Christmas alms	**3,720**	3,720
Honoraria	**27,485**	22,497
Home and Communities Agency subscription	**683**	563
Almshouse Association Subscription	**599**	582
	193,186	149,292

SCHEDULE TO THE DETAILED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	2024 £
Interest payable		
Loan interest payable	-	3,012
	-	3,012