LINTON PARK ALMSHOUSES
Registered Charity No.262420 - Member of The Almshouse Association - No.M1465

BRIEF REPORT DETAILING THE WORK OF THE TRUSTEES DURING 2025

1. Trustees: Mrs P Burden, Mr R Butters, (Chairman), Rev L Faulkner, Mr M Hobbs, Mrs N Hobbs, Mr R Leagas, Cllr S Wales Borough Council representative. Clerk: Mrs K Cooper. There were meetings of the Trustees in April and November. There is currently no Linton Park representative Trustee.
2. Finance
   a. CAF Cash account balance at 31/12/2025 - £16,590.50
   b. CCLA Deposit Account Balance at 30/12/25 - £43,925.23
   c. COIF Charities Investment Fund Accumulation units. 1396.06 units valued at £363,835.01 at 31/12/2024, £356,741.59 at 31/12/25.
   d. M&G Accumulation shares: 10,564 units valued at £1279.00 at 31/12/2024, £1488.77 at 31/12/25.
   e. Mr J Whitmarsh, ACIB, examined the year end accounts and signed the Charity Commission Independent Examiner's Report on the account, with no undue matters coming to his attention.
   f. Clerk's expenses were paid at £195.00 per month.
   g. Weekly Maintenance Contributions were increased from £139 per week to £144 per week in May. An equivalent Fair Rent valuation had been received from the Rent Office of £190 per week but it was not considered necessary or appropriate to increase to that amount.
   h. Insurance – A return to Grout Insurers who insured the buildings for £893.04, which was considerably less than Brown & Brown last year.
   i. Charity Commission return for 2024 with Accounts and Annual report submitted on time.

3. Residents Mr Brian Knight died at the age of 81, leaving his widow, Rose, in occupation of No.2 Almshouse. No other changes. Mrs Joyce Gray celebrated her 90th birthday in August.

4. Emergency Call System PPP Taking Care, who have a national call centre, continue to provide monitoring of the system at an annual payment of £1,327.

5. Buildings
   £3,680 was spent on property renovation and repairs, which comprised further works to the drain system and minor internal works.

6. External Goodwin Pest Management continue to carry out monthly inspections for any pest activity at £175 per quarter. Liam Kenward cuts the grass and other garden jobs. A scheme to create a sloping access ramp in the rear gardens was prepared by DC Hudson Architect, and Planning Approval sought.

7. A Christmas lunch was organised in the Bull Inn for residents and Trustees.

K Cooper
Clerk to the Trustees
May 2026

LINTON PARK ALMSHOUSES

Receipts and Payments Account
for the year ending 31 December 2025

2024 £	Receipts	2025 £	Payments	2025 £	2024 £
36,696.00	Contributions from residents	37,020.00	**Tenant Services**		
	Interest received		Water and sewerage	2,313.28	1,694.43
			Heating		
			Oil	4,337.57	5,408.67
17.28	Banks	21.83	Servicing	2,002.19	2,010.11
2,053.09	CCLA Deposit fund	1800.35	Electricity	684.99	541.28
1,008.64	CAF Gold	911.82	Lifeline	1,327.00	1,301.89
			Property		
			Renovation and Repairs	3,680.15	17,755.07
			Gardens	1,417.77	673.00
			Fees	988.20	
			Administration		
			Professional Fees	275.00	267.00
			Insurance	893.04	1,035.77
			Tenants Gifts	377.50	356.10
			Other Costs	735.04	25.50
			Clerk's expenses	2,340.00	2,535.00
			Account Fee	60.00	60.00
				21,431.73	33,663.82
			Surplus/deficit for the year	18,322.27	6,111.19
£ 39,775.01		£ 39,754.00		£ 39,754.00	£ 39,775.01

Funds Statement @31st December 2025

		Balance in:		
Balance @ 1.1.25	£92,968.17			
Surplus for 2025	18,322.27	CCLA Deposit Fund	£43,925.23	£42,124.88
		CAF Account	£16,590.50	£5,980.40
		CAF Gold	£50,774.71	£44,862.89
	£ 111,290.44		£ 111,290.44	£ 92,968.17
£ -				

Value of Investments

M&G Charity Multi Asset Fund (formerly NAACIF)
Cost 1974 - £250.00 Converted from income shares Dec 2013
10.564 accumulation shares

Market value @ 31.12.2024	£1,279.00
Market value @ 31.12.2025	£1,488.77
Write up	£209.77

CCLA Charities Investment Fund
Cost £105,000
1396.06 accumulation shares

Market value @ 31.12.2024	£363,835.01
Market value @ 31.12.2025	£356,741.49
Write down:	- £7,093.52

Total investment holding at 01/01/2025	£365,114.01
Total investment holding at 31/12/2025	£358,230.30
Total wirte down	-£6,883.71

CHAIRMAN: Accounts approved CLERK: Accounts Prepared INDEPENDENT EXAMINER (Report attached)

Signed: …R Butters…… ……K Cooper……...

Date: ……14/05/2026…… ……24/02/2026…….

Name: Mr R Butters Mrs K Cooper
Address: The Barn, Redwall Farmhouse Forge Cottage, Linton Hill
Redwall Lane, Linton Linton
Maidstone ME17 4AX Maidstone ME17 4AW

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of: Linton Park Almshouses

On accounts for the year ended: 31 Dec 2025 **Charity no (if any):** 262420

Set out ~~on pages~~: below

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

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

Basis of independent examiner's statement

My examination was carried out in accordance with 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 accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the 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 accounts 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 my examination, no material matters have come to my attention (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities Act or
- the accounts do not accord with the accounting records

I have come across no other 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.

* *Please delete the words in the brackets if they do not apply.*

Signed: [signature] **Date:** 25/2/2026

Name: JR Whitmarsh

Relevant professional qualification(s) or body (if any): ACIB

Address: ME17 4BS Hill Side House