

# HEDGER'S ALMSHOUSES

England & Wales · Charity number 207728

## Details

---

**Status** Registered

**Legal form** Other

**Registered** 1962-09-22

**Register** [View on the Charity Commission register](#)

## Contact

---

**Address** c/o No 3  
Hedger's Almshouses  
Wykeham Road  
Merrow  
Guildford  
Surrey  
GU1 2SF

**Phone** 07426 039406

**Email** [clerk@hedgersalmshouses.org](mailto:clerk@hedgersalmshouses.org)

**Website** [www.hedgersalmshouses.org](http://www.hedgersalmshouses.org)

## Activities

---

**Objects:** ALMSHOUSES FOR POOR WIDOWS OR SPINSTERS OF GOOD CHARACTER WHO ARE NOT LESS THAN 50 YEARS OF AGE. SURPLUS INCOME SHALL BE APPLIED FOR THE BENEFIT OF THE ALMSPEOPLE OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

**Activities:** Provision and maintenance of a group of 8 dwelling houses for the use of older women of limited means and in need of semi-sheltered housing.

## Classification

---

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

## Geography

- Surrey

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£48,208	£35,462	-	-
2024-12-31	£75,685	£67,257	-	-
2023-12-31	£40,346	£38,366	-	-
2022-12-31	£41,472	£32,846	-	-
2021-12-31	£42,811	£57,974	-	-
2020-12-31	£42,544	£35,545	-	-

## Trustees

Name	Role	Appointed
<b>Susan Howson</b>	Chair	2024-01-30
Angela Victoria Sharpe		2008-11-08
Francesca Anne McPhail		2024-01-30
HELEN MARY PAYNE		2025-01-14
Martin Robert Suttie		2025-10-04
Susan Amy Martineau		2026-03-21
Susan Kathleen Tester		2022-02-28

**HEDGER'S ALMSHOUSES**

England & Wales - Charity number 207728

---

# Accounts

---

## **HEDGER'S ALMSHOUSES**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025**

Hedger's Almshouses was endowed as a charity by an indenture of the 24th of October 1805 between James Hedger and his sons. He appointed them as trustees of cottages he had built at Hedger Court, Webber Road in Southwark. Revenues from other property provided an income to maintain the cottages for the 'support and comfort' of eight poor women aged at least 50 years. The indenture commemorates 19th of August 1797 as the foundation date. The current scheme was sealed in 1968 when 8 bungalows were built on a new site at Merrow, Guildford.

The main objects of the charity are to provide and maintain a group of dwelling houses for the use of older women of limited means. Subject to this the income may be applied for the benefit of all or any of the residents from time to time in such manner as the Trustees think fit.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of the Trust. A full risk assessment has been made and a reserves policy implemented as recommended by the Charity Commission. Risks are being managed in accordance with this assessment, and no risk is regarded as high. The Trustees ensure that free reserves of £7,000 or the equivalent of six months WMC (weekly maintenance contributions) from 2 bungalows are kept available to allow the charity to operate for at least six months during two vacancies.

The Trustees are also responsible for safeguarding the assets of the Trust. Insurance cover for the buildings is secured with the RSA Almshouses for £1,730,116 from July 2025. Maintenance and repair funds are in place to enable the charity to maintain a constant programme of refurbishment.

In February 2025 Kelly Westwood joined our community as our volunteer Warden, acting as a good neighbour. Kelly has given invaluable support to her neighbours and has been arranging regular social events for the residents, utilising our new garden room. Kelly has been joined in her new home by her university student son, Noah. Noah appears to be popular with the ladies, especially helpful with some of their technical issues and assisting in digging their gardens. Kelly has demonstrated she is a wonderful asset to Hedger's, and we are hopeful she will be with us for many years.

There were further changes to the Trustee board in 2025 when 2 residents of Wykeham Road joined our team. In February Helen Payne was appointed to the board. Helen's family moved to Wykeham Road in 1968, living opposite the Almshouses and Helen spend her a large part of her childhood there. She moved back to help look after her mother and utilising her financial background Helen was able to prepare the charity's accounts and secure the services of a volunteer independent examiner. The board has therefore appointed her to the role of Hon. Treasurer. In October another neighbour, Martin Suttie, was also appointed. Martin's late mother lived at No 2 Hedger's, and he was able to communicate with her over his garden fence. His mother was very happy during her time at Hedger's and Martin feels in his role as Trustee he can contribute to the happiness and security of other ladies in similar positions.

However, at our October board meeting, our longest serving board member, Edward Martineau, advised us that he had decided it's time to step down as Chair. Edward became a trustee back in 1972 when he was just 23 and barely out of university, taking on the role of Chair (Managing Trustee) on the death of Mrs Lillian Disney in 1991. For literally centuries our trustees have been members of the Hedger's family or very closely associated with them. Edward is the last of that line - with even his association with the family being hardly close - his grandmother's first cousin married the last Miss Hedger who became the Mrs Disney commemorated by a stone set in the Almshouses). Edward has guided the charity to a point where its continuation, in hands outside the family, looks very secure. We

thank Edward for his years of service and commitment which has got us to this point. Sue Howson volunteered to become Chair for a 3-year term and her appointment was unanimously approved by the other Trustees. The board is confident that Sue has all the skills necessary to guide the charity confidently into the future.

Edward's dedication to the charity has been matched by his wife Susan. For more than 30 years she has taken on the role as our Clerk to the Trustees, but Susan has decided it is also time to retire although she plans to swap roles and join the existing 6 trustees on the board, meaning we will retain her invaluable knowledge. We are very grateful that she is willing to do this as she has been the life blood of Hedger's.

A subgroup of Trustees began the difficult process to find her replacement and following a Facebook advert over the Christmas holidays we were lucky to be approached by Cheryl Poole. Cheryl has the ideal skills for the role with a can-do proactive attitude, and we are so pleased she has accepted this volunteer position. The transition from Susan to Cheryl has already started and our aim is for each to be secure in their new roles by end of April 2026.

A subgroup of Trustees has also worked on the transition of storing all our key data and documents from individual computers to Dropbox, a free secure, accessible on-line storage system. It has been challenging project, with a steep learning curve but the benefits are now visible, especially with the change of Clerk, as records can be transferred seamlessly.

Our bungalows are now 60 years old and general wear and tear is beginning to show. Last year we insulated the eaves of 3 of the bungalows to help with the damp issues being experienced. This year we carried out the same work on the other 5 bungalows, allocating the costs as extraordinary repair. There had been a very persistent issue with damp at No 8, caused by an external leaking drain, and the resident Mrs Dawson, has been extremely understanding and patient whilst investigations have been taking place and the matter was finally resolved this year.

The properties are now all experiencing problems with the original wooden front doors, some of which will not open. As a priority the Trustees are looking to replace the doors in early 2026 and have allocated sufficient funds to do so in the 2026 budget.

There have been many changes for both the residents and the trustees over the past year, but everything has been managed and we are very confident for the future of Hedger's Almshouses and look forward to the summer party to be held for Edward and Susan to thank them for their years of service.



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
Hedger's Almshouses

**On accounts for the year  
ended**

31<sup>st</sup> December 2025

**Charity no  
(if any)**

207728

**Set out on pages**

3 & 4

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2026

**Responsibilities and  
basis of report**

As the charity 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 (~~other than that disclosed below~~\*) in connection with the examination which gives me cause to believe that in, any material respect:

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

I have no concerns and 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:**

**Date:**

8<sup>th</sup> April 2026

**Name:**

Christopher J Emerson

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

MIFA (Retired)

**Address:**

38 Penfold Court

FARNHAM

Surrey GU9 9JD

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

N/A



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name  
Hedger's Almshouse

No (if any)  
207728

CC16a

## Receipts and payments accounts

For the period from	Period start date 01/01/2025	To	Period end date 31/12/2025
---------------------	---------------------------------	----	-------------------------------

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Contributions	43,975	0	0	43,975	41,264
Donations	2,500	0	0	2,500	33,024
Interest Income	621	0	0	621	339
Investment Income	1,111	0	0	1,111	1,058
Other Income	0	0	0	0	0
		0	0	0	0
<b>Sub total (Gross income for AR)</b>	<b>48,208</b>	<b>0</b>	<b>0</b>	<b>48,208</b>	<b>75,685</b>
<b>A2 Asset and investment sales, (see table).</b>					
	0	0	0	0	
	0	0	0	0	0
<b>Sub total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total receipts</b>	<b>48,208</b>	<b>0</b>	<b>0</b>	<b>48,208</b>	<b>75,685</b>
<b>A3 Payments</b>					
Alarm system	1,100	0	0	1,100	2,801
Bookkeeping & Examiner fees	1,872	0	0	1,872	2,652
Clerical & Admin	514	0	0	514	156
Council Tax	2,114	0	0	2,114	2,018
Cyclical Maintenance	1,800	0	0	1,800	4,353
Entertainment-100% business	0	0	0	0	124
Extraordinary Repairs	9,408	0	0	9,408	5,572
Garden Room build	0	0	0	0	30,892
General Repairs & Maintenance	4,266	0	0	4,266	6,012
Gifts & Excursions	388	0	0	388	240
Insurance	1,333	0	0	1,333	1,270
Light, Power, Heating	313	0	0	313	209
R&M Gardening	3,285	0	0	3,285	7,735
Subscriptions	403	0	0	403	383
Telephone & Internet	1,038	0	0	1,038	1,221
Training	335	0	0	335	210
TV Licence	0	0	0	0	8
Vacancy costs	691	0	0	691	25
Warden's Gratuity	500	0	0	500	1,000
Water charges	503	0	0	503	375
<b>Sub total</b>	<b>29,862</b>	<b>0</b>	<b>0</b>	<b>29,862</b>	<b>67,257</b>
<b>A4 Asset and investment purchases, (see table)</b>					
16.06.25 Purchase 22.1982 shares ERF Fund	5,600	0	0	5,600	
	0	0	0	0	
	0	0	0	0	
<b>Sub total</b>	<b>5,600</b>	<b>0</b>	<b>0</b>	<b>5,600</b>	<b>0</b>
<b>Total payments</b>	<b>35,462</b>	<b>0</b>	<b>0</b>	<b>35,462</b>	<b>67,257</b>
<b>Net of receipts/(payments)</b>	<b>12,746</b>	<b>0</b>	<b>0</b>	<b>12,746</b>	<b>8,428</b>
<b>A5 Transfers between funds</b>				0	0
<b>A6 Cash funds last year end</b>	17,024	0	0	17,024	8,596
<b>Cash funds this year end</b>	<b>29,770</b>	<b>0</b>	<b>0</b>	<b>29,770</b>	<b>17,024</b>

# Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Barclays Business Banking Curr	6,720	0	0
	COIF Charities Deposit Fund	23,050		
	Petty Cash	0	0	0
	Santander	0	0	0
	<b>Total cash funds</b>	<b>29,770</b>	<b>0</b>	<b>0</b>

(agree balances with receipts and payments account(s))

OK Unrestricted funds to nearest £ OK Restricted funds to nearest £ OK Endowment funds to nearest £

## B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0

## B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>PERMANENT ENDOWMENT (RESTRICTED)</b>			
Permanent Endowment		0	
Charifund Accumulation		0	66,701
<b>EXTRAORDINARY REPAIR FUND</b>			
Designated		0	0
COIF Accumulation Units		0	276,227
<b>VOLUNTARY IMPROVEMENTS FUND</b>			
Designated		0	0
M&G Multi Asser Accumulation Fund		0	92,309
<b>FREE PORTFOLIO (CMF)</b>			
General		0	0
Charifund Income Units		0	20,312

## B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Almshouse Site at Wykeham Road - 8 Bungalows within .76 Acres	Permanent Endowment	14,215	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0

## B5 Liabilities

Details	Fund to which	Amount due	When due
Contribution Overpayment No. 4	General	5	
		0	
		0	
		0	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
<i>Sue Houlson</i>	SUE HOULSON	13/4/26

**HEDGER'S ALMSHOUSES**

England & Wales - Charity number 207728

---

# Accounts

---



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
Hedger's Almshouses

**On accounts for the year  
ended**

31<sup>st</sup> December 2024

**Charity no  
(if any)**

207728

**Set out on pages**

Two and Three (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2024**

**Responsibilities and  
basis of report**

As the charity 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:

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

I have no concerns and 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.

**Signed:**

**Date:** 20/08/2025

**Name:** Christopher J Emerson

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

MIFA (Retired)

**Address:**

38 Penfold Croft  
FARNHAM  
Surrey GU9 9JD



Receipts and payments accounts

For the period from	Period start date 01/01/2024	To	Period end date 31/12/2024
---------------------	---------------------------------	----	-------------------------------

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Contributions	41,264	-	-	41,264	39,128
Donations	33,024	-	-	33,024	-
Interest Income	339	-	-	339	191
Investment Income	1,058	-	-	1,058	1,005
Other Income	-	-	-	-	30
<b>Sub total (Gross income for AR)</b>	<b>75,685</b>	<b>-</b>	<b>-</b>	<b>75,685</b>	<b>40,354</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>75,685</b>	<b>-</b>	<b>-</b>	<b>75,685</b>	<b>40,354</b>
<b>A3 Payments</b>					
Alarm system	2,801	-	-	2,801	986
Bookkeeping & Examiner fees	2,652	-	-	2,652	1,888
Clerical & Admin	156	-	-	156	200
Council Tax	2,018	-	-	2,018	1,929
Cyclical Maintenance	4,353	-	-	4,353	80
Entertainment-100% business	124	-	-	124	-
Extraordinary Repairs	-	5,572	-	5,572	10,140
Garden Room build	30,892	-	-	30,892	-
General Repairs & Maintenance	6,012	-	-	6,012	13,877
Gifts & Excursions	240	-	-	240	376
Insurance	1,270	-	-	1,270	1,151
Light, Power, Heating	209	-	-	209	416
Postage, Freight & Courier	-	-	-	-	38
R&M Gardening	7,735	-	-	7,735	4,787
Staff Training	210	-	-	210	192
Subscriptions	383	-	-	383	266
Telephone & Internet	1,221	-	-	1,221	919
Travel - National	-	-	-	-	30
TV Licence	8	-	-	8	106
Vacancy costs	25	-	-	25	230
Warden's Gratuity	1,000	-	-	1,000	700
Water charges	375	-	-	375	700
Rounding Adjust	1	-	-	1	274
<b>Sub total</b>	<b>61,685</b>	<b>5,572</b>	<b>-</b>	<b>67,257</b>	<b>39,073</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	500.00
	-	-	-	-	2,000
	-	-	-	-	500
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,000</b>
<b>Total payments</b>	<b>61,685</b>	<b>5,572</b>	<b>-</b>	<b>67,257</b>	<b>42,073</b>
<b>Net of receipts/(payments)</b>	<b>14,000</b>	<b>- 5,572</b>	<b>-</b>	<b>8,428</b>	<b>- 1,719</b>
<b>A5 Transfers between funds</b>	<b>- 5,572</b>	<b>5,572</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>8,596</b>	<b>-</b>	<b>-</b>	<b>8,596</b>	<b>9,616</b>
<b>Cash funds this year end</b>	<b>17,024</b>	<b>-</b>	<b>-</b>	<b>17,024</b>	<b>8,596</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Barclays Business Banking Curr	2,515	-	-
	COIF Charities Deposit Fund	14,429		
	Petty Cash	-	-	-
	Santander	80	-	-
	<b>Total cash funds</b>	<b>17,024</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

OK	OK	OK
Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £

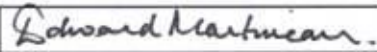
Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			
PERMANENT ENDOWMENT (RESTRICTED)	Permanent Endowment	-	
Charifund Accumulation		-	53,535
EXTRAORDINARY REPAIR FUND	Restricted	-	
COIF Accumulation Units		-	275,935
VOLUNTARY IMPROVEMENTS FUND	Restricted	-	
M&G Multi Asser Accumulation Fund		-	79,302
FREE PORTFOLIO	General	-	
Charifund Income Units		-	17,312

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			
Almshouse Site at Wykeham Road - 8 Bungalows within .76 Acres	Permanent Endowment	14,215	-
		-	-
		-	-
		-	-
		-	-
		-	-

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			
Contribution Overpayment No. 2	General	97	
Contribution Overpayment No. 4	General	4	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	EDWARD MARTINEAU	4-10-25
2		22/08/2025

## HEDGER'S ALMSHOUSES

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

Hedger's Almshouses was endowed as a charity by an indenture of the 24th of October 1805 between James Hedger and his sons. He appointed them as trustees of cottages he had built at Hedger Court, Webber Rd in Southwark. Revenues from other property provided an income to maintain the cottages for the 'support and comfort' of eight poor women aged at least 50 years. The indenture commemorates 19th of August 1797 as the foundation date. The current scheme was sealed in 1968 when 8 bungalows were built on a new site at Merrow, Guildford.

The main objects of the charity are to provide and maintain a group of dwelling houses for the use of elderly women of limited means. Subject to this the income may be applied for the benefit of all or any of the residents from time to time in such manner as the Trustees think fit.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of the Trust. A full risk assessment has been made and a reserves policy implemented as recommended by the Charity Commission. Risks are being managed in accordance with this assessment and no risk is regarded as high. The Trustees ensure that free reserves of £7,000 or the equivalent of six months WMC (weekly maintenance contributions) from 2 bungalows are kept available to allow the charity to operate for at least six months during two vacancies.

The Trustees are also responsible for safeguarding the assets of the Trust. Insurance cover for the buildings is secured with the Royal and Sun Alliance plc for £1,633,753 from July 2024 (£1,730,116 from July 2025). Maintenance and repair funds are in place to enable the charity to maintain a constant programme of refurbishment.

In November 2024 our volunteer warden of 13 years, Sally Chapman, retired. Sally has been missed by the residents and Trustees alike, but we wish her well in her retirement. Once Sally left, we started the process of advertising for a new Warden and preparing the bungalow for a new occupant. We are pleased that in early 2025 we managed to appoint Kelly Westwood to the role.

Nicky Smyth, Founder's Trustee since 2010, resigned as a trustee in January 2024. As the last known direct descendant of James Hedger, it was a very difficult decision for her to make but as she now lives in Devon her involvement had become no longer practicable. This means that we no longer have a Founder's Trustee, which is very sad indeed. The personal involvement of Hedger family members since our foundation 230 years ago has been crucial to the charity and we are indebted to them all. More recently, Nicky's mother Anne Smyth and her brother Jonathan were Founder's Trustees before her. Nicky's grandmother, Lilian Disney, masterminded the move from Lambeth to Guildford and a plaque noting her efforts is mounted in the wall between Nos 4 & 5. The sundial on the lawn is a memorial to Jonathan. These will serve as lasting reminders of the family's dedication.

There were further changes to the Trustee board in 2024. In January, Sue Howson and Francesca McPhail were appointed to the board. Both have been fantastic additions. In particular, Sue has updated our website, and Francesca prepared all the wonderful food for the party below as well as putting her hand to several practical 'DIY' jobs. At the end of the year, Hugh Henderson Cleland tendered his resignation after 14 years' service as a Trustee, noting that the recent additions to the Board had now made the future of Hedger's look as secure as could be. His judicious and timely advice was always much appreciated and again, our gratitude is immense.

Thanks mainly to the efforts of Sue Tester (Trustee) Hedger's secured a generous grant from Your Fund Surrey (Small Community Projects) to erect a Garden Room on the site. This now provides a

wonderful community space for the residents, where they can socialise with each other and entertain their families. Many thanks to Councillor George Potter for facilitating the award. Further donations were received from the Mercers' Company, the Poyle Charity and the Guildford Lions and this has enabled the space to be fully furnished, and equipment provided. An afternoon party was held for the opening which was well attended by the donors and reported in the local press as well as in The Almshouses Gazette.

Our bungalows are now 60 years old and general wear and tear is beginning to show. Several of our residents have experienced problems with damp in their properties to varying degrees. Considerable time, effort and cost (approx. £3,500 in 2024) has been incurred trying to identify and rectify the issues. Insulation has been extended to the eaves of three of the bungalows (nos 1,2 & 4) and the cost (£2,270) has been allocated to the Extraordinary Repair Fund. It is planned to do the same work to the other 5 bungalows in 2025 as it does appear to have had a positive effect. There has been a very persistent issue with damp at No 8, caused by an external leaking drain, and the resident, Mrs Dawson, has been extremely understanding and patient whilst investigations have been taking place (finally resolved in 2025!).

I should especially like to thank the Trustees for all their extra input throughout 2024, for the planning and installing of the Garden Room, which was not without a few hiccups, and for ensuring the smooth running of the Charity during the interim period without a Warden. It is good to know that the Charity is in the hands of such a strong, capable team.

Signed



Edward Martineau, Managing Trustee

Date ~~11th~~ October 2025

Trustees at 31.12.2024

E C A Martineau	Manor Lodge, The Street, Walberton, Arundel BN18 OPJ
A V Sharpe	25 Merrow Croft, Merrow, Guildford GU1 2XH
S K Tester	33 Bushy Hill Drive, Merrow, Guildford GU1 2UH
S Howson	14 Cranley Road, Guildford GU1 2JE
F A McPhail	10 Wykeham Road, Merrow, Guildford GU1 2SE

Clerk

S Martineau	Manor Lodge, The Street, Walberton Arundel BN18 OPJ
-------------	---

**HEDGER'S ALMSHOUSES**

England & Wales - Charity number 207728

---

# Accounts

---

## HEDGER'S ALMSHOUSES

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

Hedger's Almshouses was endowed as a Charity by an Indenture of 24 October 1805 between James Hedger and his sons. He appointed them as Trustees of cottages he had built at Hedger Court, Webber Row in Southwark. Income from other property provided an income to maintain the cottages for the 'support and comfort' of eight poor women aged at least 50 years. The Indenture commemorates 19 August 1797 as the Foundation date. The current Scheme was sealed in 1968 when eight bungalows were built on a new site at Merrow.

The main objects of the Charity are to provide and maintain a group of dwelling houses for the use of elderly women of limited means. Subject to this, the income may be applied for the benefit of all or any of the residents from time to time in such manner as the Trustees think fit.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of the Trust. A full risk assessment has been made and a reserves policy implemented as recommended by the Charity Commission. Risks are being managed in accordance with this assessment and no risk is regarded as high. The Trustees ensure that free reserves of £7,000 or the equivalent of six months WMC from two bungalows are kept available to allow the charity to operate for at least six months during two vacancies.

The Trustees are also responsible for safeguarding the assets of the Trust. Insurance cover for the buildings is secured with the Royal & Sun Alliance plc. for £1,633,753 (from July 2024). Maintenance and repair funds are in place to enable the charity to maintain a constant programme of refurbishment. During 2023 all eight front doors were refurbished by LDS Joinery to make them draught proof and more secure with new brassware. This was costly but meant we could keep the originals. The sum has been taken out of the Extraordinary Repair Fund. No 6 was vacated so work was done to remove the old fireplace and back boiler. Outside space has been prepared for the planting of a small orchard and shower-screens ordered for those residents wishing to have them installed.

Our oldest resident, Grace Mallen, moved on to a nursing home, aged 98. Once more we have to await the time when we can boast a centenarian in our midst. Sadly, we also lost one of our very dedicated and caring Trustees, Niki Rayner, to cancer. As the daughter of a previous warden, Pam Palmer, she had a very special place on the Board. As a trained nurse and health worker with highly specialised patient skills, she had a thorough understanding of the needs of the elderly as well as highly valuable administrative skills. Niki continued to attend meetings until the very end of her life.

Finally, the Trustees wish to express their gratitude to Sally Chapman, our present Warden. Her constant cheerfulness and willingness enable Hedger's to operate happily and smoothly throughout the year.

Signed



Edward Martineau, Managing Trustee

Date *17th October* 2024

#### Trustees at 31.12.2023

E C A Martineau	Manor Lodge, The Street, Walberton, Arundel BN18 0PJ
A V Sharpe	25 Merrow Croft, Merrow, Guildford GU1 2XH
N Smyth	Tree Tops, Vicarage Close, Stoke Gabriel, Totnes TQ9 6QT
H Henderson-Cleland	91 Carlton Avenue, Dulwich, London SE21 7DF
S K Tester	33 Bushy Hill Drive, Merrow, Guildford, GU1 2UH
Clerk: S Martineau	Manor Lodge, The Street, Walberton Arundel BN18 0PJ



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Hedger's Almshouses

**On accounts for the year  
ended**

31 December 2023

**Charity no  
(if any)**

207728

**Set out on pages**

1 and 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 December 2023**.

**Responsibilities and  
basis of report**

As the charity 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:

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

I have no concerns and 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.

**Signed:**

*FJ Wilde*

**Date:**

21/10/2024

**Name:**

FJ Wilde

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

FCCA DChA

**Address:**

4 Marigold Drive

Bisley

Surrey, GU24 9SF

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).



## Receipts and payments accounts

For the period from	01/01/2023	To	31/12/2023
---------------------	------------	----	------------

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Contributions	39,119	-	-	39,119	35,570
Investment Income	1,006	-	-	1,006	2
Interest Income	191	-	-	191	77
Other Income	30	-	-	30	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>40,346</b>	<b>-</b>	<b>-</b>	<b>40,346</b>	<b>35,649</b>
<b>A2 Asset and investment sales, (see table).</b>					
COIF ACC. UNITS PURCHASE	-	3,000	-	3,000	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>3,000</b>	<b>-</b>	<b>3,000</b>	<b>-</b>
<b>Total receipts</b>	<b>40,346</b>	<b>3,000</b>	<b>-</b>	<b>37,346</b>	<b>35,649</b>
<b>A3 Payments</b>					
Alarm system	986	-	-	986	992
Clerical & Admin	2,156	-	-	2,156	1,923
Electricity (Communal)	416	-	-	416	252
NAA	266	-	-	266	187
Insurance	1,151	-	-	1,151	1,162
TV Licence	106	-	-	106	167
Water charges	274	-	-	274	37
Warden's Gratuity	700	-	-	700	600
Council Tax	1,929	-	-	1,929	1,866
Warden's Telephone	919	-	-	919	853
Garden	4,787	-	-	4,787	3,874
Gifts & Excursions	376	-	-	376	335
General Maintenance	13,869	-	-	13,869	6,166
Cyclical Maintenance	-	-	-	-	16,817
Extraordinary Repair Fund	-	10,220	-	10,220	-
Vacancy costs	230	-	-	230	-
Volunteer training	192	-	-	192	-
<b>Sub total</b>	<b>28,146</b>	<b>10,220</b>	<b>-</b>	<b>38,366</b>	<b>35,231</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>28,146</b>	<b>10,220</b>	<b>-</b>	<b>38,366</b>	<b>35,231</b>
<b>Net of receipts/(payments)</b>	<b>12,200</b>	<b>- 13,220</b>	<b>-</b>	<b>- 1,020</b>	<b>418</b>
A5 Transfers between funds	5,600	5,600	-	-	-
A8 Cash funds last year end	1,025	8,591	-	9,616	9,198
<b>Cash funds this year end</b>	<b>7,625</b>	<b>971</b>	<b>-</b>	<b>8,596</b>	<b>9,616</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	COIF CHARITIES DEPOSIT FUND	3,619	-	-
	SANTANDER/PO	80	-	-
	BARCLAYS BUSINESS CURRENT ACCOUNT	3,895	971	-
	PETTY CASH	31		
	<b>Total cash funds</b>		<b>7,625</b>	<b>971</b>

(agree balances with receipts and payments account(s))

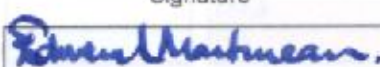
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	PERMANENT ENDOWMENT	Restricted	-	-
	Charifund Accumulation		-	49,111
	EXTRAORDINARY REPAIR FUND	Restricted	-	-
	Coif Accumulation Units		-	262,678
	VOLUNTARY IMPROVEMENTS FUND	General Designated		
	M&G Multi Asset Units)			73,414
	FREE PORTFOLIO	General		
	Charifund Income Units		-	16,873

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	PROPERTY	PERMANENT ENDOWMENT	14,215	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature 	Print Name EDWARD MARTINIAN	Date of approval 17.10.2024
--	--------------------------------	--------------------------------

**HEDGER'S ALMSHOUSES**

England & Wales - Charity number 207728

---

# Accounts

---

## HEDGER'S ALMSHOUSES

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

Hedger's Almshouses was endowed as a Charity by an Indenture of 24 October 1805 between James Hedger and his sons. He appointed them as Trustees of cottages he had built at Hedger Court, Webber Row in Southwark. Income from other property provided an income to maintain the cottages for the 'support and comfort' of eight poor women aged at least 50 years. The Indenture commemorates 19 August 1797 as the Foundation date. The current Scheme was sealed in 1968 when eight bungalows were built on a new site at Merrow.

The main objects of the Charity are to provide and maintain a group of dwelling houses for the use of elderly women of limited means. Subject to this, the income may be applied for the benefit of all or any of the residents from time to time in such manner as the Trustees think fit.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of the Trust. A full risk assessment has been made and a reserves policy implemented as recommended by the Charity Commission. Risks are being managed in accordance with this assessment and no risk is regarded as high. The Trustees ensure that free reserves of £6,000 or the equivalent of six months WMC from two bungalows are kept available to allow the charity to operate for at least six months during two vacancies. The Trustees are also responsible for safeguarding the assets of the Trust. Insurance cover for the buildings is now secured with the Royal & Sun Alliance plc. for £1,601,718.

Maintenance and repair funds are in place to enable the charity to maintain a constant programme of refurbishment. This year the bungalows have been fitted with cooker hoods for the first time. In addition to cyclical redecorating, we replaced bathroom extractor fans and removed the fireplaces from vacant bungalows. This involved taking out the long disused back boilers, which used to heat the hot water, from the fireplaces. A messy job but the result is pleasing and the tiled hearths are no longer a tripping hazard.

We were sad to lose two of our residents, Daphne Smith and Rachel Martin who died during the year. However, we were pleased to be able to fill the vacancies within three months in each case, thanks to the prompt services of Iain Loynes our decorator, John Lawrence the builder and Woodings Cleaners. Our Warden Sally Chapman was a wonderful support to Daphne and Rachel in their last days, and worked hard to make the new residents welcome so we offer her our heartfelt thanks in a demanding year.

We also bade farewell to Jane Perry, who has resigned as Trustee for health reasons. She has been extremely generous in giving her time to Hedgers, her input at meetings has been invaluable and we shall miss her kindness to the residents.

Signed



Edward Martineau, Managing Trustee

Date *28<sup>th</sup>* 2023  
*October*

#### Trustees at 31.12.2022

E C A Martineau

A V Sharpe

N Smyth

H Henderson-Cleland

N C Rayner

**Clerk**

S A Martineau

Manor Lodge, The Street, Walberton, Arundel BN18 0PJ

25 Merrow Croft, Merrow, Guildford GU1 2XH

Tree Tops, Vicarage Close, Stoke Gabriel, Totnes TQ9 6QT

91 Carlton Avenue, Dulwich, London SE21 7DF

111 Rodmell Avenue, Saltdean BN2 8PH

Manor Lodge, The Street, Walberton, Arundel BN18 0PJ

**HEDGER'S ALMSHOUSES  
MERROW, GUILDFORD**

**Registered Charity No 207728**

**FINANCIAL STATEMENTS  
&  
TRUSTEES' REPORT**

**31 DECEMBER 2022**

## **HEDGER'S ALMSHOUSES REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022**

Hedger's Almshouses was endowed as a Charity by an Indenture of 24 October 1805 between James Hedger and his sons. He appointed them as Trustees of cottages he had built at Hedger Court, Webber Row in Southwark. Income from other property provided an income to maintain the cottages for the 'support and comfort' of eight poor women aged at least 50 years. The Indenture commemorates 19 August 1797 as the Foundation date. The current Scheme was sealed in 1968 when eight bungalows were built on a new site at Merrow.

The main objects of the Charity are to provide and maintain a group of dwelling houses for the use of elderly women of limited means. Subject to this, the income may be applied for the benefit of all or any of the residents from time to time in such manner as the Trustees think fit.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of the Trust. A full risk assessment has been made and a reserves policy implemented as recommended by the Charity Commission. Risks are being managed in accordance with this assessment and no risk is regarded as high. The Trustees ensure that free reserves of £6,000 or the equivalent of six months WMC from two bungalows are kept available to allow the charity to operate for at least six months during two vacancies. The Trustees are also responsible for safeguarding the assets of the Trust. Insurance cover for the buildings is now secured with the Royal & Sun Alliance plc. for £1,601,718.

Maintenance and repair funds are in place to enable the charity to maintain a constant programme of refurbishment. This year the bungalows have been fitted with cooker hoods for the first time. In addition to cyclical redecorating, we replaced bathroom extractor fans and removed the fireplaces from vacant bungalows. This involved taking out the long disused back boilers, which used to heat the hot water, from the fireplaces. A messy job but the result is pleasing and the tiled hearths are no longer a tripping hazard.

We were sad to lose two of our residents, Daphne Smith and Rachel Martin who died during the year. However, we were pleased to be able to fill the vacancies within three months in each case, thanks to the prompt services of Iain Loynes our decorator, John Lawrence the builder and Woodings Cleaners. Our Warden Sally Chapman was a wonderful support to Daphne and Rachel in their last days, and worked hard to make the new residents welcome so we offer her our heartfelt thanks in a demanding year.

We also bade farewell to Jane Perry, who has resigned as Trustee for health reasons. She has been extremely generous in giving her time to Hedgers, her input at meetings has been invaluable and we shall miss her kindness to the residents.

Signed

Edward Martineau, Managing Trustee

Date

2023

### **Trustees at 31.12.2022**

E C A Martineau

Manor Lodge, The Street, Walberton, Arundel BN18 0PJ

A V Sharpe

25 Merrow Croft, Merrow, Guildford GU1 2XH

N Smyth

Tree Tops, Vicarage Close, Stoke Gabriel, Totnes TQ9 6QT

H Henderson-Cleland

91 Carlton Avenue, Dulwich, London SE21 7DF

N C Rayner

111 Rodmell Avenue, Saltdean BN2 8PH

### **Clerk**

S A Martineau

Manor Lodge, The Street, Walberton, Arundel BN18 0PJ

# HEDGERS ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31st December 2022

	Unrestricted Funds	Restricted Funds		Total Funds	
		Permanent Endowment	Extraordinary Repair Fund	2022	2021
	£	£	(Note 3) £	£	£
<b><u>Incoming Resources</u></b>					
Contributions	35,621			<b>35,621</b>	38,036
Investment income	976	4,798		<b>5,774</b>	4,774
Bank Interest	77			<b>77</b>	0
Donations					
	<b>36,674</b>	<b>4,798</b>	<b>0</b>	<b>41,472</b>	<b>42,811</b>
<b><u>Resources Expended</u></b>					
Alarm system (note 5.1)	892			<b>892</b>	431
Clerical & Admin expenses	1,923			<b>1,923</b>	1,810
Electricity (Communal)	252			<b>252</b>	252
NAA	187			<b>187</b>	262
Insurance	1,162			<b>1,162</b>	933
TV licence	167			<b>167</b>	159
Water charges (note 5.2)	37			<b>37</b>	609
Warden's Gratuity	600			<b>600</b>	600
Council Tax	1,866			<b>1,866</b>	1,787
Warden's Telephone	853			<b>853</b>	754
Garden	3,974			<b>3,974</b>	5,934
Gifts & excursions	335			<b>335</b>	335
General Maintenance	6,166			<b>6,166</b>	9,909
Cyclical Maintenance (note 5.3)	16,817			<b>16,817</b>	34,198
Creditors amendment (note 5.4)	-2,385			<b>-2,385</b>	0
<b>Total</b>	<b>32,846</b>	<b>0</b>	<b>0</b>	<b>32,846</b>	<b>57,974</b>
Net incoming/outgoing resources	3,829	4,798	0	<b>8,627</b>	-15,163
Transfers between funds	-5,600		5,600	-	-
Change in value of investments	-1,019	-4,351	-22,701	<b>-28,072</b>	51,926
Changes in Funds during year	-2,790	446	-17,101	<b>-19,446</b>	36,763
Funds brought forward	27,194	124,182	256,156	<b>407,532</b>	370,769
Funds carried forward	<b>24,404</b>	<b>124,629</b>	<b>239,055</b>	<b>388,087</b>	<b>407,532</b>

## HEDGER'S ALMSHOUSES

BALANCE SHEET  
as at 31st December 2022

		2022	2021
<b>FIXED ASSETS</b>			
Freehold property at cost	note 2	£ 14,215	£ 14,215
Endowment Investments	note 4	£ 116,514	£ 116,067
		<u>£ 130,729</u>	<u>£ 130,282</u>
<b>CURRENT ASSETS</b>			
Bank accounts and cash		£ 1,516	£ 9,176
COIF Charities Deposit		£ 8,100	£ 22
Free Investments	note 4	£ 247,742	£ 270,463
Receipts due			-£ 26
		<u>£ 257,358</u>	<u>£ 279,635</u>
<b>CURRENT LIABILITIES</b>			
Creditors		£ -	£ 2,386
Net Current Assets		£ 257,358	£ 277,250
Total Assets		<u>£ 388,087</u>	<u>£ 407,532</u>
Financed by			
Endowment Fund		£ 124,629	£ 124,182
Extraordinary Repair Fund		£ 239,055	£ 256,156
Accumulated Surplus		£ 24,404	£ 27,194
		<u>£ 388,087</u>	<u>£ 407,532</u>

## HEDGER'S ALMSHOUSES

### NOTES TO THE ACCOUNTS FOR YEAR ENDED 31 DECEMBER 2022

#### 1. Accounting Policies

- a) The financial statements have been prepared on a Receipts and Payments basis in accordance with the Charities (Accounts and Reports) Regulations 1995.
- b) Tangible fixed assets and depreciation

The Freehold property is included at cost in the balance sheet. Depreciation has not been provided as the residual value of the land is greater than original cost.

Fixtures and fittings, furniture and equipment provided for the warden or residents are treated as routine or cyclical maintenance expenses and are therefore written down to nil value in the year of purchase or subsequent replacement.

#### 2. Freehold Property

The present site of 0.76 acre was purchased for £1,715 in 1960. Eight dwellings were completed in 1965 at the cost of £12,500. Insurance cover for the buildings and the Charity's contents was in place for £1,375,503 from July 2022 and for £1,601,718 from July 2023.

#### 3. Restricted Funds

The Trust maintains a Permanent Endowment Fund comprising assets listed as belonging to the Charity in the Schedule to the current governing instrument, the Scheme of 17 June 1968. Since then these assets have been treated by the Trustees as capital which is not expendable but is to be invested to provide income.

In addition, in accordance with the provisions of the same instrument and supplemental orders and in accordance with current recommendations of the Almshouse Association, the Trust maintains an Extraordinary Repair Fund for major renovation of the dwellings.

#### 4. Schedule of Investments at 31.12.2022

	Market Value at 31 December	
	2022	2021
<b>PERMANENT ENDOWMENT</b>		
163.721 M&G Charifund Accumulation Shares	£ 47,391	£ 47,486
655 M&G Charity Multi Asset Accumulation Shares	<u>£ 69,123</u>	<u>£ 68,581</u>
<b>Value of Permanent Endowment Portfolio at end of year</b>	<u>£116,514</u>	<u>£ 116,067</u>
<b>FREE PORTFOLIO</b>		
1175.796 M&G Charifund Income Shares	£ 17,279	£ 18,298
1113.4 COIF Accumulation shares	<u>£ 230,464</u>	<u>£ 252,165</u>
<b>Value of Free Portfolio at end of year</b>	<u>£ 247,743</u>	<u>£ 270,463</u>

The land at Merrow and the buildings also form part of the Permanent Endowment Fund.

#### 5. Statement of Financial Activities

1. All costs incurred during the year have been consolidated into the sub-heading 'Alarm system.'
2. Thames Water overestimated charges for 2021.
3. Cyclical Maintenance has included the internal redecoration of four bungalows, removal of two fireplaces and the installation of cooker hoods in some of the kitchens.
4. There has been a creditors balance carried as a liability for a number of years. The Trustees have not been able to identify who the creditors are, nor do they believe there is liability. Therefore, the liability of £2,385 has been written back from the Balance Sheet.

## **Independent examiner's report to the Trustees of Hedgers Almshouses**

I report to the Trustees on my examination of the accounts of Hedgers Almshouses for the year ended 31 December 2022.

### **Responsibilities and basis of report**

As the Charity's Trustees, 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 accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all 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 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 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 requirements 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.

Signed: *Rob Sewell*

Name: Rob Sewell FCA

Fellow of the Institute of Chartered Accountants England & Wales (FCA)

Address: 17 St Omer Road, Guildford, GU1 2DA

Date: 1 November 2023

**HEDGER'S ALMSHOUSES**

England & Wales - Charity number 207728

---

# Accounts

---

**HEDGER'S ALMSHOUSES  
MERROW, GUILDFORD**

Registered Charity No 207728

**FINANCIAL STATEMENTS  
&  
TRUSTEES' REPORT**

**31 DECEMBER 2021**

## HEDGER'S ALMSHOUSES REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

Hedger's Almshouses was endowed as a Charity by an Indenture of 24 October 1805 between James Hedger and his sons. He appointed them as Trustees of cottages he had built at Hedger Court, Webber Row in Southwark. Income from other property provided an income to maintain the cottages for the 'support and comfort' of eight poor women aged at least 50 years. The Indenture commemorates 19 August 1797 as the Foundation date. The current Scheme was sealed in 1968 when eight bungalows were built on a new site at Merrow.

The main objectives of the Charity are to provide and maintain a group of dwelling houses for the use of elderly women of limited means. Subject to this, the income may be applied for the benefit of all or any of the residents from time to time in such manner as the Trustees think fit.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of the Trust. A full risk assessment has been made and a reserves policy implemented as recommended by the Charity Commission. Risks are being managed in accordance with this assessment and no risk is regarded as high. The Trustees ensure that free reserves of £5,000 or the equivalent of six months WMC from two bungalows are kept available to allow the charity to operate for at least six months during two vacancies.

The Trustees are also responsible for safeguarding the assets of the Trust. Insurance cover for the buildings is secured with the Royal & Sun Alliance plc. for £1,357,503, in line with a valuation by Quinquennial Inspections Ltd. Maintenance and repair funds are in place to enable the charity to maintain a constant programme of refurbishment. In 2021 this included fitting new Worcester Bosch 32CDi condensing boilers in each bungalow by Peperharow Plumbing Ltd. Full electrical circuit testing led to complete renewal of all consumer units and the upgrading of other fittings. Apark and Hobbs Roofing Ltd attended to the moss on the rooves in Spring and then returned in September to replace about 500 worn tiles.

In the Autumn, Tim Richardson of Quinquennial Inspections Ltd surveyed the whole site, and conducted H&S, Asbestos and Legionella Risk Assessments. His report set out a schedule of matters to be attended to over the next couple of years, along with suggestions for improvements but, thankfully, found nothing alarming.

I congratulate Sally Chapman, our resilient warden, for keeping our residents calm and happy throughout the disturbances over the summer from the various plumbing and electrical works, and I thank my fellow trustees most heartily for all their interest, support and help. We are delighted to have welcomed Mrs Sue Tester, on board as a new Trustee. Her mother, Annie Enticknap, was a resident at Hedgers for 11 years. Sadly, Laura Nagle will be stepping down as a Trustee due to the demands of having both a fulltime job and a young family. We shall miss her. We have valued her input enormously.

Signed

Edward Martineau, Managing Trustee

17th October

Date

2022

### Trustees at 31.12.2021

E C A Martineau

A V Sharpe

N Smyth

H Henderson-Cleland

N C Rayner

M J Perry

L Nagle

**Clerk**

S A Martineau

Manor Lodge, The Street, Walberton, Arundel BN18 0PJ

25 Merrow Croft, Merrow, Guildford GU1 2XH

Tree Tops, Vicarage Close, Stoke Gabriel, Totnes TQ9 6QT

91 Carlton Avenue, Dulwich, London SE21 7DF

111 Rodmell Avenue, Saltdean BN2 8PH

Haytor, 7 Park Chase, Guildford GU1 1ES

2, Holly Acre, Prey Heath Road, Worplesdon, Surrey GU22 0SL

Manor Lodge, The Street, Walberton, Arundel BN18 0PJ

HEDGERS ALMSHOUSES

**FINAL**

STATEMENT OF FINANCIAL ACTIVITES FOR THE YEAR ENDED 31st December 2021

	Unrestricted Funds		Restricted Funds		Total Funds	
			Permanent Endowment	Extraordinary Repair Fund	2021	2020
	£	£	£	£	£	
<b><u>Incoming Resources</u></b>						
Contributions		38,036			38,036	37,188
Investment income		870	3,904		4,774	5,105
Bank Interest		0			0	1
Donations						
		<b>38,907</b>	<b>3,904</b>	<b>0</b>	<b>42,811</b>	<b>42,294</b>
<b><u>Resources Expended</u></b>						
Alarm system		431			431	234
Clerical & Admin expenses		1,810			1,810	449
Electricity (Communal)		252			252	224
NAA		262			262	259
Insurance		933			933	907
TV licence		159			159	158
Water charges		609			609	640
Warden's Gratuity		600			600	600
Council Tax		1,787			1,787	1,735
Warden's Telephone		754			754	778
Garden		5,934			5,934	2,906
Gifts & excursions		335			335	358
General Maintenance		9,909			9,909	5,830
Cyclical Maintenance		8,454		25,744	34,198	19,524
New name board					-	834
<b>Total</b>		<b>32,230</b>	<b>0</b>	<b>25,744</b>	<b>57,974</b>	<b>35,435</b>
Net incoming/outgoing resources		6,677	3,904	-25,744	-15,163	6,999
Transfers between funds					-	-
Change in value of investments		2,159	11,678	38,089	51,926	4,809
Changes in Funds during year		<b>8,836</b>	<b>15,582</b>	<b>12,345</b>	<b>36,763</b>	<b>11,807</b>
Funds brought forward		18,358	108,600	243,811	370,769	358,962
Funds carried forward		<b>27,194</b>	<b>124,182</b>	<b>256,156</b>	<b>407,532</b>	<b>370,769</b>

## HEDGER'S ALMSHOUSES

## FINAL

BALANCE SHEET  
as at 31st December 2021

		2021	2020
<b>FIXED ASSETS</b>			
Freehold property at cost	note 2	£ 14,215	£ 14,215
Endowment Investments	note 4	£ 116,067	£ 100,485
		<u>£ 130,282</u>	<u>£ 114,700</u>
<b>CURRENT ASSETS</b>			
Bank accounts and cash		£ 9,176	£ 8,351
COIF Charities Deposit		£ 22	£ 5,022
Free Investments	note 4	£ 270,463	£ 245,715
Receipts due		<u>-£ 26</u>	<u>-</u>
		<u>£ 279,635</u>	<u>£ 259,088</u>
<b>CURRENT LIABILITIES</b>			
Creditors		£ 2,386	£ 3,019
Net Current Assets		£ 277,250	£ 256,068
Total Assets		<u>£ 407,532</u>	<u>£ 370,769</u>
Financed by			
Endowment Fund		£ 124,182	£ 108,600
Extraordinary Repair Fund		£ 256,156	£ 243,811
Accumulated Surplus		£ 27,194	£ 18,358
		<u>£ 407,532</u>	<u>£ 370,769</u>

## HEDGER'S ALMSHOUSES

### NOTES TO THE ACCOUNTS FOR YEAR ENDED 31 DECEMBER 2021

#### 1. Accounting Policies

- a) The financial statements have been prepared on a Receipts and Payments basis in accordance with the Charities (Accounts and Reports) Regulations 1995.
- b) Tangible fixed assets and depreciation

The Freehold property is included at cost in the balance sheet. Depreciation has not been provided as the residual value of the land is greater than original cost.

Fixtures and fittings, furniture and equipment provided for the warden or residents are treated as routine or cyclical maintenance expenses and are therefore written down to nil value in the year of purchase or subsequent replacement.

#### 2. Freehold Property

The present site of 0.76 acre was purchased for £1,715 in 1960. Eight dwellings were completed in 1965 at the cost of £12,500. Insurance cover for the buildings and the Charity's contents was in place for £1,046,172 from July 2021 and for £1,373,503 from July 2022.

#### 3. Restricted Funds

The Trust maintains a Permanent Endowment Fund comprising assets listed as belonging to the Charity in the Schedule to the current governing instrument, the Scheme of 17 June 1968. Since then these assets have been treated by the Trustees as capital which is not expendable but is to be invested to provide income.

In addition, in accordance with the provisions of the same instrument and supplemental orders and in accordance with current recommendations of the Almshouse Association, the Trust maintains an Extraordinary Repair Fund for major renovation of the dwellings.

#### 4. Schedule of Investments at 31.12.2021

	Market Value at 31 December	
	2020	2021
<b>PERMANENT ENDOWMENT</b>		
655 M&G Charity Multi Asset Accumulation Shares	£ 68,581	£ 60,598
163.721 M&G Charifund Accumulation Shares	<u>£ 47,486</u>	<u>£ 39,887</u>
<b>Value of Permanent Endowment Portfolio at end of year</b>	<u>£116,067</u>	<u>£100,485</u>
<b>FREE PORTFOLIO</b>		
1175.796 M&G Charifund Income Shares	£ 18,298	£ 16,139
1113.4 COIF Accumulation shares	<u>£ 252,165</u>	<u>£229,576</u>
<b>Value of Free Portfolio at end of year</b>	<u>£ 270,463</u>	<u>£245,715</u>

The land at Merrow and the buildings also form part of the Permanent Endowment Fund.

## **Independent examiner's report to the Trustees of Hedgers Almshouses**

I report to the Trustees on my examination of the accounts of Hedgers Almshouses for the year ended 31 December 2021.

### **Responsibilities and basis of report**

As the Charity's Trustees, 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 accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all 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 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 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 requirements 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.

Signed:



Name: Rob Sewell FCA

Fellow of the Institute of Chartered Accountants England & Wales (FCA)

Address: 17 St Omer Road, Guildford, GU1 2DA

Date: 19 October 2022

**HEDGER'S ALMSHOUSES**

England & Wales - Charity number 207728

---

# Accounts

---

**HEDGER'S ALMSHOUSES  
MERROW, GUILDFORD**

Registered Charity No 207728

**FINANCIAL STATEMENTS  
&  
TRUSTEES' REPORT**

**31 DECEMBER 2020**

SIGNATURE

## HEDGER'S ALMSHOUSES

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020

Hedger's Almshouses was endowed as a Charity by an Indenture of 24 October 1805 between James Hedger and his sons. He appointed them as Trustees of cottages he had built at Hedger Court, Webber Row in Southwark. Income from other property provided an income to maintain the cottages for the 'support and comfort' of eight poor women aged at least 50 years. The Indenture commemorates 19 August 1797 as the Foundation date. The current Scheme was sealed in 1968 when eight bungalows were built on a new site at Merrow.

The main objects of the Charity are to provide and maintain a group of dwelling houses for the use of elderly women of limited means. Subject to this, the income may be applied for the benefit of all or any of the residents from time to time in such manner as the Trustees think fit.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of the Trust. For this purpose, we are pleased to announce the engagement of MS Books Ltd as Bookkeepers. A full risk assessment has been made and a reserves policy implemented as recommended by the Charity Commission. Risks are being managed in accordance with this assessment and no risk is regarded as high. The Trustees ensure that free reserves of £5,000 or the equivalent of six months WMC from two bungalows are kept available to allow the charity to operate for at least six months during two vacancies.

The Trustees are also responsible for safeguarding the assets of the Trust. Insurance cover for the buildings is now secured with the Royal & Sun Alliance plc. for £1,077,557. Maintenance and repair funds are in place to enable the charity to maintain a constant programme of refurbishment.

2020 was a strange year for everyone as the Covid 19 pandemic took a grip and confined us to our homes. We especially congratulate our Warden, Sally Chapman, for keeping our residents calm throughout, checking their arrangements for shopping and medical supplies, ensuring contact with their families, and generally keeping morale high. So although there no social events and no Trustee visits, everyone kept safe and well.

For the same reason, indoor refurbishment work was curtailed. Outside, TRL Services came to install barriers under our boundary wall to prevent another badger invasion and later returned to restore the lawn. Essential work on the roof was also completed by Apark and Hobbs.

Sadly, David Cade has retired as Trustee. His knowledge and experience as an Accountant has been invaluable for many years. Many thanks to him for all his advice and guidance. Our thanks must also go to Ncheta DaSilva CPA ACA ACCA, who acted pro bono as our Independent Examiner for three years.

#### Trustees at 31.12.2020

E C A Martineau	Manor Lodge, The Street, Walberton, Arundel BN18 0PJ
A V Sharpe	25 Merrow Croft, Merrow, Guildford GU1 2XH
N Smyth	Flat 3, 58 Clapham Rd, Oval London SW9 0JQ This
H Henderson-Cleland	91 Carlton Avenue, Dulwich, London SE21 7DF
N C Rayner	111 Rodmell Avenue, Saltdean BN2 8PH
M J Perry	Haytor, 7 Park Chase, Guildford GU1 1ES
L Nagle	2, Holly Acre, Prey Heath Road, Worplesdon, Surrey GU22 0SL

#### Clerk

Mrs S A Martineau                      Manor Lodge, The Street, Walberton, Arundel BN18 0PJ

Signed



Edward Martineau, Managing Trustee

Date *19th October* 2021

HEDGERS ALMSHOUSES  
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted Funds	Restricted Funds		Total Funds	
		Permanent Endowment	Extraordinary Repair Fund	2020	2019
	£	£	£	£	£
<b>Incoming Resources</b>					
Contributions	37,188			<b>37,188</b>	36,130
Investment income	788	2,435	1,883	<b>5,105</b>	5,556
Bank Interest	1			<b>1</b>	171
Donations	250			<b>250</b>	0
	<b>38,227</b>	<b>2,435</b>	<b>1,883</b>	<b>42,544</b>	<b>41,857</b>
<b>Resources Expended</b>	£	£		£	
Alarm system	234			<b>234</b>	234
Clerical & Admin expenses	449			<b>449</b>	394
Electricity (Communal)	224			<b>224</b>	168
Vacancy costs				<b>0</b>	0
Independent Examiner	50			<b>50</b>	50
NAA	259			<b>259</b>	325
Insurance	907			<b>907</b>	872
TV licence	158			<b>158</b>	155
Water charges	640			<b>640</b>	350
Warden's Gratuity	600			<b>600</b>	600
Council Tax	1,735			<b>1,735</b>	1,669
Warden's Telephone	778			<b>778</b>	771
Garden	2,906			<b>2,906</b>	2,596
Archives	60			<b>60</b>	0
Gifts & excursions	358			<b>358</b>	391
General Maintenance	5,830			<b>5,830</b>	7,587
Cyclical Maintenance	19,524			<b>19,524</b>	55,300
New name board	834			<b>834</b>	0
<b>Total</b>	<b>35,545</b>	<b>0</b>	<b>0</b>	<b>35,545</b>	<b>71,461</b>
Net incoming resources	2,681	2,435	1,883	<b>6,999</b>	-29,604
<b>Gain on disposal of fixed asset investments</b>					1,048
Transfers between funds	-5,600		5,600	<b>0</b>	0
Change in value of investments	-3,388	-12,214	20,410	<b>4,809</b>	52,996
Changes in Funds during year	-6,306	-9,779	27,893	<b>11,807</b>	24,441
Funds brought forward	24,664	118,379	215,918	<b>358,962</b>	334,521
Funds carried forward	<b>18,358</b>	<b>108,600</b>	<b>243,811</b>	<b>370,769</b>	<b>358,962</b>

HEDGER'S  
ALMSHOUSES

BALANCE SHEET  
as at 31 December 2020

		2020	2019
<b>FIXED ASSETS</b>			
Freehold property at cost	note 2	£ 14,215	£ 14,215
Endowment Investments	note 4	£ 100,485	£ 108,382
		<u>£ 114,700</u>	<u>£ 122,597</u>
<b>CURRENT ASSETS</b>			
Bank accounts and cash		£ 8,351	£ 13,677
COIF Charities Deposit		£ 5,022	£ 21
Free Investments	note 4	£ 245,715	£ 225,692
Receipts due		-	-
		<u>£ 259,088</u>	<u>£ 239,390</u>
<b>CURRENT LIABILITIES</b>			
Creditors		£ 3,019	£ 3,025
Net Current Assets		£ 256,068	£ 236,365
Total Assets		<u>£ 370,769</u>	<u>£ 358,962</u>
Financed by			
Endowment Fund		£ 108,600	£ 118,379
Extraordinary Repair Fund		£ 243,811	£ 215,918
Accumulated Surplus		£ 18,358	£ 24,664
		<u>£ 370,769</u>	<u>£ 358,962</u>

## HEDGER'S ALMSHOUSES

### NOTES TO THE ACCOUNTS FOR YEAR ENDED 31 DECEMBER 2020

#### 1. Accounting Policies

- a) The financial statements have been prepared on a Receipts and Payments basis in accordance with the Charities (Accounts and Reports) Regulations 1995.
- b) Tangible fixed assets and depreciation

The Freehold property is included at cost in the balance sheet. Depreciation has not been provided as the residual value of the land is greater than original cost.

Fixtures and fittings, furniture and equipment provided for the warden or residents are treated as routine or cyclical maintenance expenses and are therefore written down to nil value in the year of purchase or subsequent replacement.

#### 2. Freehold Property

The present site of 0.76 acre was purchased for £1,715 in 1960. Eight dwellings were completed in 1965 at the cost of £12,500. Insurance cover for the buildings and the Charity's contents was in place for £1,023,625 from July 2019 and for £1,046,172 from July 2020.

#### 3. Restricted Funds

The Trust maintains a Permanent Endowment Fund comprising assets listed as belonging to the Charity in the Schedule to the current governing instrument, the Scheme of 17 June 1968. Since then these assets have been treated by the Trustees as capital which is not expendable but is to be invested to provide income.

In addition, in accordance with the provisions of the same instrument and supplemental orders and in accordance with current recommendations of the Almshouse Association, the Trust maintains an Extraordinary Repair Fund for major renovation of the dwellings.

#### 4. Schedule of Investments at 31 December 2020

	Market Value at 31 December	
	2019	2020
<b>PERMANENT ENDOWMENT</b>		
655 M&G Charity Multi Asset Accumulation Shares	£62,590	£ 60,598
163.721 M&G Charifund Accumulation Shares	£45,792	£ 39,887
<b>Value of Permanent Endowment Portfolio at end of year</b>	<u>£108,382</u>	<u>£100,485</u>
<b>FREE PORTFOLIO</b>		
1176 M&G Charifund Income Shares	£19,526	£ 16,139
1098.03 COIF Accumulation shares	£206,166	£ 229,576
<b>Value of Free Portfolio at end of year</b>	<u>£225,692</u>	<u>£ 245,715</u>

The land at Merrow and the buildings also form part of the Permanent Endowment Fund.

**Independent examiner's report to the Trustees of Hedgers Almshouses**

I report to the Trustees on my examination of the accounts of Hedgers Almshouses for the year ended 31 December 2020.

**Responsibilities and basis of report**

As the Charity's Trustees, 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 accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all 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 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 Act; or
2. the accounts do not accord with those records.

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.

Signed: 

Name: Rob Sewell

Relevant professional qualification or membership of professional bodies (if any):

Institute of Chartered Accountants England & Wales (FCA)

Address: 17 St Omer Road, Guildford, GU1 2DA

Date: 19 October 2020