

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).



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
HEDGER'S ALMSHOUSES

No. of any1
207725

Receipts and payments accounts

CC16a

For the period
from

01/01/2023

To

31/12/2023

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Contributions	39,119	-	-	39,119	35,570
Investment Income	1,006	-	-	1,006	2
Interest Income	191	-	-	191	77
Other Income	30	-	-	30	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	40,346	-	-	40,346	35,649
A2 Asset and investment sales, (see table).					
COIF ACC. UNITS PURCHASE	-	3,000	-	3,000	-
	-	-	-	-	-
Sub total	-	3,000	-	3,000	-
Total receipts	40,346	3,000	-	37,346	35,649
A3 Payments					
Alarm system	986	-	-	986	892
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	-
Sub total	28,146	10,220	-	38,366	35,231
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	28,146	10,220	-	38,366	35,231
Net of receipts/(payments)	12,200	- 13,220	-	- 1,020	418
A5 Transfers between funds	- 5,600	5,600	-	-	-
A6 Cash funds last year end	1,025	8,591	-	9,616	9,198
Cash funds this year end	7,625	971	-	8,596	9,616

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 £
B1 Cash funds	COIF CHARITIES DEPOSIT FUND	3,619	-	-
	SANTANDER/PO	80	-	-
	BARCLAYS BUSINESS CURRENT ACCOUNT	3,895	971	-
	PETTY CASH	31	-	-
	Total cash funds	7,625	971	-

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

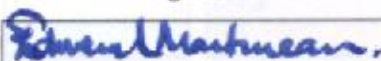
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	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

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

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	EDWARD MARTINIAN	17.10.2024