



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
Hedger's Almshouses

On accounts for the year
ended

31st 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



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Hedger's Almshouses

No (if any)
207728

Receipts and payments accounts

CC16a

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 £
A1 Receipts					
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
Sub total (Gross income for AR)	75,685	-	-	75,685	40,354
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	75,685	-	-	75,685	40,354
A3 Payments					
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
Sub total	61,685	5,572	-	67,257	39,073
A4 Asset and investment purchases, (see table)					
	-	-	-	-	500.00
	-	-	-	-	2,000
Sub total	-	-	-	-	3,000
Total payments	61,685	5,572	-	67,257	42,073
Net of receipts/(payments)	14,000	- 5,572	-	8,428	- 1,719
A5 Transfers between funds	- 5,572	5,572	-	-	-
A6 Cash funds last year end	8,596	-	-	8,596	9,616
Cash funds this year end	17,024	-	-	17,024	8,596

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	Barclays Business Banking Curr	2,515	-	-
	COIF Charities Deposit Fund	14,429		
	Petty Cash	-	-	-
	Santander	80	-	-
	Total cash funds	17,024	-	-

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

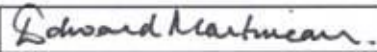
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	PERMANENT ENDOWMENT (RESTRICTED)	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)
B4 Assets retained for the charity's own use	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)
B5 Liabilities	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
		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 ~~14th~~ 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
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