

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 a 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. This 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.



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

Charity Name
Hedger's Almshouses

On accounts for the year
ended

31st 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:

8th 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
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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	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	0
Sub total (Gross income for AR)	48,208	0	0	48,208	75,685
A2 Asset and investment sales, (see table).					
	0	0	0	0	
	0	0	0	0	0
Sub total	0	0	0	0	0
Total receipts	48,208	0	0	48,208	75,685
A3 Payments					
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
Sub total	29,862	0	0	29,862	67,257
A4 Asset and investment purchases, (see table)					
16.06.25 Purchase 22.1982 shares ERF Fund	5,600	0	0	5,600	
	0	0	0	0	
	0	0	0	0	
Sub total	5,600	0	0	5,600	0
Total payments	35,462	0	0	35,462	67,257
Net of receipts/(payments)	12,746	0	0	12,746	8,428
A5 Transfers between funds				0	0
A6 Cash funds last year end	17,024	0	0	17,024	8,596
Cash funds this year end	29,770	0	0	29,770	17,024

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	6,720	0	0
	COIF Charities Deposit Fund	23,050		
	Petty Cash	0	0	0
	Santander	0	0	0
	Total cash funds	29,770	0	0

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

OK OK OK

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

B2 Other monetary assets

Details			
	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)
PERMANENT ENDOWMENT (RESTRICTED)	Permanent Endowment	0	
Charifund Accumulation		0	66,701
EXTRAORDINARY REPAIR FUND	Designated	0	0
COIF Accumulation Units		0	276,227
VOLUNTARY IMPROVEMENTS FUND	Designated	0	0
M&G Multi Asser Accumulation Fund		0	92,309
FREE PORTFOLIO (CMF)	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

Sue Houson

SUE HOUSON

13/4/26