



# Trustees' Annual Report for the period

Period start date

Period end date

From

01

Jan

2020

To

31

Dec

2020

## Section A

## Reference and administration details

Charity name **St Mary's Church Homes**

Other names charity is known by

Registered charity number (if any) **213835**

Charity's principal address **28 Airedale Road, Ealing, London**

Postcode

**W5 4SD**

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Steve Paynter	Chairman		Ex officio
2	Roger Jarman	Clerk to the Trustees		Trustees
3	Robert Kipling	Treasurer		Trustees
4	Liz Everett	Minutes Secretary		Trustees
5	Tim Cheung	-		Trustees
6	Ian Guthrie	-		Trustees
7	Chris Pye	-		Trustees
8	Chris Hutson	-		Trustees
9	Sheila Macleod	-		Trustees
10				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
n/a	

### Names and addresses of advisers (Optional information)

Type of adviser

Name

Address

n/a		

### Name of chief executive or names of senior staff members (Optional information)

n/a
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## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Trust deed (conveyance) dated 9 Jan 1900, amended by a scheme dated 14 Jan 1971. There were amendments by resolution dated 22 Dec 1987, 2 Mar 1988, 30 Jan 1992, 21 Jan 2019 and 13 May 2019.
How the charity is constituted (eg. trust, association, company)	Trust
Trustee selection methods (eg. appointed by, elected by)	Vicar of St Mary's Church Ealing is Chairman ex officio. Other trustees are appointed by the trustees.

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

During 2019 a complete set of policy documents was discussed covering allocations, complaints, conflict of interest, data protection, disaster recovery, equality and diversity, financial controls, health and safety, investment, repairs and safeguarding. These policies were formally adopted in January 2020.

During 2020 the trustees set and revised policies to protect the health and safety of its residents during the pandemic.

## Section C Objectives and activities

### Summary of the objects of the charity set out in its governing document

The Almshouse shall be forever hereafter occupied by poor and aged persons of good character being bona fide members of the Church of England.

The charity provides accommodation in 14 Flats (Almshouses) in Ealing London W5 for elderly and other people of limited means. 13 of these have one bedroom, one has two bedrooms. One of the one bedroom flats and the two bedroom flat are suitable for residents with impaired mobility.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

All 14 flats were occupied at the start of 2020. There were no changes in residents during 2020.

The main challenge for the trustees during 2020 was to help and protect the residents during the pandemic. At the outset the trustees wrote to all the residents outlining the government advice and informing them of the steps they should be taking. They were informed of the support available through the 'buddy scheme' at St Mary's Church. Additional cleaning of the common parts was undertaken. Notices were placed advising visitors of the need to wash their hands on entering a resident's flat. During the pandemic the trustees suspended visiting residents in their flats and contractors were only permitted to enter for essential work. Contractors were given strict instructions to limit their interactions with the residents. The trustees monitored the wellbeing of residents to check for mental health or financial problems. As a result of these measures there were no cases of coronavirus amongst the residents, for which all concerned are thankful.

Maintenance work during 2020 was restricted to essential items. No major work had been planned for 2020 following a busy year in 2019 replacing gas boilers. The expenditure was covered by the monthly maintenance contributions from the residents.



## Section E

## Financial review

### Brief statement of the charity's policy on reserves

The charity seeks to hold at least £50,000 in readily realisable assets. Reserves are currently being rebuilt following the construction of two additional flats in 2016. A Reserves Policy was prepared and discussed in 2020 and was formally adopted on 1 February 2021. Reserves are held to cover possible fluctuations in income or expenditure, including major disaster, and against the liability for the current loan from the Almshouse Association. As at the end of 2020 readily realisable assets were £72,169. This excludes the endowment fund and the outstanding loan from the Almshouse Association which is repayable by annual instalments ending in 2026.

### Details of any funds materially in deficit

None

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The majority of income is the monthly maintenance contributions from residents. There is a small amount of income from the endowment funds and feed in tariff rebates on the solar panels.

Most of the realisable reserves are held in the COIF Charities Deposit Fund and in the current account. Unrestricted funds include one share in the M&G Charity Multi Asset Accumulation Fund. This fund is likely to be used when the trustees restart to invest in a managed fund.

## Section F

## Other optional information

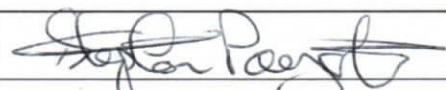
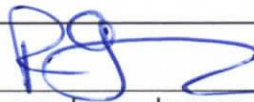
None

## Section G

## Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Stephen Denis Paynter	Roger Jesse Jarman
Position	Chair	Clerk to the Trustees

Date 26 JULY 2021

# ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

## RECEIPTS AND PAYMENTS ACCOUNT YEAR ENDED 31ST DECEMBER 2020

	2020		2019	
	£	£	£	£
<b>Receipts</b>				
Contribution from residents	57,060		57,360	
Income on investments	3,685		3,684	
Interest on deposit accounts	79		190	
Electricity generation (solar panels)	2,076		1,981	
		62,900		63,215
<b>Payments</b>				
Repairs & maintenance	9,384		35,959	
Rates & insurance	5,368		5,217	
Cleaning, heating & lighting	1,811		1,713	
Garden maintenance	1,327		1,904	
Gifts	916		2,546	
Sundry expenses	230		585	
Loan fees	500		500	
Loan fee refund	0		-601	
Loan repayments	10,000		10,000	
		29,536		57,823
<b>Surplus (Deficit) for the year</b>		<u>33,364</u>		<u>5,392</u>
<b>Represented by:</b>				
<b>Balance brought forward</b>				
Current Account	8,712		13,320	
COIF Charities Deposit Fund	30,000		20,000	
		38,712		33,320
<b>Balance carried forward</b>				
Current Account	42,076		8,712	
COIF Charities Deposit Fund	30,000		30,000	
		72,076		38,712
<b>Increase (Decrease) in Accumulated Funds</b>		<u>33,364</u>		<u>5,392</u>

# ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

## STATEMENT OF ASSETS AND LIABILITIES YEAR ENDED 31ST DECEMBER 2020

### Freehold property and building known as

St Mary's Church Homes, Church Gardens, Ealing, London W5 4HL

Illustrative value at 31 December 2016

5,000,000

(13 1-bedroom flats @ £350,000, 1 2-bedroom flat @ £450,000)

### Endowment funds

(Charity normally only entitled to income)

		Number of shares	Value (p) per share	Value £
JW Tidy Bequest	Charities Official Investment Fund Income Shares	104.68	1797.57	1,882
Gladstone Bequest	M&G Charity Multi Asset Income Shares	1,404	83.62	1,174
Taylor Bequest	M&G Charity Multi Asset Income Shares	15,972	83.62	13,356
Jones Bequest	M&G Charity Multi Asset Income Shares	4,332	83.62	3,622
Undesignated	M&G Charity Multi Asset Income Shares	2,932	83.62	2,452
Bowes Bequest	M&G Charity Multi Asset Income Shares	79,096	83.62	66,140
				<u>88,626</u>

### Trustee investments

Repair Fund	M&G Charity Multi Asset Accumulation Shares	1	9251.57	93
				<u>93</u>

### Deposit / current accounts

Nat West Current Account	42,076
COIF Charities Deposit Fund	30,000
	<u>72,076</u>

### Total assets

5,160,795

### Liabilities

Loan from Almshouse Association	60,000
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### Total liabilities

60,000

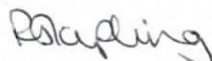
I report on the accounts of the Trust for the year ended 31st December 2020 which are set out on pages 1 and 2.

This report to the Trustees is in respect of an independent examination carried out under section 43 of the Charities Act 1993.

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect, the requirements:

- to keep accounting records in accordance with section 41 of the Act; and
- to prepare accounts which accord with the accounting records, and comply with the accounting requirements of the Act

have not been met.



Mr R T Kipling, Honorary Treasurer

16 July 2021



Mr S Merrill, Independent Examiner  
11 Trent Avenue, Ealing, London

16 July 2021

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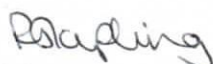
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