



Trustees' Annual Report for the period

Period start date

Period end date

From 01 Jan 2021 To 31 Dec 2021

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	To 31/8/21	Trustees
5	Tim Cheung	-		Trustees
6	Ian Guthrie	-		Trustees
7	Chris Pye	-		Trustees
8	Chris Hutson	-		Trustees
9	Sheila Macleod	-		Trustees
10	Agata Leighton	Minutes Secretary	From 15/11/21	Trustees

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

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, 13 May 2019 and 6 Sep 2021.
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.

Policy documents covering allocations, complaints, conflict of interest, data protection, disaster recovery, equality and diversity, financial controls, health and safety, investment, repairs and safeguarding were adopted in 2020. The reserves policy was adopted in 2021.

During 2021 the trustees started drafting a policy regarding their duty of care in respect of a resident's ability to maintain independent living. This policy was adopted in 2022.

The amendment to the trust deed in 2021 formalised the ability of the trustees to hold a meeting online.

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.

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)

The trustees have had regard to the guidance issued by the Charity Commission on public benefit in making decisions to which that guidance is relevant. The charity has continued to fulfill its charitable purpose of providing good accommodation to persons of limited means within the terms of its governing documents.

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.

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 2021. During 2021 a resident notified her intention to leave in December. A new resident moved into this flat in March 2022.

The main challenge for the trustees during 2021 was to help and protect the residents during the pandemic. A cautious approach was taken to contact between trustees and residents and the management of work on the flats by contractors. All parties were informed how to reduce infection risk. The trustees are thankful that there were no serious cases of coronavirus amongst the residents.

During 2021 the trustees received a report from the architects on the condition of the windows. The front windows are the originals from 1900 with secondary double glazing and the trustees are considering complete replacement as well as other options. This would be a major project and so the trustees requested further information as well as indicative costs for alternative specifications.

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, the estimated cost of replacement of the front windows referred to in Section D above and against the liability for the current loan from the Almshouse Association. As at the end of 2021 readily realisable assets were £87,875. 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

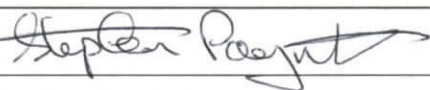

None

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

11 OCTOBER 2022

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

RECEIPTS AND PAYMENTS ACCOUNT YEAR ENDED 31ST DECEMBER 2021

	2021		2020	
	£	£	£	£
Receipts				
Contribution from residents	57,060		57,060	
Income on investments	3,479		3,685	
Interest on deposit accounts	3		79	
Electricity generation (solar panels)	1,256		2,076	
		61,798		62,900
Payments				
Repairs & maintenance	22,622		9,384	
Rates & insurance	6,195		5,368	
Cleaning, heating & lighting	2,309		1,811	
Garden maintenance	3,189		1,327	
Gifts	819		916	
Sundry expenses	365		230	
Loan fees	500		500	
Loan repayments	10,000		10,000	
		45,999		29,536
Surplus (Deficit) for the year		15,799		33,364
Represented by:				
Balance brought forward				
Current Account	42,076		8,712	
COIF Charities Deposit Fund	30,000		30,000	
		72,076		38,712
Balance carried forward				
Current Account	57,875		42,076	
COIF Charities Deposit Fund	30,000		30,000	
		87,875		72,076
Increase (Decrease) in Accumulated Funds		15,799		33,364

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

STATEMENT OF ASSETS AND LIABILITIES YEAR ENDED 31ST DECEMBER 2021

Freehold property and building known as

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

Illustrative value at 31 December 2016

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

5,000,000

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	2053.68	2,150
Gladstone Bequest	M&G Charity Multi Asset Income Shares	1,404	91.15	1,280
Taylor Bequest	M&G Charity Multi Asset Income Shares	15,972	91.15	14,558
Jones Bequest	M&G Charity Multi Asset Income Shares	4,332	91.15	3,949
Undesignated	M&G Charity Multi Asset Income Shares	2,932	91.15	2,673
Bowes Bequest	M&G Charity Multi Asset Income Shares	79,096	91.15	72,096
				<u>96,706</u>

Trustee investments

Repair Fund	M&G Charity Multi Asset Accumulation Shares	1	10470.35	105
				<u>105</u>

Deposit / current accounts

Nat West Current Account	57,875
COIF Charities Deposit Fund	30,000
	<u>87,875</u>

Total assets

5,184,686

Liabilities

Loan from Almshouse Association	50,000
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Total liabilities

50,000

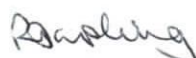
I report on the accounts of the Trust for the year ended 31st December 2021 which are set out on pages 1 and 2.

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

1 May 2022



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

1 May 2022

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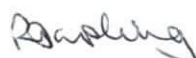
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