



Trustees' Annual Report for the period

Period start date

Period end date

From 01 Jan 2022 To 31 Dec 2022

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	Aggie Leighton	Minutes Secretary		Trustees
5	Tim Cheung	-	To 11 October 2022	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

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, reserves and safeguarding were in place at the start of 2022.

A policy was adopted in 2022 regarding the trustees' duty of care in respect of a resident's ability to maintain independent living.

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 or disabled 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

A vacancy arose in December 2021 due to a resident moving away. The flat was redecorated while it was vacant. A new resident moved into this flat in March 2022. All flats were occupied for the remainder of 2022.

During 2021 the trustees received a report from the architects on the condition of the windows. The front windows were the originals from 1900 with secondary double glazing and the trustees decided to consider complete replacement as well as other options.

During 2022 the trustees obtained quotes for wooden and PVC windows and decided to proceed with replacing all the front windows with new wooden windows. A contract to make the windows was signed with George Barnsdale in January 2023. The trustees have worked closely with their architects Geoff Beardsley and Partners and appointed them as architects for the whole project. This includes arranging and administering a separate contract with builders to provide scaffolding and carry out redecoration to make good the interior and exterior following the installation of the windows.

The trustees were concerned to look after the welfare of the residents before and during the work taking place. Opportunities were provided for residents to discuss the programme as well as being given written updates on timing and how the work might impact them.

The trustees put in place arrangements for an additional loan from The Almshouse Association in 2023 to help fund the work.

[Work on site started in May 2023.]

During the year the trustees received registration of a piece of land which has been used as part of the gardens for many years. This registration is a possessory title based on adverse possession of the land over many years.

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 in accordance with its reserves policy. Reserves are currently being rebuilt to provide a substantial contribution to the cost of the new windows. 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 2022 readily realisable assets were £105,109. 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


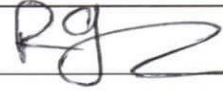
None

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

19th June 2023

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

RECEIPTS AND PAYMENTS ACCOUNT YEAR ENDED 31ST DECEMBER 2022

	2022		2021	
	£	£	£	£
Receipts				
Contribution from residents	60,700		57,060	
Income on investments	3,673		3,479	
Interest on deposit accounts	558		3	
Electricity generation (solar panels)	2,362		1,256	
		67,293		61,798
Payments				
Repairs & maintenance	18,844		22,622	
Architect surveys	6,936		0	
Rates & insurance	6,868		6,195	
Cleaning, heating & lighting	2,682		2,309	
Garden maintenance	1,295		3,189	
Gifts	2,636		819	
Sundry expenses	298		365	
Loan fees	500		500	
Loan repayments	10,000		10,000	
		50,059		45,999
Surplus (Deficit) for the year		17,234		15,799
Represented by:				
Balance brought forward				
Current Account	57,875		42,076	
COIF Charities Deposit Fund	30,000		30,000	
		87,875		72,076
Balance carried forward				
Current Account	35,109		57,875	
COIF Charities Deposit Fund	70,000		30,000	
		105,109		87,875
Increase (Decrease) in Accumulated Funds		17,234		15,799

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

STATEMENT OF ASSETS AND LIABILITIES YEAR ENDED 31ST DECEMBER 2022

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	1814.93	1,900
Gledstanes Bequest	M&G Charity Multi Asset Income Shares	1,404	88.31	1,240
Taylor Bequest	M&G Charity Multi Asset Income Shares	15,972	88.31	14,105
Jones Bequest	M&G Charity Multi Asset Income Shares	4,332	88.31	3,826
Undesignated	M&G Charity Multi Asset Income Shares	2,932	88.31	2,589
Browse Bequest	M&G Charity Multi Asset Income Shares	79,096	88.31	69,850
				<u>93,510</u>

Trustee investments

Repair Fund	M&G Charity Multi Asset Accumulation Shares	1	10553.09	106
				<u>106</u>

Deposit / current accounts

Nat West Current Account	35,109
COIF Charities Deposit Fund	70,000
	<u>105,109</u>

Total assets

5,198,725

Liabilities

Loan from Almshouse Association	40,000
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Total liabilities

40,000

I report on the accounts of the Trust for the year ended 31st December 2022 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.

Boydling

Mr R T Kipling, Honorary Treasurer

30 May 2023

S. Merrill

Mr S Merrill, Independent Examiner
11 Trent Avenue, Ealing, London
30 May 2023

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

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Boydling

Mr R T Kipling, Honorary Treasurer

30 May 2023

S. Merrill

Mr S Merrill, Independent Examiner
11 Trent Avenue, Ealing, London
30 May 2023