



# Trustees' Annual Report for the period

Period start date

Period end date

From 01 Jan 2023 To 31 Dec 2023

## 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	[to January 2024]	Ex officio
2	Roger Jarman	Clerk to the Trustees		Trustees
3	Robert Kipling	Treasurer		Trustees
4	Aggie Leighton	Minutes Secretary		Trustees
5	Ian Guthrie	-		Trustees
6	Chris Pye	-		Trustees
7	Chris Hutson	-		Trustees
8	Sheila Macleod	-		Trustees
9	Cathie Slack	-	from 2 October 2023	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, safeguarding and trustees' duty of care were in place at the start of 2023.

Rev Steve Paynter left his role as Vicar of St Mary's Church Ealing in January 2024. Roger Jarman, Clerk to the Trustees, is acting as Chairman until a new Vicar is appointed.

## 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**

All flats were occupied during 2023. There have been no changes in residents since March 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 and install the windows was signed with a window manufacture in January 2023. The trustees worked closely with their previous architects and appointed them as architect and quantity surveyor for this project. This included arranging and administering a separate contract with a local building firm to provide scaffolding and carry out redecoration to make good the interior and exterior following the installation of the windows.

Work on site took place between May – July 2023. The quality of the window frames and the windows is very high. The design matches the previous windows and hence preserves the look of the building. By replacing all the front windows at the same time we benefited from economies of scale. We will also avoid maintenance costs from deterioration if the existing windows had remained in place. The new windows are expected to last for 100 years and maintenance costs should be low.

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 residents are pleased with the ease of opening and closing the new windows. In the summer this makes it easier for them to ventilate their front room. In winter the improved insulation will help to contain energy bills. They gave feedback that both the fitters and the builders were always courteous and considerate. They are all proud of their new windows and the neat finish to the decoration in that area.

The work was funded from reserves and an additional loan from The Almshouse Association of £55,000. The total cost of the project was £180,000.

More information on this project is available on The Almshouse Association website:

[Association loan case study: St Mary's House almshouses | The Almshouse Association](#)

A new fire alarm system was installed based on a fire risk assessment by a specialist firm to ensure we comply with recent developments in fire safety.

## 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 following the expenditure on replacing the windows. Reserves are held to cover possible fluctuations in income or expenditure, including major disaster, future major projects and against the liability for the current loan from The Almshouse Association. As at the end of 2023 readily realisable assets were £16,602. This excludes the endowment fund and the outstanding loans from The Almshouse Association which are repayable by instalments ending in 2033.

### 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

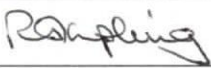

None

## 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)	Robert Timothy Kipling	Roger Jesse Jarman
Position	Treasurer	Acting Chairman and Clerk to the Trustees

Date

3 June 2024

# ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

## RECEIPTS AND PAYMENTS ACCOUNT YEAR ENDED 31ST DECEMBER 2023

	2023		2022	
	£	£	£	£
<b>Receipts</b>				
Contribution from residents	65,120		60,700	
Income on investments	3,999		3,673	
Interest on deposit accounts	1,445		558	
Electricity generation (solar panels)	2,333		2,362	
Loan received	55,000		0	
		127,897		67,293
<b>Payments</b>				
Repairs & maintenance	15,089		18,844	
Replacement of windows	178,556		0	
Architect surveys	0		6,936	
Rates & insurance	7,223		6,868	
Cleaning, heating & lighting	2,123		2,682	
Garden maintenance	1,626		1,295	
Gifts	1,007		2,636	
Sundry expenses	280		298	
Loan fees	500		500	
Loan repayments	10,000		10,000	
		216,404		50,059
<b>Surplus (Deficit) for the year</b>		<u>-88,507</u>		<u>17,234</u>
<b>Represented by:</b>				
<b>Balance brought forward</b>				
Current Account	35,109		57,875	
COIF Charities Deposit Fund	70,000		30,000	
		105,109		87,875
<b>Balance carried forward</b>				
Current Account	16,502		35,109	
COIF Charities Deposit Fund	100		70,000	
		16,602		105,109
<b>Increase (Decrease) in Accumulated Funds</b>		<u>-88,507</u>		<u>17,234</u>



# ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

## STATEMENT OF ASSETS AND LIABILITIES YEAR ENDED 31ST DECEMBER 2023

### 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	1984.50	2,077
Gledstanes Bequest	M&G Charity Multi Asset Income Shares	1,404	89.82	1,261
Taylor Bequest	M&G Charity Multi Asset Income Shares	15,972	89.82	14,346
Jones Bequest	M&G Charity Multi Asset Income Shares	4,332	89.82	3,891
Undesignated	M&G Charity Multi Asset Income Shares	2,932	89.82	2,634
Browse Bequest	M&G Charity Multi Asset Income Shares	79,096	89.82	71,044
				<u>95,253</u>

### Trustee investments

Repair Fund	M&G Charity Multi Asset Accumulation Shares	1	11208.26	112
				<u>112</u>

### Deposit / current accounts

Nat West Current Account	16,502
COIF Charities Deposit Fund	100
	<u>16,602</u>

### Total assets

5,111,967

### Liabilities

Loans from Almshouse Association	85,000
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### Total liabilities

85,000

I report on the accounts of the Trust for the year ended 31st December 2023 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.

*R Kipling*

Mr R T Kipling, Honorary Treasurer

20 May 2024

*S. Merrill*

Mr S Merrill, Independent Examiner  
11 Trent Avenue, Ealing, London  
20 May 2024

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