



Trustees' Annual Report for the period

Period start date

Period end date

From 01 Jan 2024 To 31 Dec 2024

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 | - | | 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 2024.

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 the new Vicar (Rev Joy French) joins in September 2025.

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 at the start of 2024. During 2024 one resident moved to a care home at the age of 101 having lived at St Mary's House for 40 years. The flat was redecorated and has been occupied by a new resident since 1 May 2025.

During 2024 a Quinquennial Report and Reinstatement Cost Assessment were received. These are being used to determine the programme of maintenance work for 2025 and for the insurance renewal.

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 in 2023. Reserves are held to cover possible fluctuations in income or expenditure, including major disaster, future major projects and against the liability for the current loans from The Almshouse Association. As at the end of 2024 readily realisable assets were £39,561. 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

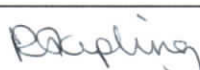

None

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 28 JULY 2025

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

RECEIPTS AND PAYMENTS ACCOUNT YEAR ENDED 31ST DECEMBER 2024

| | 2024 | | 2023 | |
|---|--------|--------|---------|---------|
| | £ | £ | £ | £ |
| Receipts | | | | |
| Contribution from residents | 66,440 | | 65,120 | |
| Income on investments | 4,259 | | 3,999 | |
| Interest on deposit accounts | 487 | | 1,445 | |
| Electricity generation (solar panels) | 2,373 | | 2,333 | |
| Loan received | 0 | | 55,000 | |
| | | 73,559 | | 127,897 |
| Payments | | | | |
| Repairs & maintenance | 17,834 | | 15,089 | |
| Replacement of windows | 1,899 | | 178,556 | |
| Rates & insurance | 7,961 | | 7,223 | |
| Cleaning, heating & lighting | 2,220 | | 2,123 | |
| Garden maintenance | 1,389 | | 1,626 | |
| Gifts | 2,462 | | 1,007 | |
| Sundry expenses | 560 | | 280 | |
| Loan fees | 775 | | 500 | |
| Loan repayments | 15,500 | | 10,000 | |
| | | 50,600 | | 216,404 |
| Surplus (Deficit) for the year | | 22,959 | | -88,507 |
| Represented by: | | | | |
| Balance brought forward | | | | |
| Current Account | 16,502 | | 35,109 | |
| COIF Charities Deposit Fund | 100 | | 70,000 | |
| | | 16,602 | | 105,109 |
| Balance carried forward | | | | |
| Current Account | 19,561 | | 16,502 | |
| COIF Charities Deposit Fund | 20,000 | | 100 | |
| | | 39,561 | | 16,602 |
| Increase (Decrease) in Accumulated Funds | | 22,959 | | -88,507 |

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

STATEMENT OF ASSETS AND LIABILITIES YEAR ENDED 31ST DECEMBER 2024

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 | 2029.33 | 2,124 |
| Gledstanes Bequest | M&G Charity Multi Asset Income Shares | 1,404 | 92.83 | 1,303 |
| Taylor Bequest | M&G Charity Multi Asset Income Shares | 15,972 | 92.83 | 14,827 |
| Jones Bequest | M&G Charity Multi Asset Income Shares | 4,332 | 92.83 | 4,021 |
| Undesignated | M&G Charity Multi Asset Income Shares | 2,932 | 92.83 | 2,722 |
| Browse Bequest | M&G Charity Multi Asset Income Shares | 79,096 | 92.83 | 73,425 |
| | | | | <u>98,422</u> |

Trustee investments

| | | | | |
|-------------|--|---|----------|------------|
| Repair Fund | M&G Charity Multi Asset Accumulation Shares | 1 | 12107.14 | 121 |
| | | | | <u>121</u> |

Deposit / current accounts

| | |
|-----------------------------|---------------|
| Nat West Current Account | 19,561 |
| COIF Charities Deposit Fund | 20,000 |
| | <u>39,561</u> |

Total assets

5,138,104

Liabilities

| | |
|---------------------------------|--------|
| Loan from Almshouse Association | 69,500 |
|---------------------------------|--------|

Total liabilities

69,500

I report on the accounts of the Trust for the year ended 31st December 2024 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

15 June 2025



Mr S Merrill, Independent Examiner
11 Trent Avenue, Ealing, London
15 June 2025

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

RECEIPTS AND PAYMENTS ACCOUNT YEAR ENDED 31ST DECEMBER 2024

| | 2024 | | 2023 | |
|---|--------|--------|---------|---------|
| | £ | £ | £ | £ |
| Receipts | | | | |
| Contribution from residents | 66,440 | | 65,120 | |
| Income on investments | 4,259 | | 3,999 | |
| Interest on deposit accounts | 487 | | 1,445 | |
| Electricity generation (solar panels) | 2,373 | | 2,333 | |
| Loan received | 0 | | 55,000 | |
| | | 73,559 | | 127,897 |
| Payments | | | | |
| Repairs & maintenance | 17,834 | | 15,089 | |
| Replacement of windows | 1,899 | | 178,556 | |
| Rates & insurance | 7,961 | | 7,223 | |
| Cleaning, heating & lighting | 2,220 | | 2,123 | |
| Garden maintenance | 1,389 | | 1,626 | |
| Gifts | 2,462 | | 1,007 | |
| Sundry expenses | 560 | | 280 | |
| Loan fees | 775 | | 500 | |
| Loan repayments | 15,500 | | 10,000 | |
| | | 50,600 | | 216,404 |
| Surplus (Deficit) for the year | | 22,959 | | -88,507 |
| Represented by: | | | | |
| Balance brought forward | | | | |
| Current Account | 16,502 | | 35,109 | |
| COIF Charities Deposit Fund | 100 | | 70,000 | |
| | | 16,602 | | 105,109 |
| Balance carried forward | | | | |
| Current Account | 19,561 | | 16,502 | |
| COIF Charities Deposit Fund | 20,000 | | 100 | |
| | | 39,561 | | 16,602 |
| Increase (Decrease) in Accumulated Funds | | 22,959 | | -88,507 |

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

STATEMENT OF ASSETS AND LIABILITIES YEAR ENDED 31ST DECEMBER 2024

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 | 2029.33 | 2,124 |
| Gledstanes Bequest | M&G Charity Multi Asset Income Shares | 1,404 | 92.83 | 1,303 |
| Taylor Bequest | M&G Charity Multi Asset Income Shares | 15,972 | 92.83 | 14,827 |
| Jones Bequest | M&G Charity Multi Asset Income Shares | 4,332 | 92.83 | 4,021 |
| Undesignated | M&G Charity Multi Asset Income Shares | 2,932 | 92.83 | 2,722 |
| Browse Bequest | M&G Charity Multi Asset Income Shares | 79,096 | 92.83 | 73,425 |
| | | | | <u>98,422</u> |

Trustee investments

| | | | | |
|-------------|--|---|----------|------------|
| Repair Fund | M&G Charity Multi Asset Accumulation Shares | 1 | 12107.14 | 121 |
| | | | | <u>121</u> |

Deposit / current accounts

| | |
|-----------------------------|---------------|
| Nat West Current Account | 19,561 |
| COIF Charities Deposit Fund | 20,000 |
| | <u>39,561</u> |

Total assets

5,138,104

Liabilities

| | |
|---------------------------------|--------|
| Loan from Almshouse Association | 69,500 |
|---------------------------------|--------|

Total liabilities

69,500

I report on the accounts of the Trust for the year ended 31st December 2024 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

15 June 2025



Mr S Merrill, Independent Examiner
11 Trent Avenue, Ealing, London
15 June 2025