

# **The Hospital of Thomas Truesdale - Chairman's Annual Report 2020**

## **Introduction**

1. This report describes the activities and achievements of the Board of Trustees of the Almshouse Charity established by the will of Thomas Truesdale in the year 1700 (Charity No 220344) for the year ending 31<sup>st</sup> December 2020. Throughout 2020, the Covid-19 pandemic had an enormous effect worldwide, and the activities of this charity were affected throughout the year. This will, no doubt, continue into 2021.

## **Trustees.**

2. The year started in the saddest possible way with the death of one of our trustees, Mr Philip Heath, on 2<sup>nd</sup> February following heart surgery. The onset of Covid-19 restrictions severely hampered our ability to appoint a suitable replacement for him, but we finally succeeded in doing so just in time for the last (Zoom) Board meeting of the year in December when we were pleased to be able to appoint Mr Bruce Dilks as a new trustee.

## **Residents.**

3. There has been no change to the resident population this year. We remain one short of our full complement and this has been necessarily maintained throughout the year to facilitate the major refurbishment and conversion of the last remaining bed-sit into a modern self-contained apartment with bedroom, bathroom and open-plan kitchen/living area. The vacancy also facilitated the temporary relocation of the resident in Flat 5 which was essential whilst the southern boundary wall was being rebuilt (see para 7 below).

## **Activities.**

4. The Board of Trustees met twice during the year; a face to face meeting on 17<sup>th</sup> February and a "Zoom" meeting on 7<sup>th</sup> December. The meetings due to take place on 18<sup>th</sup> May and 17<sup>th</sup> August were both cancelled due to the Covid-19 Pandemic restrictions, and the Clerk kindly produced an Update Report which was circulated to all trustees in lieu of these meetings. The annual visit to the property and lands belonging to the Charity at Morton also had to be cancelled this year because of Covid restrictions.

5. The Clerk and the Chairman continued to meet (socially distanced) fortnightly throughout the year to conduct the essential business of running of the Charity.

6. The Charity was pleased to appoint a new architect, Mr Peter Slinger, to plan and oversee the refurbishment of Flat 9. We also appointed Mr John Ellington, a Structural Engineer, to represent our interests during the rebuilding of the southern boundary wall.

## Achievements.

7. I am delighted to report that the boundary wall that forms the South side of the site, which collapsed catastrophically in January 2013 and which had subsequently been the centre of a major legal dispute between the Charity and our neighbours Hanover Housing Association (now Anchor-Hanover), was rebuilt during the year. Work finally started in August and is now almost completed.
8. Major repairs to the Colleyweston slate roof over Flat 8 also took place in the summer, including replacement of much of the lead coping.
9. One task remaining from 2019, the re-painting of the front railings, was completed in the spring.
10. Tenders were issued by our newly appointed architect for the refurbishment of Flat 9.
11. During the year the Clerk, together with one of our trustees Mr Andrew Leech, worked to produce an excellent and comprehensive Property Portfolio of the Charity's assets. This was completed in November and a hard copy was given to every trustee.

## Assets

12. A list of the Charity's property assets, with values as re-assessed for insurance purposes is below:
  - a. Grade-2 Listed Almshouse buildings in Scotgate, divided into 8 self-contained flats - insurance value: £2,325,599.
  - b. Detached 2-bedroomed house at No.1 West Street – insurance value: £302,289, currently let at £5,659 p.a.
  - c. Manor Farm House, High Street, Morton; a detached house with garage, large garden and crewyard together with 45.36 acres of arable land off Folkingham Road (A15):

Farmhouse, Garage and Garden (currently let at £1200 per month) together with Crewyard and buildings: £1,258,367

Arable land (45.36 acres): Currently let at £6,420 pa (from 11 Oct 17)
  - d. 34.552 acres of arable land on Morton Fen let at £2,750p.a.
  - e. 4.24 acres of neglected grassland, currently let to a horse-owner for £500/annum. A small part at the southern end has potential for residential development.
  - f. 4.76 acres of arable land off East Lane, Morton, let at £350 p.a.

## Investments

13. At 31 Dec 2020 the total value of investments amounted to £405,482, a decrease of 15.9% since December 2019, which reflects the adverse effect of the

global Covid pandemic on the stock market. A summary of the Charity's investments as at 31 Dec 2020 has been prepared by Andrew Moore, the trustee responsible for investment advice to the Board, and is a separate annex to this report.

#### Annual Accounts

14. The annual accounts, prepared and submitted separately by the Clerk for consideration, have been agreed by the Board. They form a separate annex to this report.

Mr J L Harvey

Chairman

21<sup>th</sup> April 2021

**THE HOSPITAL OF THOMAS TRUESDALE**

**ACCOUNTS FOR THE YEAR ENDED**

**31st DECEMBER 2020**

**THE HOSPITAL OF THOMAS TRUESDALE**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDING 31st DECEMBER 2020**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>RECEIPTS</b>		
<b>Rentals and Contributions</b>		
Residents contributions	£16,696.00	£17,270.00
1 West Street	£5,659.16	£5,659.16
Manor House Farm rentals	£13,200.00	£14,400.00
Agricultural land Morton - Rentals and Wayleave	£10,100.65	£10,087.51
- Rentals and Wayleave		
<b>Dividends</b>		
Charifund	£16,619.06	£20,587.78
<b>COIF Deposit Account Dividend and ERF Interest</b>	£78.93	£212.09
<b>Bequest / Donation(Waitrose)</b>		£270.00
<b>Sundries</b>	£77.68	£7.50
<b>Legal fees</b>		
<b>TOTAL RECEIPTS</b>	<b>£62,431.48</b>	<b>£68,494.04</b>

	2020	2019
	£	£
<b><u>PAYMENTS</u></b>		
<b>Repairs and Renewals</b>		
Truesdale Hospital	£46,239.14	£3,707.51
Manor Farm -Morton	£808.00	£0.00
West Street	£335.18	£450.07
Crew Yard		£0.00
<b>Lighting &amp; Heating</b>		
Gas	£4,591.79	£4,738.26
Electricity	£992.90	£742.85
Water	£1,301.07	£1,791.58
<b>Rates &amp; Insurance</b>		
Insurance	£3,875.79	£3,785.44
Council tax		£0.00
<b>Administration</b>		
Clerk	£3,600.00	£3,600.00
Gardener/Plants	£1,654.50	£1,619.99
Admin/Office expenses	£193.42	£1,345.42
Almshouse Association x 2 years	£380.00	£0.00
Architect	£2,008.67	£0.00
Accountant	£438.00	£432.00
Land agent	£0.00	0.00
Legal fees	£23,762.44	£18,016.44
Surveyors	£0.00	£0.00
Structural engineer	£0.00	£0.00
<b>Other Expenses</b>	0.00	
Planning application	£310.00	£0.00
Court fees	£0.00	£0.00
Green bin subscription	£36.00	£32.00
Bonus to residents	£250.00	£420.00
TV Licence	£37.50	£37.50
Sundries	£630.00	£200.00
Recoupment Funds	£0.00	£1,250.00
Legionella Testing	£0.00	£0.00
<b>TOTAL PAYMENTS</b>	<b>£91,444.40</b>	<b>£42,169.06</b>
<b>EXCESS OF PAYMENTS OVER RECEIPTS</b>	<b>£29,012.92</b>	
<b>EXCESS OF RECEIPTS OVER PAYMENTS</b>		<b>£26,324.98</b>

**THE HOSPITAL OF THOMAS TRUESDALE**

**RECONCILIATION WITH CASH AND BANK BALANCES - GENERAL FUND**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Bank Balances as at 1st January 2020</b>		
Barclays current account	£56,956.91	£30,632.84
COIF deposit account	£30,061.22	£30,060.31
	<hr/>	<hr/>
	£87,018.13	£60,693.15
Add: Surplus for year		£26,324.98
Less: Deficit for year	£29,012.92	
	<hr/>	<hr/>
	£58,005.21	£87,018.13
 <b>Balances as at 31st December 2020</b>		
Barclays current account	£27,943.57	£56,956.91
COIF deposit account ( <b>Note</b> )	£30,061.64	£30,061.22
	<hr/>	<hr/>
	£58,005.21	£87,018.13

**Note** The final statement for the COIF dated 31st December 2020 is for the sum of £30,061.64 but that takes into account interest to the sum of £0.35 which was not credited into the Charity's bank account until 7th January 2021

## THE HOSPITAL OF THOMAS TRUESDALE

### STATEMENTS OF ASSETS AND LIABILITIES AS AT 31st DECEMBER 2020

#### PROPERTY FOR PURPOSES OF CHARITY

Almshouses in Scotgate, Stamford (insured value £ 2,325,559)

#### OTHER PROPERTY

Manor House Farm (including farmhouse, crewyard, garage, cart hovel, garden and paddock),  
(insured value £ 1,258,367)

Land at Morton (84.672 acres of arable land and 4.24 acres of grass land)


1 West Street, Stamford (insured value £ 302,289)


#### INVESTMENTS AT 31ST DECEMBER 2020

	Units 2020	Value 2020	Units 2019	Value 2019
<u>Endowment Fund</u>				
M&G Charifund - Income units	22,809.276	£313,073	22,809.276	378,791
<u>Recoupment (1) Fund</u>				
M&G Charifund - Accumulation units	83.116	£20,250	83.116	23,247
<u>Recoupment (2) Fund</u>				
M&G Charifund - Income Units	1,995.284	£27,387	1,995.284	33,135
<u>Emergency Reserve Fund</u>				
M&G Charifund - Accumulation units	183.772	£44,772	183.772	51,400
<u>Total Of All Investments</u>		<u>£405,482</u>		<u>486,573</u>

#### GENERAL FUND CASH AND BANK

The accounts for the year ended 31st December 2020 and the above statement have been approved and adopted by the Trustees

Chairman of Trustees		Date	07 APR 21
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Clerk to the Trustees		Date	7/4/2021
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# CHARITY COMMISSION FOR ENGLAND AND WALES

## Independent examiner's report on the accounts

### Section A

### Independent Examiner's Report

Report to the trustees/  
members of

Charity Name

The Hospital Of Thomas Truesdale

On accounts for the year  
ended

31<sup>st</sup> December 2020

Charity no  
(if any)

Set out on pages

1 to 4

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31<sup>st</sup> December 2019.

Responsibilities and  
basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent  
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

Date: 8<sup>th</sup> April 2021

Name:

Michael Jacklin

Relevant professional  
qualification(s) or body  
(if any):

FCCA

Address:

Jackson & Grimes Limited

22 St Georges Street

Stamford Lincolnshire PE9 2BU



# CHARITY COMMISSION FOR ENGLAND AND WALES

## Independent examiner's report on the accounts

### Section A

### Independent Examiner's Report

Report to the trustees/  
members of

The Hospital Of Thomas Truesdale

On accounts for the year  
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Set out on pages

1 to 4

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Date: 8<sup>th</sup> April 2021

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Michael Jacklin

Relevant professional  
qualification(s) or body  
(if any):

FCCA

Address:

Jackson & Grimes Limited

22 St Georges Street

Stamford Lincolnshire PE9 2BU