

The Hospital of Thomas Truesdale

(Charity No. 220344)

Annual Report 2021

Introduction:

This report describes the activities of the Trustees of the charity established by the will of Thomas Truesdale in the year 1700 – charity number 220344 – for the year ending 31st December 2021

Trustees:

This year very sadly Mr Andrew Moore became ill and was not able to continue in his role as a Trustee and later in the year the Chair Col John Harvey moved away from the area. This left the charity without a Chair so the Vice Chair Mrs Viv Mitchell stepped into the role and after some thought decided to continue into 2022.

Residents:

This year there has been no change to the resident population. Improvements to apartments have meant that we are one short of the full complement.

Activities:

The Trustees met 4 times in 2021. In the early part of the year the meetings were held via zoom because of the ongoing coronavirus pandemic and then later 2 meetings were held face to face. The visit to the property and land owned by the charity at Morton was once again cancelled.

The Clerk and Chair continued to meet on a regular basis to conduct the essential business of running the Charity.

The Charity has continued to use Mr Peter Slinger to advise the Trustees about architectural matters. In May 2021 structural engineer Mr John Ellington completed his report on the reconstruction of the collapsed boundary wall. The report concluded that to the best of his knowledge the wall has been rebuilt in accordance with the proposed structural scheme designed and detailed by Stanza Ltd.

Flat 6 has been undergoing renovation during 2021 and is nearing completion.

Assets:

1. A grade 2 listed almshouse building divided into 8 flats—insurance value £2,395,326
2. Detached 2 bedroom property 1 West Street – insurance value £302,285 let at £5659pa
3. Manor Farm House, High St, Morton a detached house with garage, large garden and crew yard. The rent for the farmhouse is £1,200 per month and the insurance value is £762,262. The insurance value for the outbuildings is £610,058 giving a total value of £1,372,320.

4. There are several plots of arable land bringing in rentals as follows:
 - a. 45.36 acres of arable land off the A15 which is let at £6420pa.
 - b. 34.552 acres of arable land in Morton Fen let at £2750pa
 - c. 4.24 acres of grazing land let to a horse owner at £500pa
 - d. 4.76 acres of arable land off East Lane Morton let at £350pa

Investments and Accounts:

At December 31st 2021 the total value of investments amounted to £463,416. A summary of the charity's accounts has been prepared by the clerk assisted by Mrs Gillian Matthew, an accountant who has recently retired from managing the accounts at a much larger almshouse complex. The accounts are in a separate annex to this report.

Mrs V Mitchell
7th February 2022

THE HOSPITAL OF THOMAS TRUESDALE
(REGISTERED CHARITY 220344)

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2021

THE HOSPITAL OF THOMAS TRUESDALE
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDING 31st DECEMBER 2021

	2021	2020
	£	£
RECEIPTS		
Rentals and Contributions		
Residents contributions*	£16,332.00	£16,696.00
1 West Street	£5,659.16	£5,659.16
Manor House Farm rentals**	£15,600.00	£13,200.00
Agricultural land Morton - Rentals and Wayleave	£10,102.85	£10,100.65
Dividends		
M&G Charifund	£18,355.38	£16,619.06
COIF Deposit Account Interest	£3.55	£78.93
Bequest /Grants/Donations***	£3,270.00	
Sundries		£77.68
TOTAL RECEIPTS	£69,322.94	£62,431.48

* 2020 Includes underpayment from 2019

**Includes one months underpayment from 2020

*** Grant from Harry Skells Trust

	2021 £	2020 £
<u>PAYMENTS</u>		
Repairs and Renewals		
Truesdale Hospital	£40,439.91	£46,239.14
Manor Farm -Morton	£433.00	£808.00
West Street	£7,803.00	£335.18
Lighting & Heating		
Gas	£4,905.85	£4,591.79
Electricity	£1,013.94	£992.90
Water	£975.84	£1,301.07
Rates & Insurance		
Insurance	£3,978.31	£3,875.79
Administration		
Clerk	£4,008.00	£3,600.00
Gardener/Plants	£1,080.00	£1,654.50
Admin/Office expenses	£234.00	£193.42
Almshouse Association x 2 years	£0.00	£380.00
Architect	£433.51	£2,008.67
Accountant	£474.00	£438.00
Legal fees	£0.00	£23,762.44
Land agent	£0.00	£0.00
Surveyors	£0.00	£0.00
Structural engineer	£1,740.00	£0.00
Other Expenses		
Planning application	£0.00	£310.00
Green bin subscription	£39.00	£36.00
Christmas present to residents	£460.00	£250.00
TV Licence	£37.50	£37.50
Sundries	£0.00	£630.00
Recoupment Funds	£0.00	£0.00
Legionella Testing	£0.00	£0.00
TOTAL PAYMENTS	£68,055.86	£91,444.40
EXCESS OF RECEIPTS OVER PAYMENTS	£1,267.08	
EXCESS OF PAYMENTS OVER RECEIPTS		£29,012.92

THE HOSPITAL OF THOMAS TRUESDALE

RECONCILIATION WITH CASH AND BANK BALANCES - GENERAL FUND

	2021	2020
	£	£
Bank Balances as at 1st January 2021		
Barclays current account	£27,943.57	£56,956.91
COIF deposit account	£30,061.64	£30,061.22
	<hr/>	<hr/>
	£58,005.21	£87,018.13
Add: Surplus for year	£1,267.08	
Less: Deficit for year	£59,272.29	£29,012.92
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		£58,005.21
Balances as at 31st December 2021		
Barclays current account	£29,210.65	£27,943.57
COIF deposit account	£30,061.64	£30,061.64
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	£59,272.29	£58,005.21
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THE HOSPITAL OF THOMAS TRUESDALE
STATEMENTS OF ASSETS AS AT 31st DECEMBER 2021

PROPERTY FOR PURPOSES OF CHARITY

Almshouses in Scotgate, Stamford (insured value £ 2,395,326)

OTHER PROPERTY

Manor House Farm (including farmhouse, crewyard, garage, cart hovel, garden and paddock),
 (Insured value: £762,262 (house) and £610,058 (outbuildings), Total £1,372,320 insured value)

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 2021

	Units 2021	Value 2021	Units 2020	Value 2020
<u>Endowment Fund</u>				
M&G Charifund - Income units	22,809.28	£354,957	22809.28	£313,073
<u>Recoupment (1) Fund</u>				
M&G Charifund - Accumulation units	83.12	£24,107	83.12	£20,250
<u>Recoupment (2) Fund</u>				
M&G Charifund - Income Units	1,995.28	£31,050	1995.28	£27,387
<u>Emergency Reserve Fund</u>				
M&G Charifund - Accumulation units	183.77	£53,302	183.77	£44,772
<u>Total Of All Investments</u>		£463,416		£405,482
<u>GENERAL FUND CASH AND BANK</u>		£59,272		£58,005
<u>TOTAL ASSETS</u>		£522,688		£463,487

The accounts for the year ended 31st December 2021 and the above statement have been approved and adopted by the Trustees

Chairman of Trustees	<i>V J Mubarek</i>	Date	22/4/2022
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Clerk to the Trustees	<i>[Signature]</i>	Date	22/4/2022
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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

31st December 2021

Charity no
(if any)

Set out on pages

1 to 5

(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 31st 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: 27th April 2022

Name:

Michael Jacklin

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

FCCA

Address:

Jackson & Grimes Limited

22 St Georges Street

Stamford Lincolnshire PE9 2BU



Section A

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