

The Hospital of Thomas Truesdale

(Charity No. 220344)

Annual Report 2022

Introduction

This report describes the activities of the Trustees of the charity established by the will of Thomas Truesdale in 1700, for the year ending 31st December 2022

Trustees

Mrs Viv Mitchell continued to act as Chair through 2022. Mrs Alison Warrick was appointed as a new trustee in May

Residents

In 2022 there has been no change to the resident population. One resident moved from a small flat to a bigger one and improvement work has been carried out on the empty flat. This means that we remained one short of the full complement of residents.

Activities

- The Clerk to the Trustees left her role in August and was replaced by a new Clerk with a 4 week induction period.
- The Clerk and Chair continued to meet on a regular basis to conduct the essential business of the charity.
- The Trustees met 4 times with one extraordinary meeting held to specifically discuss the sale of an asset.
- The visit to property owned by the charity in Morton took place and a decision was made to sell the Manor farm crew yard.
- The tenant who lived in No 1 West St died. The property needed significant renovation. The work was completed at the end of the year and measures were put in place to appoint a new tenant.
- The charity has continued to use Mr Peter Slinger to deal with architectural matters.
- A Health and Safety survey of the almshouse was carried out in March and the recommendations were accepted and carried out in full. The residents were made aware and the handbook was updated to reflect the changes.
- Data protection and Safeguarding policies were devised in line with Almshouse Association guidelines.

Assets

- A grade 2 listed almshouse building divided into 8 flats – insured value £2,395,326
- A 2 bedroom property no 1 West St – insured value £302,289 let at a rent of £5659pa
- Manor Farmhouse High St Morton, a detached farmhouse with garage, large garden and crewyard. The rent for this is £1,200 per month and the insured value is £762,262. The insured value of the outbuildings is £610,058 giving a total of £1,372,320
- Several plots of land around Morton bringing in rent as follows
 1. 45.36 acres of arable land off the A15 -- £6420pa
 2. 34.55 acres of arable land in Morton Fen -- £2750pa
 3. 4.24 acres of grazing land let to a horse owner -- £500pa
 4. 4.76 acres of arable land off East Lane –£350pa

Investments and Accounts

At December 31st 2022 the total value of investments amounted to £441,762. The annual accounts prepared and submitted by the Clerk have been agreed by the Trustees and appear in a separate annex to this report.

Mrs V Mitchell
28th April 2023

THE HOSPITAL OF THOMAS TRUESDALE
(REGISTERED CHARITY 220344)

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2022

THE HOSPITAL OF THOMAS TRUESDALE
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDING 31st DECEMBER 2022

	2022	2021
	£	£
RECEIPTS		
Rentals and Contributions		
Residents contributions*	£17,841.42	£16,332.00
1 West Street	£870.64	£5,659.16
Manor House Farm rentals**	£11,700.00	£15,600.00
Agricultural land Morton - Rentals and Wayleave	£9,926.75	£10,102.85
Dividends		
M&G Charifund	£20,587.79	£18,355.38
COIF Deposit Account Interest	£290.51	£3.55
Bequest /Grants/Donations***	£1,638.00	£3,270.00
Sundries	£165.22	
TOTAL RECEIPTS	£63,020.33	£69,322.94

* 2022 Includes over/underpayments to be adjusted in 2023

** 2022 underpayment of £2700. Payment plan agreed in 2023

*** Grant from Harry Skells Trust

	2022 £	2021 £
<u>PAYMENTS</u>		
Repairs and Renewals		
Truesdale Hospital	£5,590.53	£40,439.91
Manor Farm -Morton	£4,498.00	£433.00
West Street	£36,475.00	£7,803.00
Lighting & Heating		
Gas	£9,279.27	£4,905.85
Electricity	£1,596.07	£1,013.94
Water	£437.78	£975.84
Rates & Insurance		
Insurance	£4,928.12	£3,978.31
Administration		
Clerk	£4,342.00	£4,008.00
Gardener/Plants	£2,935.14	£1,080.00
Admin/Office expenses	£300.89	£234.00
Almshouse Association	£187.00	£0.00
Architect	£2,517.20	£433.51
Accountant	£486.00	£474.00
Legal fees	£0.00	£0.00
Land agent	£300.00	£0.00
Surveyors	£795.50	£0.00
Structural engineer	£550.00	£1,740.00
Other Expenses		
Council Tax	£3,502.58	
Planning application	£1,432.00	£0.00
Green bin subscription	£44.00	£39.00
Christmas present to residents	£360.00	£460.00
TV Licence	£0.00	£37.50
Sundries	£2,227.60	£0.00
Recoupment Funds	£0.00	£0.00
TOTAL PAYMENTS	£82,784.68	£68,055.86
EXCESS OF RECEIPTS OVER PAYMENTS		£1,267.08
EXCESS OF PAYMENTS OVER RECEIPTS	£19,764.35	

THE HOSPITAL OF THOMAS TRUESDALE

RECONCILIATION WITH CASH AND BANK BALANCES - GENERAL FUND

	2022	2021
	£	£
Bank Balances as at 1st January 2022		
Barclays current account	£29,210.65	£27,943.57
COIF deposit account	£30,061.64	£30,061.64
	<hr/>	<hr/>
	£59,272.29	£58,005.21
Add: Surplus for year		£1,267.08
	<hr/>	<hr/>
Less: Deficit for year	£19,762.77	£59,272.29
	<hr/>	<hr/>
	£39,509.52	
Balances as at 31st December 2022		
Barclays current account	£9,446.30	£29,210.65
COIF deposit account	£30,063.22	£30,061.64
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	£39,509.52	£59,272.29

STATEMENTS OF ASSETS AS AT 31st DECEMBER 2022

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 2022

	Units 2022	Value 2022	Units 2021	Value 2021
<u>Endowment Fund</u>				
M&G Charifund - Income units	22,809.28	£335,187	22,809.28	£354,957
<u>Recoupment (1) Fund</u>				
M&G Charifund - Accumulation units	83.12	£24,059	83.12	£24,107
<u>Recoupment (2) Fund</u>				
M&G Charifund - Income Units	1,995.28	£29,321.00	1,995.28	£31,050
<u>Emergency Reserve Fund</u>				
M&G Charifund - Accumulation units	183.77	£53,195	183.77	£53,302
<u>Total Of All Investments</u>		<u>£441,762</u>		<u>£463,416</u>
<u>GENERAL FUND CASH AND BANK</u>		<u>£9,446</u>		<u>£59,272</u>
<u>TOTAL ASSETS</u>		<u>£451,208</u>		<u>£522,688</u>

The accounts for the year ended 31st December 2022 and the above statement have been approved and adopted by the Trustees

Chairman of Trustees		Date	23/10/2023
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Clerk to the Trustees		Date	23/10/23
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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 2022

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 2022

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:

23rd October 2023

Name:

Michael Jacklin

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

FCCA

Address:

Jackson & Grimes Limited

22 St Georges Street

Stamford Lincolnshire PE9 2BU