

ST MARY'S HOSPITAL AND HAMILTON ALMSHOUSES

England & Wales · Charity number 237021

Details

Status Registered

Legal form Other

Registered 1964-10-22

Register [View on the Charity Commission register](#)

Contact

Address Apartment 31
Waterside Court
Millpond Place
Carshalton
SM5 2JT

Phone 02036520551

Email martin.hayward12@sky.com

Activities

Objects: ALMSHOUSES FOR POOR PERSONS OF NOT LESS THAN 60 YEARS OF AGE WHO HAVE BEEN MEMBERS OF THE CHURCH OF ENGLAND FOR FIVE YEARS NEXT PRECEDING THE TIME OF THEIR APPOINTMENT AND WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) HAVE RESIDED IN THE AREA OF BENEFIT FOR THE SAME PERIOD.

Activities: To maintain St Mary's Court, 56 Bute Road Wallington which consists of 15 self contained flats for residents (and one for a Warden) who must be members of the Church of England and who have resided within the boundary of the ancient parish of Beddington (or who have been a member of the Electoral Roll of one of the present parishes) for the previous 5 years.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT PARISH OF BEDDINGTON
- Sutton

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£54,513	£58,139	-	-
2023-12-31	£45,602	£42,190	-	-
2022-12-31	£73,397	£38,089	-	-
2021-12-31	£43,283	£30,271	-	-
2020-12-31	£48,351	£31,416	-	-

Trustees

Name	Role	Appointed
Barbara Dodd		2022-08-01
Janice Funnell		2022-08-01
Rev Angela Woolford		2022-08-01
Rev James Luke Hills		2018-02-01
Valerie Jane Blean		2020-02-20

Linked charities

- SUSAN YATES BEQUEST (237021-1)

ST MARY'S HOSPITAL AND HAMILTON ALMSHOUSES

England & Wales - Charity number 237021

Accounts



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name: ST MARY & HAMILTON ALMSHOUSES

On accounts for the year ended

31st DECEMBER 2024 Charity no (if any) 237021

Set out on pages

1 - 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 31/12/2024

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").

Independent examiner's statement

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.

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: [Signature]

Date: 17/5/2025

Name: CHRISTOPHER ALAN NUTMAN

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

/

Address:

8 STANFORD DRIVE
ABINGDON
OX14 1EW

The Hospital of St Mary and Hamilton Almshouses

56 Bute Road, Wallington, Surrey SM6 8BU

Annual Report and Financial Statements for the year ended 31 December 2024

The Hospital of St Mary and Hamilton Almshouses

Registered Charity No: 237021

Annual Report for the year ended 31 December 2024

The aim of the Charity is to maintain and administer the block of 16 flats situated at 56, Bute Road, Wallington. There is one flat set aside for a site manager and 15 which the Trust let on licence to residents who fall within the Charity conditions.

During the year a new resident was welcomed to flat 8. At the close of the year two flats – numbers 4 and 6 remained vacant.

The Charity is a member of the National Almshouse Association (Membership number: 127) and benefits from its specially arranged insurance scheme through Royal Sun Alliance and its investment schemes managed by M & G Charity division.

Mrs Alicja Nientalowska has been paid a small salary in to recompense her for her duties concerned with the maintenance of the property. No other remunerations are made; none of the Trustees or the Clerk receives remuneration or reimbursement of expenses other than those directly arising from the work of running the Charity.

Routine repairs and renewals were undertaken during the year in order to maintain the complex to modern high standards.

For and on behalf of the Trustees:

James Hills

Rev'd James Hills
Chair

**Hospital of St Mary and Hamilton
Income and Expenditure 2024**

	2024	2023	2022
INCOME			
Maintenance Contributions	30,124	24,348	25,146
Heating Contributions	12,043	8,743	8,500
NAACIF Income Shares	10,217	9,586	8,830
Bank Interest	159	164	26
Legacy and Gift	1,266	2,471	30,595
Window cleaning contributior sundry	320 384	290	300
	<u>54,513</u>	<u>45,602</u>	<u>73,397</u>
EXPENDITURE			
Water & Sewerage rates	1,950	1,727	1,660
Insurance	2,863	3,133	2,681
Gas & Electricity	12,518	7,640	10,292
Telephone	0	-00	523
Sundry including TV licence	8,446	8,691	13,200
Employment	6,836	6,243	
Almshouse Association Subs	407	233	222
Gardening	980	1,346	397
Repairs and Renewals	23,719	12,757	8,834
Window cleaning	420	420	280
	<u>58,139</u>	<u>42,190</u>	<u>38,089</u>
Balance of income over expenditure	(3,626)	3,412	35,308

**Hospital of St Mary and Hamilton
Funds, Liabilities and Assets 2024**

	<u>2024</u>	<u>2023</u>	<u>2022</u>
FUNDS HELD			
Building - rebuilding costs 1971	70,552	70,552	70,552
1 Cyclical Maintenance Fund	234,196	226,601	222,792
2 Extraordinary Repair Fund	974,452	902,106	849,374
3 General Funds	46,230	49,370	46,693
	<u>1,325,430</u>	<u>1,248,629</u>	<u>1,189,411</u>
 REPRESENTED BY			
Building - rebuilding costs 1971	70,552	70,552	70,552
NAACIF Income shares	234,196	226,601	222,792
<i>Value shown: common market value</i>			
NAACIF accumulation shares	974,452	902,106	849,373
<i>Value shown: common market value</i>			
NatWest Bank Accounts	10,309	13,034	4,734
CAF Bank account	37,119	35,889	40,850
<i>plus</i> debtors	1,946	2,036	1,110
<i>less</i> creditors	(3,144)	(1,589)	0
	<u>1,325,430</u>	<u>1,248,629</u>	<u>1,189,411</u>
 gain/(loss)	 76,801	 59,218	 35,583

Notes

1 CMF is held entirely within the M&G Charity Multi Asset Fund; income units

Value at 31/12/2024	£234,196	£226,601	£222,792
<i>Current shareholding (no of shares)</i>	252,284	252,284	252,284
<i>value of shares at 31/12/2024:</i>			
<i>252,284 shares @ 92.83p per share</i>			

2 ERF is held entirely within the M&G Charity Multi Asset Fund; accumulation units

Value at 31/12/2024	£974,452	£ 902,106	£ 849,374
<i>Current shareholding (no of shares)</i>	8,049	8,049	8,049
value of shares at 31/12/2024:			
8,049 shares @ £12.11 per share			

3 General Fund is represented by the current bank accounts adjusted for Debtors/Accruals and for Creditors

Budget for 2025

<u>Budget 2024</u>		<u>outturn for 2024</u>			<u>Budget 2025</u>	
				INCOME		
38,452		42,167		Maintenance Contributions	40,638	
				Heating Contributions		
9,600		10,217		NAACIF Income Shares	9,500	
150		159		Bank Interest	150	
1,250		1,266		Gift	0	
240		320		Window cleaning contributions	240	
0		384		Sundry	0	
	49,692		54,513			50,528
				EXPENDITURE		
2,000		1,950		Water & Sewerage rates	2,000	
2,815		2,863		Insurance	2,815	
11,500		12,518		Gas & Electricity	16,500	
0		0		Telephone	0	
10,000		8,446		Sundry including TV licence	10,000	
7,250		6,836		employment	7,250	
250		407		Almshouse Association subs	407	
2,000		980		Gardening	1,500	
20,000		23,719		Repairs and renewals	20,000	
450		420		Window cleaning	450	
5,000		0		Contingency	5,000	
	61,265		58,139			65,922
	(11,573)		(3,626)	Balance income over expenditure		(15,394)

ST MARY'S HOSPITAL AND HAMILTON ALMSHOUSES

England & Wales - Charity number 237021

Accounts



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

St Mary and Hamilton Almshouses

**On accounts for the year
ended**

31st December 2022

**Charity no
(if any)**

237021

Set out on pages

1-84 *Nutman*

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2022.

**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:

Nutman

Date:

14/7/2023

Name:

Christopher Alan Nutman

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

/

Address:

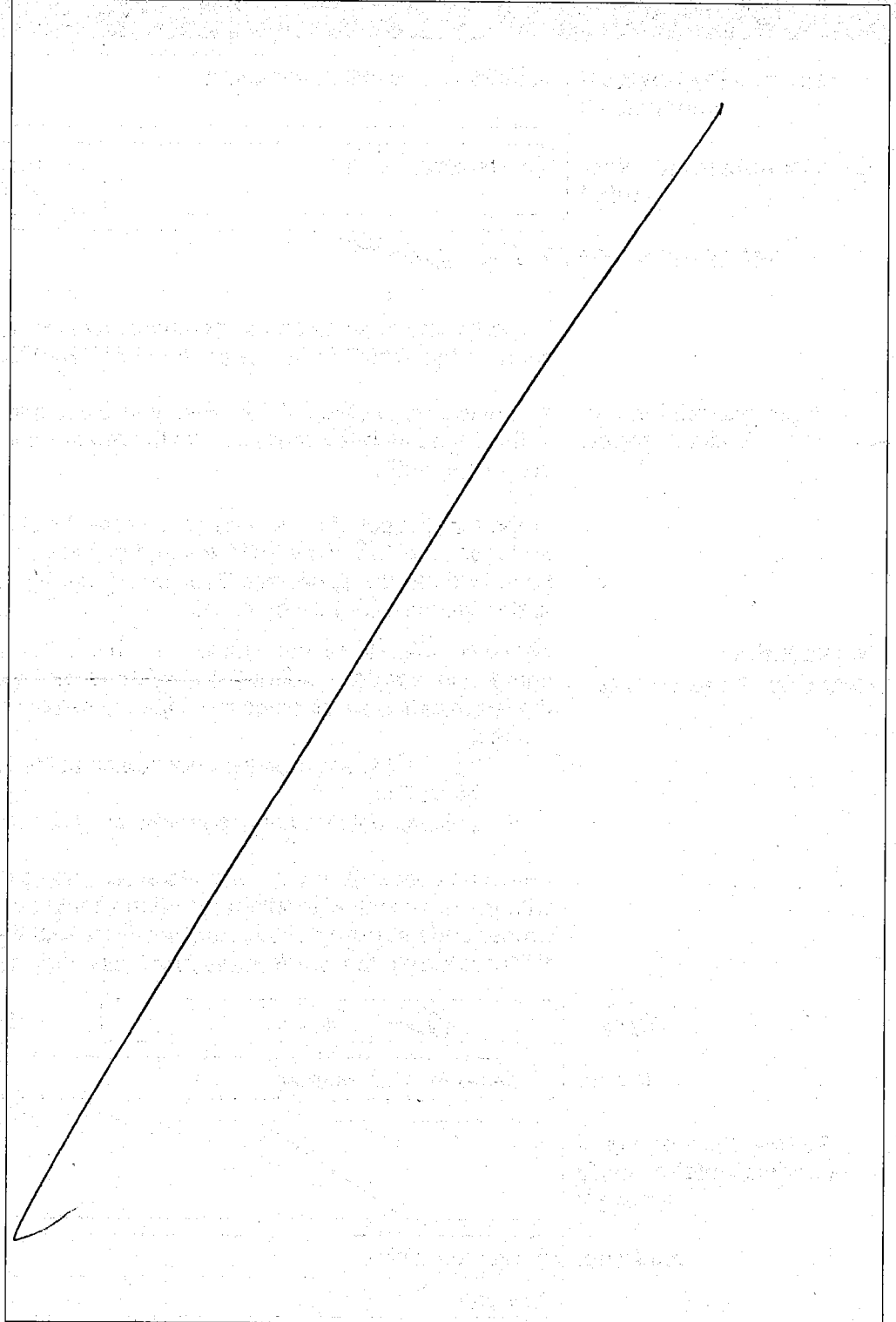
8, Stanford Drive

Abingon

OX14 1EW

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



The Hospital of St Mary and Hamilton Almshouses

56 Bute Road, Wallington, Surrey SM6 8BU

Annual Report and Financial Statements for the year ended 31 December 2022

The Hospital of St Mary and Hamilton Almshouses

Registered Charity No: 237021

Officers and Advisers for the year 2022

Trustees

The body of Trustees shall consist when complete of ten competent persons being: five persons of Incumbent status within the Sutton Deanery of Southwark Diocese of which at least two must drawn from the incumbents from the Ancient Parish of Beddington viz: the Ecclesiastical Parishes of St Mary the Virgin, Beddington; Holy Trinity Wallington; St Michael and All Angels, South Beddington All Saints, Hackbridge and Beddington Corner; St Patrick Wallington

five Nominative Trustees shall each be members of one the Parishes within the Sutton Deanery

The Trustees at the end of 2022 were:

Holy Trinity, Wallington	The Rev'd James Hills (<i>Chair</i>) Mrs Valerie Blean
All Saints, Hackbridge and Beddington Corner	The Rev'd Lynn Billin The Rev'd Angela Walford
St Patrick Wallington	The Rev'd Martin Hayward
St Michael and All Angels	Mrs Barbara Dodd
All Saints Carshalton	Mrs Janice Funnell

Clerk to the Trustees:

The Rev'd Martin Hayward

Address for all Trust correspondence: 31 Waterside Court, Millpond Place, Carshalton SM5 2JT

Bankers

National Westminster Bank plc

27 Woodcote Road, Wallington, Surrey SM6 0LN

CAF Bank Ltd,

25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

Investment Managers

M & G Charities

PO Box 9038 Chelmsford CM99 2XF

NB Monies are invested in the National Association of Almshouses Common Investment Fund (NAACIF) Income and Accumulation Fund

The accounts have been independently examined by

Mr C A Nutman

8, Stanford Drive, Abingdon OX14 1EW

Site Manager

Mrs Alicia Nientalowska

The Hospital of St Mary and Hamilton Almshouses

Registered Charity No: 237021

Annual Report for the year ended 31 December 2022

The aim of the Charity is to maintain and administer the block of 16 flats situated at 56, Bute Road, Wallington. There is one flat set aside for a site manager and 15 which the Trust lets on licence to residents who fall within the Charity conditions.

Continued extensive advertising among the churches of Sutton Deanery continues to attract suitable applicants to fill long-standing vacancies. Flats 8, 10 and 15 continue to be unoccupied and flat 4 became vacant following the demise of the long-term occupant Mrs Rose Wright.

The Charity is a member of the National Almshouse Association (Membership number: 127) and benefits from its specially arranged insurance scheme through Royal Sun Alliance and its investment schemes managed by M & G Charity division.

The Rev'd Martin Hayward has been Clerk to the Trustees since the end of 2012. During the year it was agreed that Mrs Alicja Nientalowska would be paid a small salary in order to take on more duties concerned with the maintenance of the property.

None of the Trustees or the Clerk receives remuneration or reimbursement of expenses other than those directly arising from the work of running the Charity.

Routine repairs and renewals were undertaken during the year in order to maintain the complex to modern high standards.

For and on behalf of the Trustees:

James Hills

Rev'd James Hills
Chair

**Hospital of St Mary and Hamilton
Income and Expenditure 2022**

	2022	2021	2020
INCOME			
Maintenance Contributions	25,146	25,091	28,919
Heating Contributions	8,500	8,366	9,869
NAACIF Income Shares	8,830	8,325	8,829
Bank Interest	26	1	5
Legacy and Gift	30,595	1,200	500
Window cleaning contribution	300	300	220
sundry			9
	<u>73,397</u>	<u>43,283</u>	<u>48,351</u>
EXPENDITURE			
Water & Sewerage rates	1,660	1,752	1,702
Insurance	2,681	2,455	2,377
Gas & Electricity	10,292	7,305	8,003
Telephone	523	520	496
Sundry including TV licence	13,200	6,705	4,101
Almshouse Association Subs	222	216	210
Gardening	397	2,058	561
Repairs and Renewals	8,834	8,880	13,726
Window cleaning	280	380	240
	<u>38,089</u>	<u>30,271</u>	<u>30,271</u>
Balance of Income over expenditure	35,308	13,012	18,080

**Hospital of St Mary and Hamilton
Funds, Liabilities and Assets 2022**

	<u>2022</u>	<u>2021</u>	<u>2020</u>
FUNDS HELD			
Building - rebuilding costs 1971	70,552	70,552	70,552
1 Cyclical Maintenance Fund	222,792	229,957	210,960
2 Extraordinary Repair Fund	849,374	842,714	726,780
3 General Funds	46,693	10,605	16,879
	<u>1,189,411</u>	<u>1,153,828</u>	<u>1,025,171</u>
 REPRESENTED BY			
Building - rebuilding costs 1971	70,552	70,552	70,552
NAACIF Income shares	222,792	229,957	210,960
<i>Value shown: common market value</i>			
NAACIF accumulation shares	849,373	842,714	726,780
<i>Value shown: common market value</i>			
NatWest Bank Accounts	4,734	4,064	9,603
CAF Bank account	40,850	3,072	8,017
<i>plus</i> debtors	1,110	3,469	913
<i>less</i> creditors	0	0	(1,654)
	<u>1,189,411</u>	<u>1,153,828</u>	<u>1,025,171</u>
 gain/(loss)	 35,583	 128,657	 (24,388)

Notes

1 CMF is held entirely within the M&G Charity Multi Asset Fund; income units

Value at 31/12/2022	£222,792	£229,957	£ 210,960
<i>Current shareholding (no of shares)</i>	252,284	252,824	252,284
<i>value of shares at 31/12/2022:</i>			
<i>252,284 shares @ 88.31p per share</i>			

2 ERF is held entirely within the M&G Charity Multi Asset Fund; accumulation units

Value at 31/12/2022	£ 849,374	£842,714	£ 726,780
<i>Current shareholding (no of shares)</i>	8,049	8,049	7,856
value of shares at 31/12/2022:			
8,049 shares @ £10.553 per share			

3 General Fund is represented by the current bank accounts adjusted for Debtors/Accruals and for Creditors

ST MARY'S HOSPITAL AND HAMILTON ALMSHOUSES

England & Wales - Charity number 237021

Accounts



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name

ST MARY & HAMILTON ALMSHOUSES

On accounts for the year ended

31st DECEMBER 2021

Charity no (if any)

237021

Set out on pages

1 - 6

(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 31/12/2021

Responsibilities and basis of report

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

~~The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report 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:

Christopher Alan Nutman

Date:

16/5/2022

Name:

CHRISTOPHER ALAN NUTMAN.

Relevant professional qualification(s) or body

(Signature)

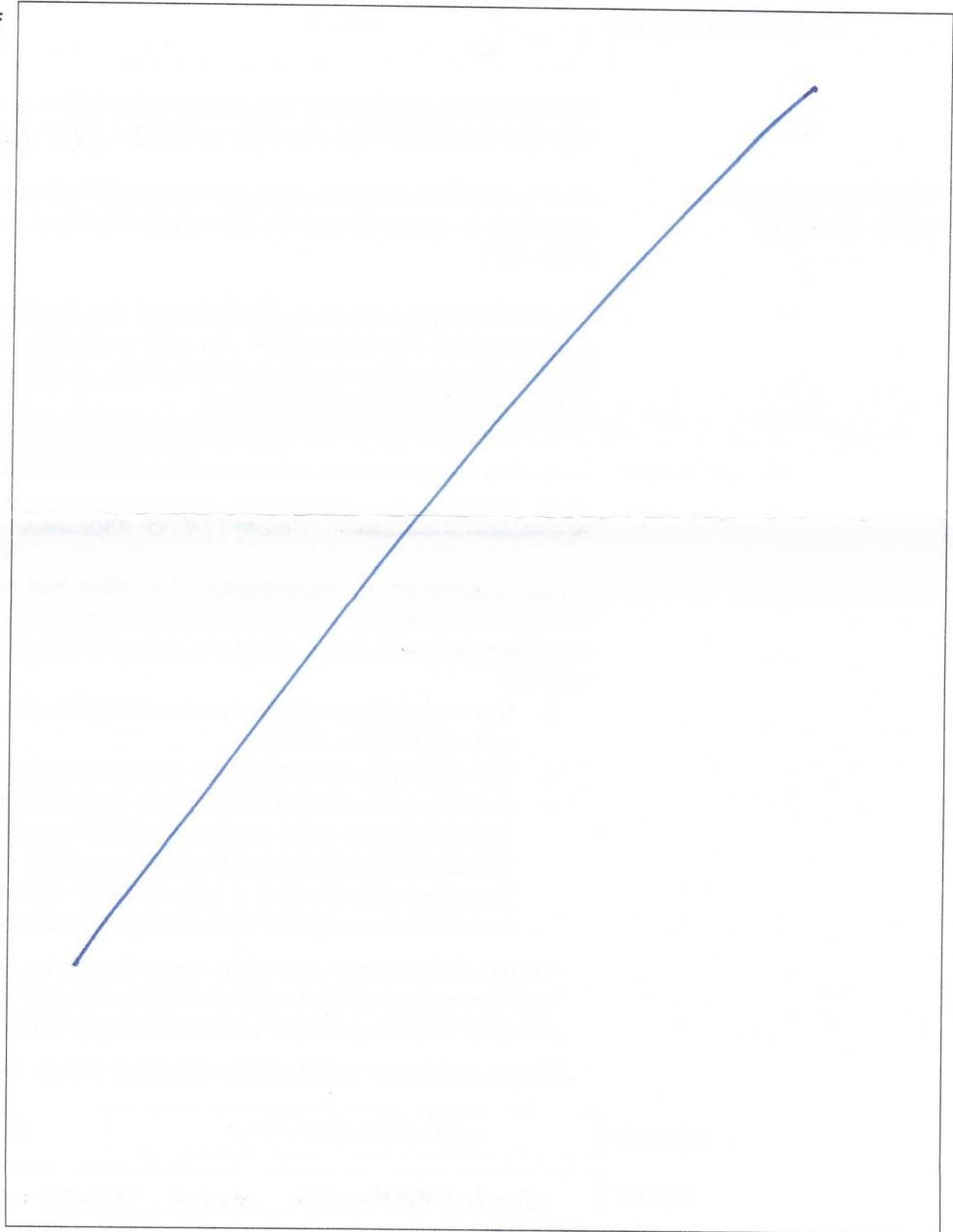
(if any):

Address:

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



The Hospital of St Mary and Hamilton Almshouses

56 Bute Road, Wallington, Surrey SM6 8BU

Annual Report and Financial Statements for the year ended 31 December 2021

The Hospital of St Mary and Hamilton Almshouses

Registered Charity No: 237021

Officers and Advisers for the year 2021

Trustees

The Trustees are the incumbents of the churches which comprise the ancient Parish of Beddington together with a lay person appointed by each PCC:

St Mary, Beddington

The Rev'd Andrew Fenby

Holy Trinity, Wallington

The Rev'd James Hills (*Chair*)
Mrs Valerie Blean

St Michael, South Beddington

The Rev'd Angela Gbekian

All Saints, Hackbridge and Beddington Corner

The Rev'd Lynn Billin

Clerk to the Trustees:

The Rev'd Martin Hayward

Address for all Trust correspondence: 31 Waterside Court, Millpond Place, Carshalton SM5 2JT

Bankers

National Westminster Bank plc

27 Woodcote Road, Wallington, Surrey SM6 0LN

CAF Bank Ltd,

25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

Investment Managers

M & G Charities

PO Box 9038 Chelmsford CM99 2XF

NB Monies are invested in the National Association of Almshouses Common Investment Fund (NAACIF) Income and Accumulation Fund

The accounts have been independently examined by

Mr CA Nutman

8 Stanford Drive, Abingdon OX14 1EW

Site Manager

Mrs Alicia Nientalowska

The Hospital of St Mary and Hamilton Almshouses

Registered Charity No: 237021

Annual Report for the year ended 31 December 2021

The aim of the Charity is to maintain and administer the block of 16 flats situated at 56, Bute Road, Wallington. There is one flat set aside for a site manager and 15 which the Trust lets on licence to residents who fall within the Charity conditions.

2021 was the second year during which the COVID pandemic was rife. Although the residents suffered the privations of lockdown and distancing imposed by the government we remain grateful to God that, in spite of the vulnerability of the community due to the age of the residents, no serious infections requiring hospitalisations occurred.

Extensive advertising among the churches in the Ancient Parish of Beddington over a long period had failed to find suitable applicants to fill long-standing vacancies. It was therefore agreed at a specially convened meeting of the Trustees on 6th July 2021 that it was in the Charities' best interests to amend the Trust Deed in order to broaden the qualification for Almspersons, whilst keeping as close as possible to the original purposes of the Charity.

It was at that meeting that in accordance with Section 280 of the Charities Act 2011: Clause 23 of the Trust Deed dated 8th September 1971 and amended and approved by the Charity Commissioners on 24th January 1995 should be replaced in its entirety to read:

Qualification of Almspeople – The Almspeople shall be persons deemed to have proper need and to be of good character of *not less than 60 years of age* who have been members of the Church of England and on the Parochial Electoral Roll of one of the churches within the Sutton Deanery of Southwark Diocese for five years next preceding the time of their appointment and who (except in special cases to be approved by the Commissioners) have resided within the boundaries of Sutton Deanery for the same period.

It was further agreed that the appointment of Trustees should be revised and that Clauses 3, 4, 5 and 6 of the Trust Deed dated 8th September 1971 should be replaced with the following clause:

Trustees. The body of Trustees shall consist when complete of ten competent persons being five persons of Incumbent status within the Sutton Deanery of Southwark Diocese of which at least two must drawn from the incumbents from the Ancient Parish of Beddington viz: the Ecclesiastical Parishes of

St Mary the Virgin, Beddington
Holy Trinity Wallington
St Michael and All Angels, South Beddington
All Saints, Hackbridge and Beddington Corner
St Patrick Wallington

all for the time being

Nominative Trustees. Five Nominative Trustees shall be members of one the Parishes within the Sutton Deanery and shall be nominated by the PCC of their parish at a meeting convened and held according to the ordinary practice of the appointing council provided only that each council may nominate only one Trustee at a time.

The Charity is a member of the National Almshouse Association (Membership number: 127) and benefits from its specially arranged insurance scheme through Royal Sun Alliance and its investment schemes managed by M & G Charity division.

The Rev'd Martin Hayward has been Clerk to the Trustees since the end of 2012.

Vacancies. The year opened with three flats (3, 10 and 15) being vacant and a further two vacancies occurred during the year (flats 8 and 11). Two new residents were appointed and so the year closed with three vacant flats (8, 10 and 15)

Routine repairs and renewals were undertaken during the year in order to maintain the complex to modern high standards.

None of the Trustees or the Clerk receives remuneration or reimbursement of expenses other than those directly arising from the work of running the Charity. The trustees met on four occasions during the year in February, June, July and November.

For and on behalf of the Trustees:

James Hills

Rev'd James Hills
Chair

**Hospital of St Mary and Hamilton
Income and Expenditure 2021**

	2021	2020	2019
INCOME			
Maintenance Contributions	25,091	28,919	29,920
Heating Contributions	8,366	9,869	10,254
NAACIF Income Shares	8,325	8,829	8,830
Bank Interest	1	5	12
Legacy and Gift	1,200	500	750
Window cleaning contribution	300	220	270
sundry		9	
	<u>43,283</u>	<u>48,351</u>	<u>50,036</u>
EXPENDITURE			
Water & Sewerage rates	1,752	1,702	1,955
Insurance	2,455	2,377	2,307
Gas & Electricity	7,305	8,003	8,340
Telephone	520	496	417
Sundry including TV licence	6,705	4,101	2,560
Almshouse Association Subs	216	210	200
Gardening	2,058	561	2,022
Repairs and Renewals	8,880	13,726	16,926
Window cleaning	380	240	360
	<u>30,271</u>	<u>31,416</u>	<u>35,087</u>
Balance of income over expenditure	<u>13,012</u>	<u>16,935</u>	<u>14,949</u>

NB Funds transferred: £20,000 from bank accounts used to purchase M & G shares

**Hospital of St Mary and Hamilton
Funds, Liabilities and Assets 2021**

FUNDS HELD	<u>2021</u>	<u>2020</u>	<u>2019</u>
Building - rebuilding costs 1971	70,552	70,552	70,552
1 Cyclical Maintenance Fund	229,957	210,960	227,989
2 Extraordinary Repair Fund	842,714	726,780	737,435
3 General Funds	10,605	16,879	13,583
	<u>1,153,828</u>	<u>1,025,171</u>	<u>1,049,559</u>
REPRESENTED BY			
Building - rebuilding costs 1971	70,552	70,552	70,552
NAACIF Income shares	229,957	210,960	227,989
<i>Value shown: common market value</i>			
NAACIF accumulation shares	842,714	726,780	737,435
<i>Value shown: common market value</i>			
NatWest Bank Accounts	4,064	9,603	10,670
CAF Bank account	3,072	8,017	4,081
<i>plus</i> debtors	3,469	913	0
<i>less</i> creditors	0	(1,654)	(1,168)
	<u>1,153,828</u>	<u>1,025,171</u>	<u>1,049,559</u>
 gain/(loss)	 128,657	 (24,388)	 (154,566)

Notes

1 CMF is held entirely within the M&G Charity Multi Asset Fund; income units

Value at 31/12/2021	£229,957	£ 210,960	£ 227,989
Current shareholding (no of shares)	252,284	252,284	252,284
value of shares at 31/12/2021: 252,284 shares @ 91.15p per share			

2 ERF is held entirely within the M&G Charity Multi Asset Fund; accumulation units

Value at 31/12/2021	£ 842,714	£ 726,780	£ 737,435
Current shareholding (no of shares)	8,049	7,856	7,717
value of shares at 31/12/2021: 8,049 shares @ £10,470.35 per share			

3 General Fund is represented by the current bank accounts adjusted for Debtors/Accruals and for Creditors

Hospital of St Mary and Hamilton Almshouses
Budget for 2022

	Budget 2022	x months	actual	Actual 2021	Actual 2020	Actual 2019	Actual 2018	Actual 2017
INCOME								
Maintenance Contributions	25,750			25,091	28,919	29,921	30,367	29,085
Heating Contributions	8,750			8,366	9,869	10,254	10,346	9,700
NAACIF Income Shares	8,325			8,325	8,829	8,830	8,152	8,152
Bank Interest	-00			1	5	10	4	2
Gift	-00			1,200	500	750	60	-00
Window cleaning contributions	400			300	220	270	485	200
Sundry	-00			-00	9			-00
	43,225			43,283	48,351	50,035	49,414	47,139
EXPENDITURE								
Water & Sewerage rates	1,750			1,752	1,702	1,955	2,196	1,505
Insurance	2,500			2,455	2,377	2,307	2,230	2,201
Gas & Electricity	8,000			7,305	8,003	8,340	6,886	8,223
Telephone	600			520	496	417	351	269
Sundry including TV licence	5,000			6,705	4,598	2,560	1,138	4,924
Almshouse Association subs	222			216	210	200	196	191
Gardening	2,000			2,058	561	2,023	3,300	1,245
Repairs and renewals	10,000			8,880	13,229	16,926	18,895	38,042
	30,072			29,891	31,176	34,727	35,190	56,600
Balance income over expenditure	13,153			13,392	17,175	15,308	14,224	-9,461
Set aside Cyclical Maint'nce Fund*						4,000		-00
Set aside Extraordinary Rep Fund*	10,000			20,000	13,000	10,000	10,000	-00
Window cleaning	400			380	240	360	360	440
	10,400			20,380	13,240	14,360	10,360	440
BALANCE	2,753			9,511	3,935	948	3,864	-9,901
<i>Current Bank balance</i>								

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ST MARY'S HOSPITAL AND HAMILTON ALMSHOUSES

England & Wales - Charity number 237021

Accounts



Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name: St Mary and Hamilton Almshouses

On accounts for the year ended

December 31st 2020 Charity no (if any) 237021

Set out on pages

1-5 (remember to include the page numbers of additional sheets)

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2020. 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").

Independent examiner's statement

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.

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: [Signature]

Date: 22/9/2021

Name: Christopher A. Nutman

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

[Blank]

Address: 8 Stanford Drive, Abingdon OX14 1EW

Section B Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

[Large empty box for disclosure, crossed out with a diagonal line]

The Hospital of St Mary and Hamilton Almshouses

56 Bute Road, Wallington, Surrey SM6 8BU

Annual Report and Financial Statements for the year ended 31 December 2020

The Hospital of St Mary and Hamilton Almshouses

Registered Charity No: 237021

Officers and Advisers for the year 2020

Trustees

The Trustees are the incumbents of the churches which comprise the ancient Parish of Beddington together with a lay person appointed by each PCC:

St Mary, Beddington	The Rev'd Andrew Fenby	
Holy Trinity, Wallington	The Rev'd James Hills	Mrs S Gray (<i>resigned 6/2020</i>)
St Michael, South Beddington	The Rev'd Angela Gbekian	Mr Paul Goldsmith (<i>resigned /2020</i>)
All Saints, Hackbridge and Beddington Corner	The Rev'd Lynn Billin	

Clerk to the Trustees:

The Rev'd Martin Hayward

Address for all Trust correspondence: 31 Waterside Court, Millpond Place, Carshalton SM5 2JT

Bankers

National Westminster Bank plc

27 Woodcote Road, Wallington, Surrey SM6 0LN

CAF Bank Ltd, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

Investment Managers

M & G Charities

PO Box 9038 Chelmsford CM99 2XF

NB Monies are invested in the National Association of Almshouses Common Investment Fund (NAACIF) Income and Accumulation Fund

The accounts have been independently examined by

Mr C A Nutman

8 Stanford Drive, Abingdon OX14 1EW

The Hospital of St Mary and Hamilton Almshouses

Registered Charity No: 237021

Annual Report for the year ended 31 December 2020

The aim of the Charity is to maintain and administer the block of 16 flats situated at 56, Bute Road, Wallington. There is one flat set aside for a Warden and 15 which the Trust lets on licence to residents who fall within the Charity conditions. These are: that each person is 60 years of age or more, a member of the Church of England on the electoral roll of one of the parishes that now constitute the ancient Parish of Beddington or have resided within that parish boundary for a minimum of 5 years. Each resident must be capable of independent living. Accommodation is subsidised but residents pay a monthly contribution towards maintenance and also a contribution towards the costs of running the communal central heating system.

The Charity is a member of the National Almshouse Association (Membership number: 127) and benefits from its specially arranged insurance scheme through Royal Sun Alliance and its investment schemes managed by M & G Charity division.

The Rev'd Martin Hayward has been Clerk to the Trustees since the end of 2012.

2020 saw start of the worldwide Covid Pandemic. We were careful to give guidance to our residents and to strongly suggest to them that they strictly adhered to all governmental and medical advice in order to stay safe from the virus. We are grateful to God that none of the resident contracted Covid with the exception of Jenny Halliday who had moved to a care home towards the end of the year. Sadly she died of Covid related symptoms.

There was very little demand for the empty flats from within the specified parishes. Unusually, therefore, permission to occupy flats 11 and 13 was granted to two members of Carshalton Baptist Church.

Repairs and renewals were undertaken during the year in order to maintain the complex to modern high standards.

None of the Trustees or the Clerk receives remuneration or reimbursement of expenses other than those directly arising from the work of running the Charity. The trustees met on three occasions during the year in February, June and November.

For and on behalf of the Trustees:

James Hills

Rev'd James Hills
Chair

Hospital of St Mary and Hamilton Income and Expenditure 2020

	2020	2019	2018
INCOME			
Maintenance Contributions	28,919	29,920	30,367
Heating Contributions	9,869	10,254	10,346
NAACIF Income Shares	8,829	8,830	8,152
Bank Interest	5	12	4
Legacy and Gift	500	750	60
Window cleaning contributions	220	270	485
Sundry	9		
	<u>48,351</u>	<u>50,036</u>	<u>49,414</u>
EXPENDITURE			
Water & Sewerage rates	1,702	1,955	2,196
Insurance	2,377	2,307	2,230
Gas & Electricity	8,003	8,340	6,886
Telephone	496	417	351
Sundry including TV licence	4,101	2,560	1,138
Almshouse Association Subs	210	200	196
Gardening	561	2,022	3,300
Repairs and Renewals	13,726	16,926	18,895
Window cleaning	240	360	360
	<u>31,416</u>	<u>35,087</u>	<u>35,550</u>
Balance of Income over expenditure	<u>16,935</u>	<u>13,864</u>	<u>13,864</u>

NB Funds transferred: £13,000 from bank accounts used to purchase M & G shares

**Hospital of St Mary and Hamilton
Funds, Liabilities and Assets 2020**

	<u>2020</u>	<u>2019</u>	<u>2018</u>
FUNDS HELD			
Building - rebuilding costs 1971	70,552	70,552	70,552
1 Cyclical Maintenance Fund	210,960	227,989	190,852
2 Extraordinary Repair Fund	726,780	737,435	610,854
3 General Funds	16,879	13,583	22,735
	<u>1,025,171</u>	<u>1,049,559</u>	<u>894,993</u>
 REPRESENTED BY			
Building - rebuilding costs 1971	70,552	70,552	70,552
NAACIF Income shares	210,960	227,989	190,852
<i>Value shown: common market value</i>			
NAACIF accumulation shares	726,780	737,435	610,854
<i>Value shown: common market value</i>			
NatWest Bank Accounts	9,603	10,670	7,625
CAF Bank account	8,017	4,081	15,341
<i>plus</i> debtors	913	0	0
<i>less</i> creditors	<u>(1,654)</u>	<u>(1,168)</u>	<u>(231)</u>
	<u>1,025,171</u>	<u>1,049,559</u>	<u>894,993</u>
 gain/(loss)	 (24,388)	 154,566	 (53,484)

Notes

1 CMF is held entirely within the M&G Charity Multi Asset Fund; income units

Value at 31/12/2020	£210,960	£ 227,989	£ 190,852
Current shareholding (no of shares)	252,284	252,284	239,764
value of shares at 31/12/2020:	252,284		
shares @ 83.62p per share			

2 ERF is held entirely within the M&G Charity Multi Asset Fund; accumulation units

Value at 31/12/2020	£726,780	£ 737,435	£ 610,854
Current shareholding (no of shares)	7,856	7,717	7,558
value of shares at 31/12/2020:	7,856		
shares @ £9,251 per share			

3 General Fund is represented by the current bank accounts adjusted for Debtors/Accruals and for Creditors