



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

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)

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 **31/12/2021**

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

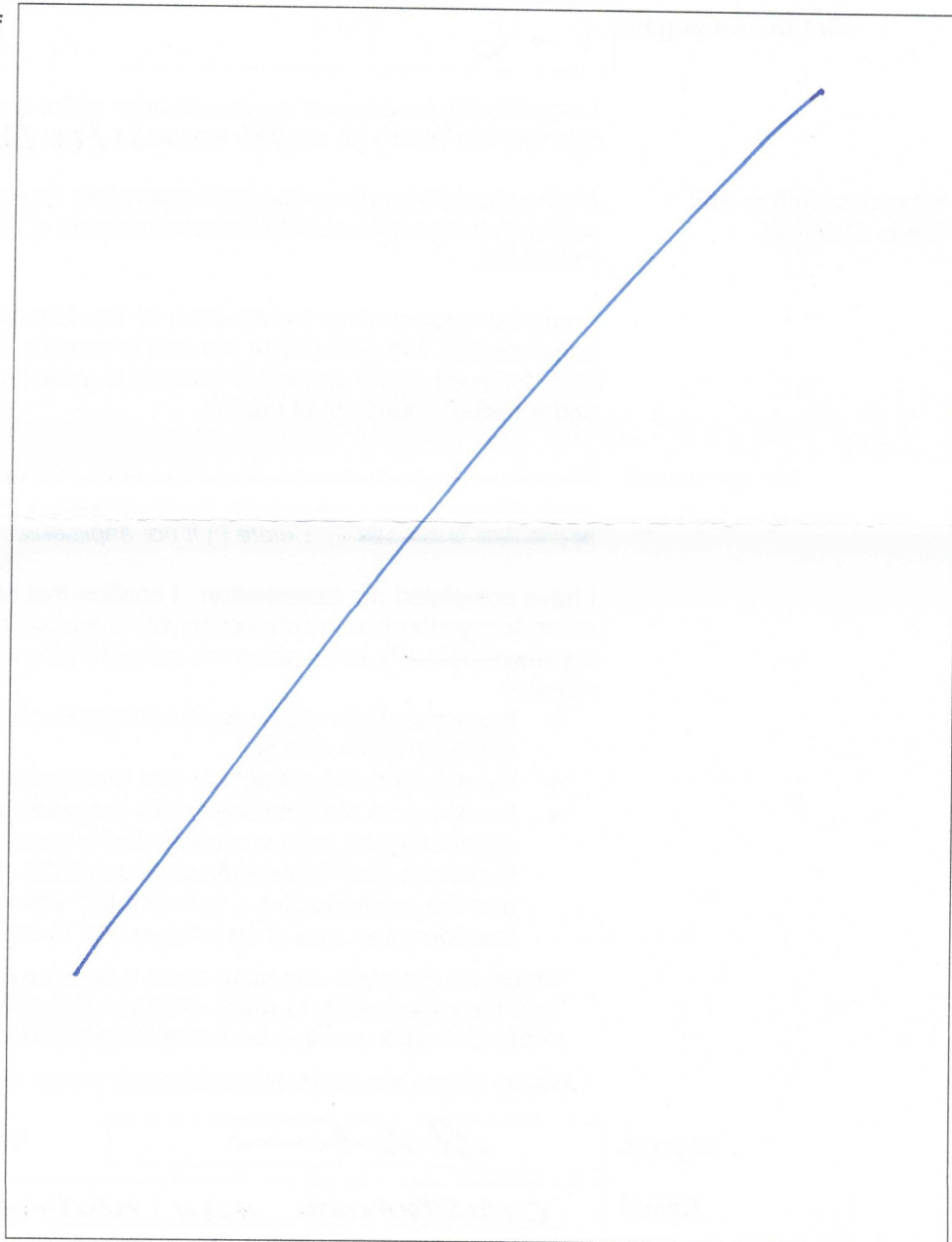
[Signature]

8. STANFORD DRIVE
ABINGDON
OX4 1EW

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 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 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**

	<u>2021</u>	<u>2020</u>	<u>2019</u>
FUNDS HELD			
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
Value shown: common market value			
NAACIF accumulation shares	842,714	726,780	737,435
Value shown: common market value			
NatWest Bank Accounts	4,064	9,603	10,670
CAF Bank account	3,072	8,017	4,081
<u>plus</u> debtors	3,469	913	0
<u>less</u> 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
Current Bank balance								