



# 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

St Mary and Hamilton Almshouses

On accounts for the year  
ended

31<sup>st</sup> 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:

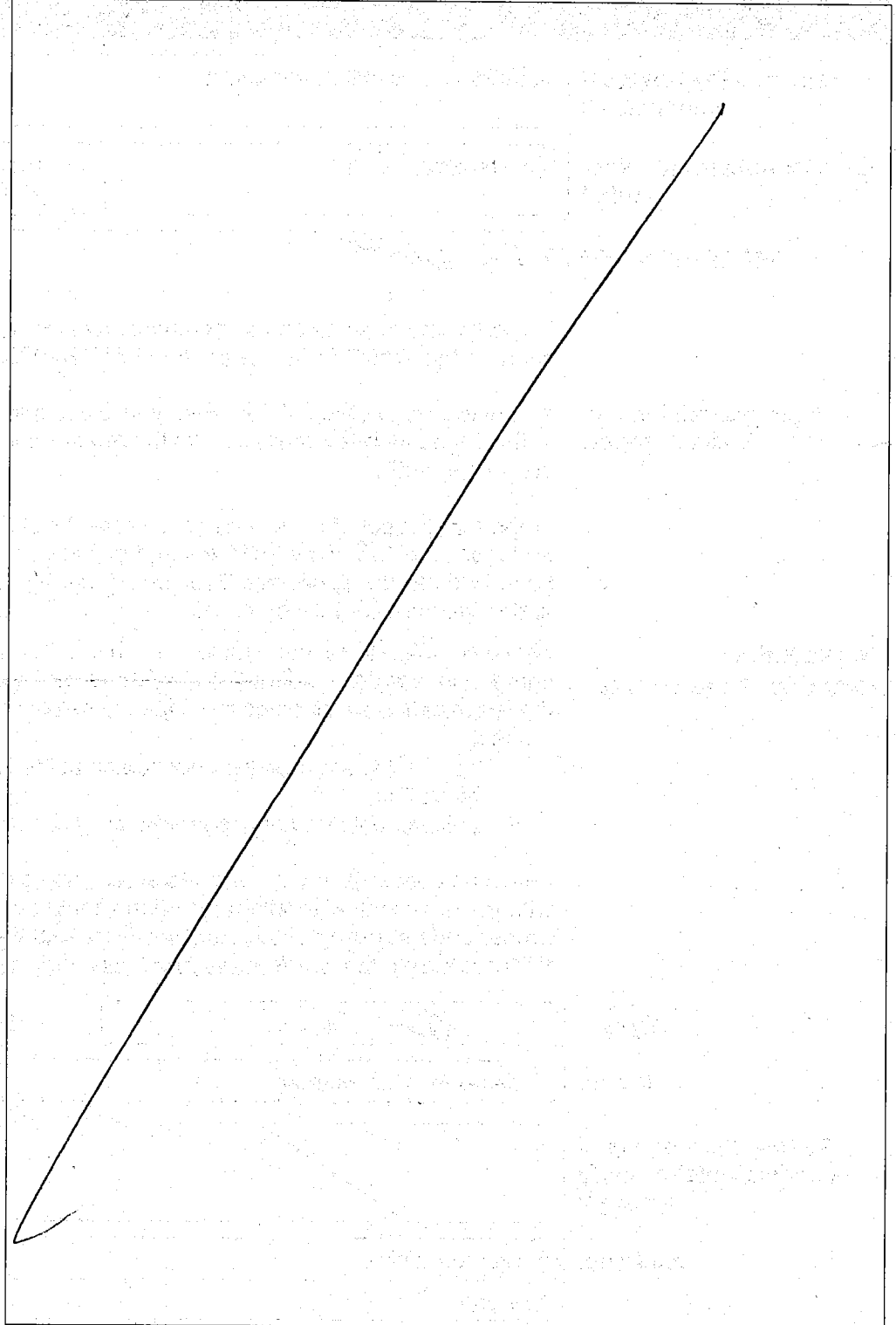
8, Stanford Drive

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 (*Chair*)  
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
<b>INCOME</b>			
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>
<b>EXPENDITURE</b>			
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>
<b>Balance of Income over expenditure</b>	<b>35,308</b>	<b>13,012</b>	<b>18,080</b>

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

	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>FUNDS HELD</b>			
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>
 <b>REPRESENTED BY</b>			
Building - rebuilding costs 1971	70,552	70,552	70,552
NAACIF Income shares	222,792	229,957	210,960
Value shown: common market value			
NAACIF accumulation shares	849,373	842,714	726,780
Value shown: common market value			
NatWest Bank Accounts	4,734	4,064	9,603
CAF Bank account	40,850	3,072	8,017
plus debtors	1,110	3,469	913
less 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
Current shareholding (no of shares)	252,284	252,824	252,284
value of shares at 31/12/2022:			
252,284 shares @ 88.31p per share			

**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
Current shareholding (no of shares)	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

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mw 24/04/2023