

St Mary's Church Homes Trust AGM

Monday 13 May 2019 @ 7.30pm

In Attendance:

Trustees: Steve Paynter (SP), Roger Jarman (RJ), Robert Kipling (RK), Ian Guthrie (IG), Chris Pye (CP), Tim Cheung (TC), Sheila Mcleod, Chris Hutson (CH) and Liz Everett (LE)

Also in Attendance:

Residents: Catherine, Maxine, Pauline, Shantini, Jean, Allan, Janey, David, Mishia

1. Opening Prayer
2. Apologies for Absence – Iris, Jane
3. Minutes of the last meeting - The minutes of the last meeting held on 11 June 2018 were read and approved by the Trustees and residents.
4. Matters Arising - there were no matters arising from the last meeting.
5. Treasurer's Report and Acceptance of Accounts

RK presented the accounts to the meeting and highlighted the following. Income – Revenue for solar generation has reduced this year and last year saw a large amount of income from the GLA grant used for the new building. Payments – Trustees are trying to ensure that repairs and maintenance are carried out promptly; money from Maureen Christoffelsz's bequest has been used for a memorial; and loan repayments this year have been quite high - they will be lower next year (which will mean that the accounts should be in surplus for 2019).

The Trustees and residents thanked RK for his work in managing the accounts for SMCH.

RK proposed that the Trustees and residents accept the accounts, which had been verified by an independent examiner. RJ seconded this and it was unanimously agreed by the Trustees and the residents that the accounts be accepted. Steve Merrill (independent examiner) is willing to continue to examine the accounts as set out in charitable law.

6. Chairman's Report

SP thanked the residents of St Mary's House (SMH) for being such a welcoming and happy community where residents supported one another. The past year has been quiet with few changes. We have welcomed Clement into Flat 5. We have a strong and dedicated team of Trustees and have much to be thankful for.

SP thanked Trustees – RJ (Clerk), RK (Treasurer), LE (Secretary), TC, IG and CP (Buildings & Maintenance), SM (Hospitality), CH (Legal). The Trust is in a healthy position and we should thank God for his goodness to us.

Allan Bell thanked TC & IG for their work with the repairs and maintenance but said he thought the Trust could provide a more responsive maintenance service. RJ explained how we have been seeking more contractors to carry out repairs and that the Trust had recently signed a contract with Pathways Housing to deliver many repairs on behalf of the charity. This relationship will need time to develop. Residents were reminded that all repairs should first be reported to Trustees – principally TC and IG. Following evidence of recent infestation, residents were reminded to report any signs of mice or squirrels (in particular).

7 Residents' Handbook

RK circulated copies of the new handbook to residents. This had a revised section on fire safety following a review of the Trust's practices in this matter.

8 Residents' Criteria

SP explained to residents how the Trustees have been seeking to update the criteria for selecting beneficiaries given the restrictive nature of the charity's objects. CH explained how the Charity Commission has not allowed us to allocate our flats to other Christians – who are not members of the Church of England. Trustees are therefore proposing to extend the geographical area from which we can appoint potential residents to ensure the Trust can maintain full occupancy of SMH. The proposal is to offer the Trust's accommodation in future to members of the Church of England resident in the Deaneries of Ealing, Hammersmith and Fulham, Brent and Hounslow. Residents were asked for their comments on the proposals. There were some observations on the availability of almshouse accommodation in other Boroughs but there were no objections to the proposed changes for selecting residents who want to live at SMH.

9 Fire Safety at St Mary's House

CP reported that the Fire Risk assessment had been signed off. All doors, under stair cupboards and emergency lighting meet the current requirements. He then highlighted the fire safety rules in the new handbook and asked residents to note carefully what to do in the event of a fire.

10 Residents' Details

LE circulated forms for residents to update phone numbers, email addresses, doctor details and next of kin matters. This is to ensure that the Trustees have the right details to contact residents or others.

11 Any Other Business

RK explained to residents that Trustees would like to communicate with residents by email where possible and appropriate. By using email residents would also be able to have documents in a font size they prefer. Paper copies would still be available. Residents were asked to indicate on their detail forms if they were happy to receive communications by email.

12 Closing Prayer

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

RECEIPTS AND PAYMENTS ACCOUNT YEAR ENDED 31ST DECEMBER 2018

	2018		2017	
	£	£	£	£
Receipts				
Contribution from residents	56,690		53,225	
Income on investments	3,567		3,566	
Interest on deposit accounts	61		12	
Electricity generation (solar panels)	1,797		3,616	
GLA grant	0		100,000	
Legacy	0		14,481	
		62,115		174,900
Payments				
Repairs & maintenance	7,294		14,985	
Extension planning & fees	6		37,916	
Extension building costs	5,000		15,040	
Rates & insurance	5,835		4,394	
Cleaning, heating & lighting	1,997		2,188	
Garden maintenance	2,951		1,554	
Gifts	1,666		1,383	
Christoffelsz memorial	2,947		0	
Sundry expenses	234		619	
Bank charges refund	0		-180	
Loan fees	500		500	
Loan fee refund	-872		0	
Loan repayments	60,000		90,000	
		87,558		168,399
Deficit (Surplus) for the year		<u>-25,443</u>		<u>6,501</u>
Represented by:				
Balance brought forward				
Current Account	18,663		52,162	
COIF Charities Deposit Fund	40,100		100	
		58,763		52,262
Balance carried forward				
Current Account	13,320		18,663	
COIF Charities Deposit Fund	20,000		40,100	
		33,320		58,763
Decrease (Increase) in Accumulated Funds		<u>-25,443</u>		<u>6,501</u>

ST. MARY'S CHURCH HOMES AND OTHER CHARITIES

STATEMENT OF ASSETS AND LIABILITIES YEAR ENDED 31ST DECEMBER 2018

Freehold property and building known as

St Mary's Church Homes, Church Gardens, Ealing, London W5 4HL

Illustrative value at 31 December 2016

5,000,000

(13 1-bedroom flats @ £350,000, 1 2-bedroom flat @ £450,000)

Endowment funds

(Charity normally only entitled to income)

		Number of shares	Value (p) per share	Value £
JW Tidy Bequest	Charities Official Investment Fund Income Shares	104.68	1432.62	1,500
Gladstone Bequest	M&G Securities NAACIF Income Shares	1,404	79.60	1,118
Taylor Bequest	M&G Securities NAACIF Income Shares	15,972	79.60	12,714
Jones Bequest	M&G Securities NAACIF Income Shares	4,332	79.60	3,448
Undesignated	M&G Securities NAACIF Income Shares	2,932	79.60	2,334
Bowes Bequest	M&G Securities NAACIF Income Shares	79,096	79.60	62,960
				<u>84,074</u>

Trustee investments

Repair Fund	NAACIF Accumulation Shares	1	8081.71	81
				<u>81</u>

Deposit / current accounts

Nat West Current Account	13,320
COIF Charities Deposit Fund	20,000
	<u>33,320</u>

Total assets

5,117,475

Liabilities

Loan from Almshouse Association	80,000
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Total liabilities

80,000

I report on the accounts of the Trust for the year ended 31st December 2018 which are set out on pages 1 and 2.

This report to the Trustees is in respect of an independent examination carried out under section 43 of the Charities Act 1993.

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect, the requirements:

- to keep accounting records in accordance with section 41 of the Act; and
- to prepare accounts which accord with the accounting records, and comply with the accounting requirements of the Act

have not been met.



Mr R T Kipling, Honorary Treasurer

6 May 2019



Mr S Merrill, Independent Examiner
11 Trent Avenue, Ealing, London
6 May 2019

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