The Hospital of Thomas Truesdale

(Charity No. 220344)

Annual Report 2025

Introduction:
This report describes the activities of the Trustees of the charity established by the will of Thomas Truesdale in the year 1700 – charity number 220344 – for the year ending 31st December 2025

Trustees:
Mrs Viv Mitchell continued to act as chair of Trustees through 2025 and other Trustees remained the same as for the previous year

Residents:
This year Mrs White a long term resident sadly died so her flat became vacant. Fortunately the flat was in good condition so with new carpets and painting throughout the Trustees were able to interview a new resident. Mr Archer was successful and took up residence in November. Otherwise the residents remained the same as in 2024.

Activities:

- The clerk and chair continued to meet on a regular basis to conduct the essential business of the charity
- The Trustees met 4 times in 2025.
- The Trustees visited the residents to assess any needs. The residents were all happy.
- The tenancy in no 1 West St changed during the year with no significant loss of income.
- The tenants in Manor Farmhouse moved out and significant repairs were needed. Finally these finished and new tenants moved in in December
- All policies were reviewed by the Trustees in May. They remain in line with Almshouse Association guidelines.

Assets:

1. A grade 2 listed almshouse building divided into 8 flats—insured value, including the boundary wall, £3,872,579.
2. Detached 2 bedroom property 1 West Street – insured value £410081 let at £14340 per annum.
3. Manor Farm House, High St, Morton a detached house with garage and large garden .The rent for the farmhouse is £19,200 per annum and the insured value, including garage and cart hovel, is £1,402,240
4. There are several plots of arable land in Morton bringing a rental income of £10,514 per annum.

Investments and Accounts:
At December 31st 2025 the total value of investments amounted to £655,457.10, The annual accounts prepared and submitted by the clerk have been agreed by the Trustees and appear in a separate annex to this report.

V J Mitchell

Mrs V Mitchell
23rd January 2026

THE HOSPITAL OF THOMAS TRUESDALE
(REGISTERED CHARITY 220344)

ACCOUNTS FOR THE YEAR ENDED

31st DECEMBER 2025

THE HOSPITAL OF THOMAS TRUESDALE
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDING 31st DECEMBER 2025

	2025	2024
	£	£
RECEIPTS		
Rentals and Contributions		
Residents contributions*	£22,260.00	£21,630.00
1 West Street	£12,860.00	£13,200.00
Manor House Farm rentals**	£7,449.20	£15,600.00
Agricultural land Morton - Rentals and Wayleave	£10,599.31	£10,419.43
Dividends		
M&G Charifund	£17,049.16	£22,324.08
COIF Deposit Account Interest	£8,122.93	£4,537.10
Barclays Bank Interest	£307.68	£2.47
Bequest /Grants/Donations***	£15,600.00	£5,000.00
Sundries****	£130.08	£221,970.80
Transfers	£189,000.00	
Total receipts	**£283,378.36**	**£314,683.88**
Total receipts minus property sale		***£92,713.08***
Total receipts minus transfers	***£94,378.36***	

* Includes overpayments of £210 each Flats 4 and 8

** includes retained deposit from previous tenant

*** Grant from the Harry Skells Trust towards Truesdale quinquennial repairs and Rotary

**** SKDC refunds

	2025	2024
	£	£
PAYMENTS		
Repairs and Renewals		
Truesdale Hospital	£13,004.29	£17,623.39
Manor Farm - Morton	£101,192.05	£9,658.33
West Street	£3,625.98	£4,423.24
Lighting & Heating		
Gas	£10,947.07	£15,712.58
Electricity	£1,281.55	£1,228.21
Water	£591.99	£865.02
Rates & Insurance		
Insurance	£5,287.06	£4,893.41
Administration		
Clerk	£5,920.00	£5,216.00
Gardener/Plants	£2,152.73	£1,700.05
Admin/Office expenses	£658.29	£260.20
Almshouse Association	£365.00	£353.00
Architect	£0.00	£0.00
Accountant	£325.00	£510.00
Legal fees	£0.00	£0.00
Land agent	£0.00	£660.00
Surveyors	£2,154.00	£1,410.00
Structural engineer	£0.00	£0.00
Other Expenses		
Council Tax	£637.38	£0.00
Planning application	£0.00	£0.00
Green bin subscription	£53.00	£51.00
Christmas present to residents	£350.00	£250.00
TV Licence	£37.50	£30.00
Sundries	£1,389.74	£650.39
Recoupment	£0.00	£0.00
TOTAL PAYMENTS	**£149,972.63**	**£65,494.82**
EXCESS OF RECEIPTS OVER PAYMENTS		**£27,218.26**
EXCESS OF PAYMENTS OVER RECEIPTS	**-£55,594.27**	
Transfer to CCLA Account		**£240,000.00**
Transfer to M&G Investments Account	**£100,000.00**	
Transfer to Barclays Premium Savings Account	**£34,000.00**	

THE HOSPITAL OF THOMAS TRUESDALE

RECONCILIATION WITH CASH AND BANK BALANCES - GENERAL FUND

	2025	2024
	£	£
Bank Balances as at 1st January 2024		
Barclays current account	£8,848.20	£19,670.32
Barclays Deposit account	£20,002.47	
COIF deposit account	£262,179.00	£22,170.36
	£291,029.74	£41,840.68
Add: Surplus for year		£249,189.06
Less: Deficit for year *	£155,490.63	
Balances as at 31st December 2025	£135,539.11	£291,029.74
Barclays current account	£8,042.25	£8,848.20
Barclays Deposit account	£10,310.15	£20,002.47
COIF deposit account	£117,186.71	£262,179.07
	£135,539.11	£291,029.74

* Minus transfer to M&G investments £100,000

THE HOSPITAL OF THOMAS TRUESDALE
STATEMENTS OF ASSETS AS AT 31st DECEMBER 2025

PROPERTY FOR PURPOSES OF CHARITY
Almshouses in Scotgate,Stamford (insured value (incl. boundary wall) £ 3,872,579)

OTHER PROPERTY
Manor House Farm (including farmhouse, garage, cart hovel, garden and paddock),
(Insured value: £1,002,240 (house) and £400,000 (outbuildings), Total £1,402,240 insured value)

Land at Morton (84.672 acres of arable land and 4.24 acres of grass land)

1 West Street, Stamford (insured value £ 410,081)

INVESTMENTS AT 31ST DECEMBER 2025

	Units 2025		Value 2025	Units 2024		Value 2024
Endowment Fund						
M&G Charifund - Income units	11293.69	£	195,103.08	22,809.28	£	335,843.76
M&G Charifund - Accumulation units	505.22	£	205,831.69			
Recoupment (1) Fund						
M&G Charifund - Accumulation units	83.12	£	33,862.09	83.12	£	27,178.14
Recoupment (2) Fund						
M&G Charifund - Income Units	1995.28	£	34,469.33	1,995.28	£	29,378.56
Emergency Reserve Fund						
M&G Charifund - Accumulation units	183.77	£	74,870.11	183.77	£	60,091.70
Multi Asset Fund						
M&G Charity - Accumulation units	789.91	£	111,320.80			
Total Of All Investments		**£**	**655,457.10**		**£**	**452,492.16**
GENERAL FUND CASH AND BANK		£	135,539.11		£	291,029.74
TOTAL ASSETS		**£**	**790,996.21**		**£**	**743,521.90**

The accounts for the year ended 31st December 2025 and the above statement have been approved and adopted by the Trustees

Chairman of Trustees V J Mitchell Date 17/09/26

Clerk to the Trustees A O'Grady Date 17/09/26

CTax Management
Do you see tax as a problem – we don't
Tel: 01778 348412

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Independent Examiners Report to the
Trustees of The Hospital of Thomas Truesdale
Accounts Period Year 2025 Charity Number: 220344

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the period from the 1st January 2025 to the 31st December 2025.

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 Examiners Statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination

1) which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act and
- to prepare accounts which accord with the accounting records and comply with the Charities Act have not been met, or

2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Carl Midgley ACIB
CTax Management
6th May 2026