

2024 Report to Charity Commission

St Peter's Foundation

Trustees' Annual Report for the period

From 01.01.2024 to 31.12.2024

Charity registration number: 1169636

Objectives and Activities

St. Peter's Foundation offers and supports intentional communities within parish settings in the Diocese of Exeter which promote Christian vocation. Currently, we provide opportunities in the Seaside Parish of Malborough, Salcombe and South Huish for young adults [Interns], where they can live in a Benedictine style community, act as pastoral assistants and study theology.

When the Community is active, the Interns are resident in the Community house during the year and are fully involved in the work of the Seaside Parish, which covers Galmpton, Hope Cove, Malborough and Salcombe in South Devon. They attend and participate in Services and increasingly lead Worship in Services of the Word and Matins. They assist the Clergy by serving and can be vergers for weddings and funerals. They work pastorally in the Parish, with Malborough Primary School and with some housebound and ill Parishioners. They can get involved in other community activities such as helping at the local Food Bank. They attend St Mellitus, a theological college in Plymouth a day a week during academic terms to participate in their programmes. Ordinands, studying elsewhere, may come and stay in the Community House for periods during the year, as part of their Ministry Experience.

Regard to the guidance issued by the Charity Commission on public benefit

The Trustees have regard to the guidance issued by the Charity Commission on Public Benefit.

Policy on social investment including program related investment

The Charity does not make any grants.

Contributions made by volunteers

Some house and garden maintenance is undertaken by volunteers and the cost of the fundraising Lunch is donated to the Charity.

Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.

The work of the Charity, over the last 8 years, has enabled young people to experience Community and Parish Life for a period of a year. The Parish has been enriched by their youthful presence and interest and enquiring minds. Two of the Interns have gone on to further theological training and another is in discernment for further training. The Interns' work within the Parish has been appreciated by both the Parishioners and the wider community. The visiting Ordinands/Clergy in Training, who have stayed for short periods, have brought fresh ideas and added perspective and challenge to our usual understandings.

Achievements against objectives set

As we were unable to appoint any interns this year, Swallows Nest, the Community House, has been re-let to build up resources for the continuation of the scheme and fund essential maintenance. The Parish is still benefitting from visits by former interns, and by the updates on their lives in ministry. In this way, the Scheme is still achieving its object with regard to involvement in Parish Life and to encourage vocation.

Performance of fundraising activities against objectives

Funds were raised from the public and a grant was made by The Church of England under its Ministry Experience Scheme [MES]. A large Donation was made by The Carr Fund which supports ministry in the parish. The funds raised and donated do not usually cover the cost of the scheme when the Interns are resident. During 2024 no Interns have been resident and the Community House has been let to increase the funds so Interns can be recruited in the future.

Investment performance against objectives

The Foundation does not make any investments.

Review of the charity's financial position at the end of the period

The Charity has adequate funds to maintain its property at Swallows Nest, Lower Town, Marlborough, and at the start of 2024 had sufficient funds to support the return of Interns. The work of the Foundation is supported by the MES and Interns receive an allowance for their personal spending. Each January a new application has to be made to the MES in London for the Foundation's programme to be approved and, if successful, the Interns each receive their allowance and are included in any national conferences and training that the MES or Diocese organise. Applications were made to the Foundation during the year, but the process of approval for our scheme, which involved rewriting a large part of the Foundation's Safeguarding, Safer Recruitment and People Management Policies, meant that meanwhile, applicants found schemes elsewhere. One person was unable to take up a place at the last minute.

With no resident interns, the Foundation was able to improve Swallows Nest by increasing its energy efficiency by replacing doors and windows, and reducing maintenance costs by replacing fascia, barge and soffit boards, gutters and downpipes with uPVC and painting the exterior walls.

The house was let to tenants for most of the year. The funds at the year end are sufficient to be able to appoint Interns in September 2025.

Statement explaining the policy for holding reserves stating why they are held

The reserves of the Charity are its Bank Balance. The Charity will hold sufficient reserve to match its commitment to maintain the house and support Interns and Visitors.

Amount of reserves held

The Balance at the Bank at the year end was £20,834.34

Explanation of any uncertainties about the charity continuing as a going concern

Providing sufficient reserves are held before intern appointments are made, then there are no concerns about the Charity as a going concern.

A description of the principal risks facing the charity

The Interns do not personally contribute to the funding of the scheme and so the accommodation and board costs are borne by the Charity. The risks the Foundation faces are a possible withdrawal of financial support from the Church of England Ministry Experience Scheme, maintenance costs of the property, replacement of furniture and equipment in the Community House and rising Utility and cost of living bills.

Chair's Report

Since our last AGM, we've had an exciting development that we are delighted to share with you: Mary Kilikidi will be ordained on June 28th at Southwark Cathedral—a remarkable and well-deserved milestone.

Judy will be speaking in more detail about Mary's journey shortly, but I want to take a moment to say how proud we are. St. Peter's Foundation has undoubtedly played a significant part in supporting her along the way, and this is a moment of real celebration for us all.

As you know, last year we made the decision to rent out Swallow's Nest. With some of the funds raised, we were able to redecorate the exterior—which, I'm sure you'll agree, now looks much smarter and more welcoming.

Earlier this year, the trustees met to discuss our plans for 2025–2026. Our current tenants are committed until September 2025, so we had been looking ahead to consider the Foundation's next steps.

We had also received interest from two very promising potential interns through our website, and we were at the stage of arranging their initial online interviews. However, as you are now all aware, Rev. Daniel French has decided it's time for him to move on to new pastures. Given this transition—and the vital role Daniel has played as our Chaplain—we were unable to offer internships without having that spiritual and pastoral leadership in place.

After much reflection on how best to move forward during this transitional period, and before a new Incumbent is appointed, the trustees decided to re-let Swallow's Nest. We approached our current tenants, and they have kindly agreed to renew their tenancy for another year.

We've chosen to view this as an opportunity. With the additional funds from the rental, we plan to reinvest in redecorating the interior of Swallow's Nest. In the meantime, we'll use this period to proactively promote St. Peter's Foundation by reaching out to the Exeter Diocese, Diocese of Europe, Theological Colleges and the Ministry Experience Scheme (MES).

We believe it's time to broaden awareness of the Foundation. To support this, we'll be exploring improved marketing strategies, including the development of informational materials and outreach packs which can be shared with key organisations and at relevant religious events. We will also be re-looking at the website to ensure our internship offering is fully covered.

And finally, a heartfelt word about Daniel. You will be greatly missed by all of us. Your dedication, wisdom, and leadership have been instrumental in shaping the life of the Foundation. We wish you every success and happiness in your new role and we are committed to carrying your vision for St. Peter's Foundation forward.

J D Tyler Chair

12th June 2025

Chaplain's Report

In April the Bible Society published its ground breaking report, The Quiet Revival which gave hard data to a renewal interest in faith among young adults. It's all very exciting. On the ground this phenomenon has been something we can confirm and have seen for a few years now. The interns and placement Ordinands that have spent time here have "swam in these waters" and can speak powerfully into this. Many of our conversations over the past five years have touched upon the sense that something new and unexpected is happening. My hope is that the Foundation will take advantage of this in the years ahead.

I have to disclose that I am moving to a new post, that of chaplain to the University of Greenwich in the autumn after 17 years here. I hope that the new vicar will be committed to the flourishing of St Peter's and see it as a fundamental part of the Seaside Parish. For this to happen it will be critical that the trustees, churchwardens and the PCC negotiate this with the Diocese of Exeter in the recruitment process. The Foundation cannot simply be an appendix to this parish's life, rather it must be recognised as an engine that can turbocharge the mission of this church especially in our outreach to children and young adults.

Aside from working with YFC and doing schools work I would like to highlight some further avenues for development of the Foundation. First, it is clear that the Diocese of Europe is keen to advance our relationship with them, and as visa sponsors, we are in a great position to make to take this up. Second, we should not forget Ordinands and curates who need Easter and summer placements. If by some means they can be integrated into the timetable they also bring energy and experience. Even if not resident they can nevertheless be dovetailed into the intern programme at some level. Third, it is clear that during the holiday "Season" the parish has a significant rise in young adults here. Many of them are working in the service industry. Perhaps there is an opportunity for interns or Ordinands to have a strategic and intentional engagement with this constituency? For example, last year Alfie Ward took a number of staff workers for a two-week Camino pilgrimage. They loved it.

Finally, academic friends have suggested the Foundation puts on an Oxford Reading week. Maybe the interns could lead the organisation of something like this? An Oxford Reading week is where university students camp in a parish out of term (typically Easter holidays) and run a mission or study event. It's not untypical for twenty or thirty students to come to something like this.

It has a tremendous privilege to be part of the St Peter's journey. This is for me and Frances is a real highlight to our time here. We have both watched some amazing young adults flourish in their stay and afterwards beyond. All to the glory of God!

Father D A French – Vicar and Chaplain

16th June 2025

Churchwarden's Report

Having updated all our policies and procedures, we were again accepted on to the Ministry Experience Scheme in May 2024. Unfortunately, for various reasons, we were unable to recruit. Consequently, we re-let the house until the end of August 2025. During the time when the house was unoccupied, we have repaired and redecorated the outside and replaced the windows with PVC double glazing and had a new front door.

We had expressions of interest in the Internship from two people during 2024/2025. Although we had anticipated recruiting for September 2025, the trustees have had to put recruitment on hold, when they knew that the Chaplain, an integral part of the support team, would be leaving.

Judy Bayley, Church Warden

12th June 2025

Treasurer's Report

The accounts show that the income for 2024 was £25,833.54 and the expenditure was £26,910.84. There were no Interns during the year and Swallows Nest [SN] had been let for 12 months.

Donations

Donations in 2024 went up to £11,000 and, with a Gift Aid Refund, the total income from donations was £11,250.26. This included a donation of £10,000 from The Carr Fund to support the Foundation.

Income from Solar Panels

The income from the Solar Panels was £1,612.15. This was higher than expected, because the contract with SSE for the Feed-in-Tariff was taken over by OVO Energy, and it took 6 months for the new arrangement to settle down and the back payments to be made.

Income from Rent

The rental income came in every month, but when no Intern was appointed in September, the rental income was reduced for the winter period as no tenants were resident and the planned building work could be undertaken at Swallows Nest.

MES Grant for Improvement of Swallows Nest

There is a one-off grant of £1,000 which the National MES makes available to help schemes. We applied for, and were awarded, this grant on the understanding that it would be used for improvement towards increased Energy Efficiency of Swallows Nest. The updated Energy Performance Certificate [C] for Swallows Nest assisted us in the application.

Utilities

Responsibility for the Utilities and Council Tax continues to rest with the tenants.

Insurances

Trustees Insurance

In 2023 Insurance for the Trustees seemed high at £435. At the last AGM we discussed whether the Trustees needed to have legal expenses insurance as we do not have employees. [Small firms

without a Human Resources Department of their own often have legal expenses insurance so that they can have access to legal advice for their employment responsibilities].

Elizabeth said she would check with the Diocese and spoke to Neil, the Finance Director, who deals with Insurances for the Diocese. She reported back that he recommended that HTS should check with their insurers, in this case, Ecclesiastical Insurance. I have now checked Holy Trinity's Insurance Policy with Ecclesiastical and I am sure that the Interns will be covered whenever they are "working" both within the churches and pastorally within the Parish and this includes legal expenses insurance. We therefore managed by changing companies from Ecclesiastical to the Markel Insurance to reduce this cost to £234.64, without legal expenses cover, for Trustees. It could have been lower but, because we rent out SN, we could not have a simple Trustees Insurance Policy.

Swallows Nest Property Insurance

This property was insured with Ecclesiastical. When we informed them that the property was going to be unoccupied during the winter, we were told that after 30 days the property would no longer be insured unless all combustible materials [furniture and furnishings] were removed completely from the property. This was unacceptable to the Foundation and so we found, through Sabre Insurance Agency in Kingsbridge, an alternative Insurer, Commercial Insurance, who agreed that furniture could be left in the unoccupied building. This was at an additional cost of £506 for 6 months.

WIX and UK2

This is higher than expected because there was a repayment to the Seaside Parish who had been billed for the service for SPF in 2023.

FATCHA

SPF had been contacted by Lloyds, our banker, concerning the need to complete this form to state where the Controlling Persons [Trustees] were resident for Tax in order to comply with the Foreign Account Tax Compliant Act. It required all the Trustees to supply their National Insurance Numbers and Date of Birth. The bank didn't make this task easy because SPF doesn't have a Unique Tax Reference Number [UTR], but HMRC were more helpful and eventually the form was accepted by the bank. Now that we have a UTR, we have to complete a tax return for 2024!

Food

We produced an information sheet for prospective Interns explaining the financial arrangements of the Internship. For the first time this included a specific food allowance.

The Tenancy

The Tenants have proved to be extremely reliable and have cared for the property very well. It has been a good working relationship.

Their deposit of £1,000 has been retained by a recognised Deposit Protection Scheme.

Swallows' Nest

Maintenance – During the period that Swallows Nest had no tenants the following works were undertaken with the cost:

Scaffolding £2,580. External painting £3,000

Replacement of all soffit, barge and fascia boards, gutters and downpipes £4,707

Replacement of all windows and doors £13,935

Garage Door – needed a new battery and cleaning of its contacts for the sensor and hence the electric door could work again.

Tumble Dryer – This had to be replaced but with a more energy efficient model.

Bank

We earned £421 in interest from a combination of Instant access and 32 day Savings accounts.

The Accounts

This year the Accounts will have to be checked by an Independent Examiner because the Income is over £25,000.

R. Timothy L Bayley [Treasurer]

14th June 2025

Structure, Governance and Management Description of charity's trusts:

Type of governing document Constitution

Constitution The Charity is a Charitable Incorporated Organisation

Policies and procedures adopted for the selection, induction and training of trustees

New Trustees are appointed for a term of 3 years after a resolution passed at a properly convened meeting of the charity Trustees. In selecting individuals for appointment the charity Trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO. All Trustees can become a Trustee only after approval of the Bishop of Exeter. There should be a minimum of three and a maximum of seven Trustees. New Trustees, before agreeing to stand, are given a copy of the Constitution and a copy of the latest Trustee's Annual report and Statement of Accounts.

The charity's organisational structure and any wider network with which the charity works

The Charity is free standing but is recognised by the Church of England under its Ministry Experience Scheme and has to apply annually for recognition under this scheme. The Charity is recognised by the HM Government Visa and Immigration Service as a sponsor for Religious Worker Visa [Temporary Worker].

Administrative

Charity name St Peter's Foundation

Registered charity number 1169636

Principal address Holy Trinity Church, Church Street, Salcombe, Devon TQ8 8DH

Names of the charity trustees who manage the charity

1 Jane Tyler Chair

2 Daniel French Chaplain

3 Gill Barnard Secretary

4 Judy Bayley Church Warden

5 Elizabeth Anderson Representative of Diocese of Exeter

Other advisor Treasurer R T L Bayley Tumblehome, 1 Coronation Road, Salcombe, Devon TQ8 8EA

Signatures:	<i>Jane Tyler</i>	<i>D A French</i>
Full Names:	Jane Tyler	Daniel Alain French
Position:	Chair	Chaplain and Trustee

Declarations

The Trustees declare that they have approved the Trustees' report above. [2 signatures required]

Date: 16th August 2025



CHARITY COMMISSION
FOR ENGLAND AND WALES

St Peter's Foundation

1169636

Receipts and payments accounts

CC16a

For the period
from

Period start date
01.01.2024

To

Period end date
31.12.2024

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	11,000	-	-	11,000	-
Gift Aid Repayments	250	-	-	250	-
Fund Raising	-	-	-	-	-
Solar Panel FIT	1,612	-	-	1,612	-
MES Grant	1,000	-	-	1,000	-
Rent	11,550	-	-	11,550	-
Bank Interest	421	-	-	421	-
	-	-	-	-	-
Sub total (Gross income for AR)	25,833	-	-	25,833	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	25,833	-	-	25,833	-
A3 Payments					
Water and Sewerage		-	-	-	-
Electricity		-	-	-	-
Insurances	1,292	-	-	1,292	-
TV Licence	169	-	-	169	-
Domain and Website	292	-	-	292	-
New Tumble Dryer	468	-	-	468	-
Travel Expenses for Interview	59	-	-	59	-
Boiler Service and Gas Certificate	138	-	-	138	-
Repairs [side gate]	270			270	
Exterior Painting	3,000			3,000	
Scaffolding	2,580			2,580	
Replacement Guttering etc	4,707			4,707	
Replacement Windows and Doors	13,935			13,935	
	-	-	-	-	-
Sub total	26,910	-	-	26,910	-
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	26,910	-	-	26,910	-
Net of receipts/(payments)	- 1,077	-	-	- 1,077	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	- 1,077	-	-	- 1,077	-

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Lloyds Bank Balance	20,834	-	-
		-	-	-
		-	-	-
	Total cash funds	20,834	-	-
	(agree balances with receipts and payments account(s))	Agreement Error	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Property - swallows Nest, Lower Town, Marlborough TQ7 3SE	600000	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees		Signature	Print Name	Date of approval
		J M Bayley	Judith Mary Bayley	16.08.2025



Section A

Independent Examiner's Report

Report to the trustees

Charity Name
St Peter's Foundation

On accounts for the year ended

31st December 2024

**Charity no
(if any)** 1169636

Set out on pages

2

(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'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

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

Signed: T Scholes

Date: 28/08/2025

Name: Timothy Scholes

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

MBA

Address:

Ripple Sands
Beadon Road
Salcombe, Devon TQ8 8JT

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.