

THE JOANNA WILDLIFE HOSPITAL

England & Wales · Charity number 1198610

Details

Other names Joanna Wildlife

Status Registered

Legal form CIO

Registered 2022-04-13

Register [View on the Charity Commission register](#)

Contact

Address The Old Cottage
Horsham Road
Grafham
Bramley
Surrey
GU5 0LH

Phone 07926 368597

Email Joannawildlifehospital@gmail.com

Website <http://www.facebook.com/profile.php?id=61557391431154>

Activities

Objects: TO PROMOTE HUMANE BEHAVIOUR TOWARDS ANIMALS BY PROVIDING APPROPRIATE CARE, PROTECTION, TREATMENT AND SECURITY FOR ANIMALS, AND WILDLIFE IN PARTICULAR, WHICH ARE IN NEED OF CARE AND ATTENTION BY REASON OF SICKNESS, MALTREATMENT, POOR CIRCUMSTANCES OR ILL USAGE AND TO EDUCATE THE PUBLIC IN MATTERS PERTAINING TO ANIMAL WELFARE IN GENERAL AND THE PREVENTION OF CRUELTY AND SUFFERING AMONG ANIMALS AND WILDLIFE.

Activities: To rescue and rehabilitate wild animals. Also to provide the public with information on the care of the environment and wild animals

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Animals
- **Who:** The General Public/mankind

Geography

- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£8,032	£23,962	-	-
2024-03-31	£9,007	£19,289	-	-
2023-03-31	£5,558	£2,028	-	-

Trustees

Name	Role	Appointed
STEPHEN GEOFFREY KIRBY	Chair	2024-08-02
Erzsebeth Nagy		2023-06-24
Jane Caroline Brimson		2023-05-29
Joan Elizabeth Linda Jones		2023-05-29
Sushma Bhogilal Windsor		2023-07-30

Accounts



THE JOANNA WILDLIFE HOSPITAL

Reporting Period: From 01/04/24, To 31/03/25

Charity Name: The Joanna Wildlife Hospital.

Charity Number: 1198610

Charity Principle Address: The Old Cottage, Horsham Road, Grafham, Surrey, GU5 0LH.

Structure, Governance and Management

Governing Document

TO PROMOTE HUMANE BEHAVIOUR TOWARDS ANIMALS BY PROVIDING APPROPRIATE CARE, PROTECTION, TREATMENT AND SECURITY FOR ANIMALS, AND WILDLIFE IN PARTICULAR, WHICH ARE IN NEED OF CARE AND ATTENTION BY REASON OF SICKNESS, MALTREATMENT, POOR CIRCUMSTANCES OR ILL USAGE AND TO EDUCATE THE PUBLIC IN MATTERS PERTAINING TO ANIMAL WELFARE IN GENERAL AND THE PREVENTION OF CRUELTY AND SUFFERING AMONG ANIMALS AND WILDLIFE.

Policies

The trustees have put in place a series of policies to which they hold themselves to account for the running of the charity. These are as follows:

- Internal Charity Financial Controls
- Financial reserve
- Bullying and harassment policy and procedures
- Complaints handling
- Complaints policy and procedures
- Conflicting interests
- Internal risk management policy and procedures
- Paying staff
- Risk management
- Safeguarding policy and procedures
- Safeguarding vulnerable beneficiaries
- Serious incident reporting policy and procedures
- Trustee conflicts of interest policy and procedures
- Trustee expenses policy and procedures
- Volunteer management

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Charity No: 1198610



THE JOANNA WILDLIFE HOSPITAL

The Joanna Wildlife Hospital has agreed to conduct monthly meetings with trustees, management and senior volunteers to ensure all charity matters are appropriately discussed and actioned. All meeting notes are documented in the form of minutes.

Trustees who manage the charity

As a new charity, Steve and Lily were brought on board to manage and move the charity forward. With an unanimous vote by the existing trustees to make Steve a trustee and Chair of the charity, this period has been settled and has allowed for a greater focus on moving forward with charitable aims and objectives.

Name	Role	Date Active	Date Departed
Joan Jones	Treasurer trustee	29 May 2023	-
Jane Brimson	Secretary trustee	29 May 2023	-
Sushma Windsor	Funding coordinator trustee	29 May 2023	-
Erzsébeth Nagy	Trustee	29 May 2023	-
Stephen Kirby	Chair trustee	02 August 2024	-

Senior Staff and Volunteers that help run the Charity

Name	Role	Date Active	Date Departed
Lilian Pan	Volunteer/CEO	16 May 2023	-
John Brimson	Volunteer	01 July 2023	-
David Jones	Volunteer	01 July 2023	-

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THE JOANNA WILDLIFE HOSPITAL

Objectives and Activities

There has been a continued focus on the development of the hospital site. The facilities will enable us to deliver treatment, care and rehabilitation practices that give wildlife the best chance of thriving when released. Our objectives and activities included:

- Structuring the governance and management of the charity.
- Building and initiating welfare protocols for all animals in our care.
- Provide a service for the local community to seek advice and to admit sick, injured and orphaned wildlife.
- Further maintenance of the charity land and buildings.
- Develop areas/buildings to accommodate and rehabilitate animals securely, i.e. pre release enclosures.
- Partake in long standing, new local events and talks. Education is a vital part of our charitable aims; An opportunity to promote the charity work we do in the community.
- Recruit and train local volunteers to provide ad hoc site maintenance and animal care (push for 2025).
- Explore ways of funding through grass roots fundraising, grants and sponsorship.
- Continued development of conservation work and liaising with other charitable bodies to enable advancements. In particular bat conservation and our UK mustelidea project.

Summary of main Achievements

Our main focus and achievement for this year was the official opening of The Joanna Wildlife Hospital site helping us to admit more animals. Over the course of the reporting period, JWH has admitted many patients of various native wild species. An amazing achievement, given that JWH had only been open approximately five months out of twelve. Steve and Lily continue their research in mustelidea conservation, a subject they are renowned for in their peer group. The following charts summarise our patient admittance and their outcomes.

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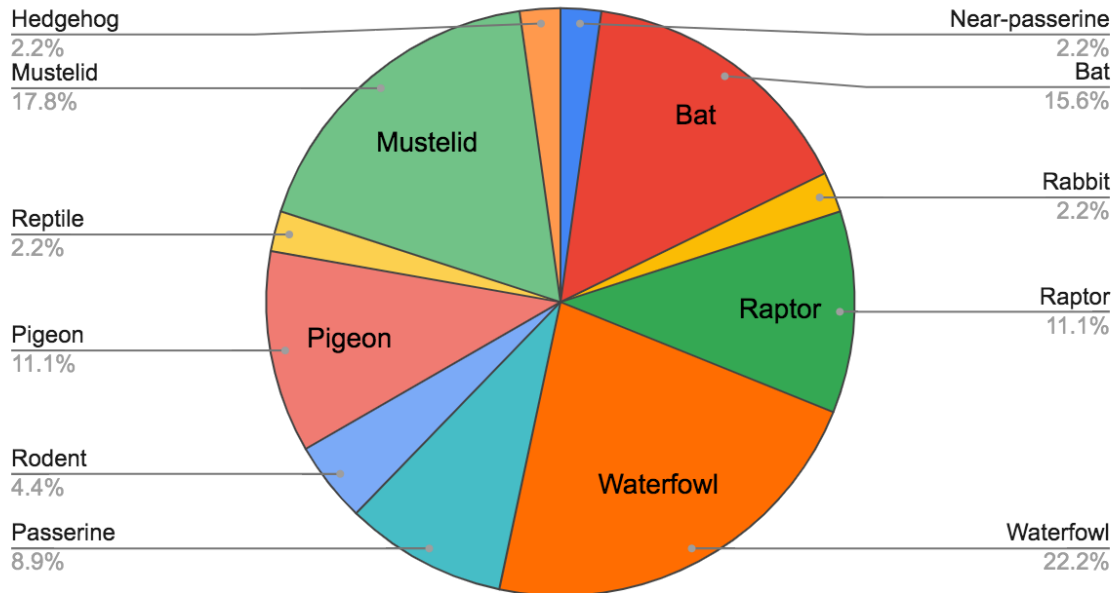
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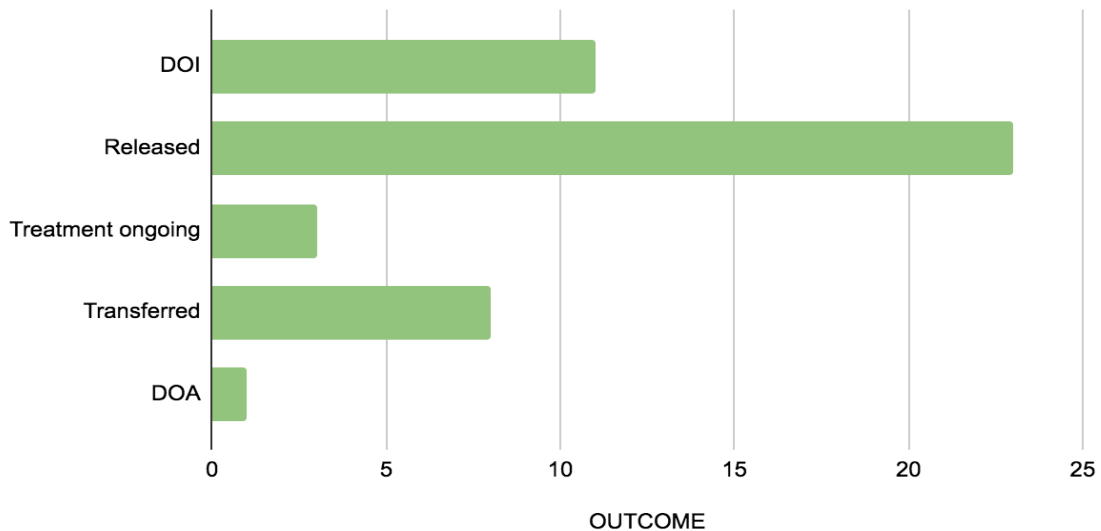


THE JOANNA WILDLIFE HOSPITAL

Percentages of animals admitted 2024-25



Summary of Patient Outcomes 2024-25



DOI = Died of injuries, DOA = died on arrival

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THE JOANNA WILDLIFE HOSPITAL

In the spirit of JWH and our environmental ethos, great care has been put into sourcing, transporting, refurbishing and installing various reclaimed buildings, aviaries, enclosures that embrace JWH's environmental ethos. Most of the construction work has been carried out by the trustees and volunteers, enabling JWH to keep costs low also. This is reflected in the following summary of JWH monthly reports:

- **April 2024:** Initiated the installation of electrics, insulate, line, paint and finish treatment rooms. The trustees had fundraised over £600 at the HBFC open show.
- **May 2024:** Electricians complete the first fix at JWH. Several ducks and many ducklings arrive into our care. Fundraising continues with car boot sales and preloved sales online.
- **June 2024:** Our busy month for summer PR and fundraising events.
- **July 2024:** 48 wildlife patients being looked after at JWH. Organising our official launch in October. The two treatment rooms are insulated and lined. More PR events were attended.
- **August 2024:** Electrical work completed. 16 more animal patients arrive. Animals were transferred from the Hydestile animal to JWH. We attended our last fundraising event of the summer.
- **September 2024:** a number of releases consisted of a goose with a previously dislocated neck, a mallard with a broken leg. Bat photo shoot with a laser camera. Lots of prep and organising for the opening event on 19/10/24.
- **October 2024:** JWH official launch day 19/10/24 was a success raising around £1000. 58 patients being treated at JWH. Two treatment rooms are almost completed.
- **November 2024:** Treatment rooms completed, refurbished vet kennels set up and upcycled donated birdcages installed.
- **December 2024:** Trustees hosted wreath making fundraisers. New Polecat release site set up and in use.

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- **January 2025:** JWH's first news leaflet printed. Wildlife camera footage of polecat release site received.
- **February 2025:** Releases consist of a barn owl and mallards. 1st accounts uploaded and filed with the Charities Commission. Trustees voted Lily in as CEO of the charity.
- **March 2025:** Further relations with the various wildlife bodies and authorities. Brown Long Eared Bat was successfully treated. Set a task to expand the volunteer base for 2025.

During this twelve month period the JWH team were busy fundraising by selling items at car boot sales, auctions and online to help JWH. There were many events, fetes and talks through the year that the team also attended to continue to fundraise and raise awareness for JWH. The charity considers events and talks to be a key element in achieving our aims and objectives as a charity. It enables JWH to engage with the local community on wildlife rehabilitation and conservation topics. Here are some of the events JWH has participated in 2024-25.

Show / talk attended	Date
Hants and Berks open Ferret Show	13/04/24
Cowpie Rally	12/05/24
Esher Green Ajax Fair	18/05/24
Loxwood village fete	08/06/24
Lyne village fete	15/06/24
The Hythe School	22/06/24
Claygate village fete	13/07/24
Leigh Cottage Garden Show	20/07/24
Billingshurst show	30/07/24
Wisborough Green Fair	26/08/24
Nexus Talk	06/03/25

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THE JOANNA WILDLIFE HOSPITAL

Financial Review

In summary, during 2023-24, JWH acquired its property and the associated land; this was much of the expenditure for that period. In the 2024-25 period, the majority of expenditure has been used to set up facilities, purchase equipment and build a complete wildlife hospital from the ground up. The trustees, management and volunteers have been very “hands-on”, working to keep costs as low as possible, searching for competitive quotes and making unanimous decisions on courses of action. It has been a real challenge for the whole JWH team. Although the charity assets at the close of year total £946,602 for this period, the sum of £878,193 is inaccessibly held in the property and essential equipment. A further £60,000 in savings, as part of Joanna’s original legacy, has been allocated towards construction of hospital buildings, reconstruction and restoration of existing buildings. The total expenditure outweighs income for the year, including remaining funds.

Year ended 31st March 2025 (Accounting period)

Income	Accounts
Fundraising and donations received	£6569
legacies	£0
Bank Interest	£1463
TOTAL:	£8032

Expenditure	Accounts
Direct costs	£178
Site costs	£19359
fundraising and support base	£423
Travel and subsistence	£1449
Office costs	£2553
TOTAL:	£23962

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THE JOANNA WILDLIFE HOSPITAL

excess of expenditure over income	£-15930
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Declaration

The trustees declare that they have approved the Trustee Report detailed above.

Signed on behalf of The Joanna Wildlife Hospital trustees:

Stephen G. Kirby

Chair

23rd November 2025

The Old Cottage, Horsham Rd, Grafham, Surrey, GU5 0LH.

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Charity No: 1198610

Joanna Wildlife Hospital

Income & Expenditure

Year ended 31 March 2025

	2025	2024
Income	£	£
Donations received and fundraising	6569	5940
Legacies	0	0
Bank interest	1463	3067
	<u>8032</u>	<u>9007</u>

Expenditure

Direct costs

Salaries		
Staff pensions		
Staff entertaining		
Materials		
Equipment		
Animal food	178	173
Animal health		
	<u>178</u>	<u>173</u>

Site costs

Light heat and power	2833	2206
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Council tax	3904	3300
Buildings insurance	1381	1473
Maintenance	9542	5985
Staff clothing	380	0
Depreciation of hospital buildings and fencing	1319	0
	<u>19359</u>	<u>12964</u>

Fund raising and support base

Advertising & marketing	423	0
Postage	0	0
Purchases for resale	0	0
	<u>423</u>	<u>0</u>

Travel & Subsistence

Motor expenses	793	678
Van depreciation	656	875
Travel	0	0
Subsistence	0	0
	<u>1449</u>	<u>1553</u>

Office costs

Telephone/Broadband/TV	798	510
Insurance	724	696
Water	699	594
Charity consultant	300	300
Bank charges	0	30
Legal advice	0	2053
Accountancy	0	0
Miscellaneous	32	416

	<u>2553</u>	<u>4599</u>
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Total expenditure

	<u>23962</u>	<u>19289</u>
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Excess of expenditure over income carried forward

	<u>-15930</u>	<u>-10282</u>
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Joanna Wildlife Hospital

Statement of Financial Activities

For the financial year ended 31 March 2025

	2025	2024
Income Fund		
Funds transferred from previous entity at the beginning of the financial year	<u>962532</u>	<u></u>
Cash received		
Donations received and fundraising	6569	5940
Legacies	0	0
Interest received	1463	3067
Total receipts	<u>8032</u>	<u>9007</u>
Expenditure		
Direct costs	178	173
Site costs	19359	12964
Fund raising and support costs	423	0
Travel	1449	1553

Office costs	2553	4599
Total expenditure	<u>23962</u>	<u>19289</u>
Excess of expenditure over income (2023- excess of income)	<u>-15930</u>	<u>-10282</u>
Funds at close of the financial year	<u>946602</u>	<u>-10282</u>

Balance Sheet

Fixed assets

Property -at cost		841730	841730
Hospital unit construction - at cost	28278		28278
less:Depreciation at 6.67% on cost	-942	27336	
Fencing - at cost	7535		7535
less:Depreciation at 10% on cost	-377	7158	
Van	3500		
less: Depreciation at 25% on WDV	-1531	1969	2625
		<u>878193</u>	<u>880168</u>

Current assets

Savings account	65703	82292
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Current account	2474	
Cash	232	72
	<u>68409</u>	<u>82364</u>
Current liabilities		
Other creditors		
Accruals		
	<u>0</u>	<u>0</u>
Assets at close of the financial year	<u>946602</u>	<u>962532</u>

Accounts



THE JOANNA WILDLIFE HOSPITAL

Reporting Period: From 01/04/23, To 31/03/24

Charity Name: The Joanna Wildlife Hospital.

Charity Number: 1198610

Charity Principle Address: The Old Cottage, Horsham Road, Grafham, Surrey, GU5 0LH.

Structure, Governance and Management

Governing Document

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Policies

The trustees have put in place a series of policies to which they hold themselves to account for the running of the charity.

- Bullying and harassment policy and procedures
- Complaints handling
- Complaints policy and procedures
- Conflicting interests
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- Paying staff
- Risk management
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- Safeguarding vulnerable beneficiaries
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- Trustee expenses policy and procedures
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Charity No: 1198610



THE JOANNA WILDLIFE HOSPITAL

The Joanna Wildlife Hospital has agreed to conduct monthly meetings with trustees, management and senior volunteers to ensure all charity matters are appropriately discussed and acted upon. All meeting notes are documented.

Trustees who manage the charity:

As a very new charity, Steve and Lily, who were put in place by the previous Trustees to manage and move the charity forward, and help with the transition to a new board of trustees in July 2023.

Name	Role	Date Active	Date Departed
Graham Cornick	previous trustee	2014	July 2023
Lyn Cornick	previous trustee	2014	July 2023
John Surrey	previous trustee	2014	July 2023
Sheila Turner	previous trustee	2014	July 2023
Maureen Chalis	previous trustee	2014	July 2023
Alison Wood	Chair	29 May 2023	16 July 2023
Joan Jones	Treasurer	29 May 2023	-
Jane Brimson	Trustee	29 May 2023	-
Erzsébeth Nagy	Chair	29 May 2023	-
Shushma Windsor	Trustee	29 May 2023	-

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THE JOANNA WILDLIFE HOSPITAL

Senior Staff and Volunteers That help run the Charity

Name	Role	Date
Lilian Pan	volunteer/Manager	16 May 2023
Steve Kirby	volunteer/Manager	16 May 2023
John Brimson	Volunteer	01 July 2023
David Jones	Volunteer	01 July 2023

Objectives and Activities

The predominant achievement of this financial year for the charity has been the purchase of land and property as a permanent base for The Joanna Wildlife Hospital. This will ensure the future of the charity for years to come. Since their appointment in July 2023, the new board of trustees have worked closely with management to set up the new premises in preparation for admitting wildlife.

The main objectives included:

- Structuring the governance and management of the charity.
- Preparing the land and buildings for use.
- Erect structures to accommodate animals securely.
- Continue to provide educational talks for youth and other social groups.
- Have a presence at long standing and new events. The shows, events and talks are a vital part of our charitable aim, providing a great opportunity to promote the work we do in the community.
- Organise Volunteers and work parties to tackle work on site.
- Look into other grant and sponsorship opportunities.

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THE JOANNA WILDLIFE HOSPITAL

Summary of main Achievements

Great effort has been put into source, transport, refurbish and install various repurposed and reclaimed buildings, aviaries, enclosures etc to follow our environmental ethos. Much of the work has been carried out by the trustees and volunteers to keep costs as low as possible. The focused achievements are as follows:

- July 2023: New trustees elected. Refurbishment of existing building completed.
- August 2023: Work started on the rest of the property. Raising funds by selling donated items online and at auction.
- September 2023: Events to raise awareness of JWH in the local community. Our first animal unit was erected by a local family business.
- November 2023: Volunteer parties prepared the land for units to be erected and grounds maintenance.
- January 2024: The first treatment room was installed and foundations for the outdoor enclosures built.
- February 2024: Two repurposed outdoor enclosures were installed.
- March 2024: The second treatment room was installed.

Alongside the above work preparing the property for us as a wildlife hospital, the team were also busy fundraising by selling preloved items at car boots, auctions and online to help JWH. There were also several events and fetes that the team attended to begin to promote the JWH. The management continued the amazing work of education, rescuing, rehabilitating and mustalid conservation work of which they are established in their field for.

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THE JOANNA WILDLIFE HOSPITAL

Financial Review

In Summary, JWH acquired the land shy of a year ago and much of the expenditure has been setting up and building a complete wildlife hospital from the ground up. The trustees, management and volunteers are very hands-on, working to keep costs as low as possible, raising competitive quotes for trades and unanimously voting on the best course of action.

Accounts Summary

Lloyds £8675.59

Nationwide £77,173.40

Year ended 31st March 2024 (Accounting period)

Income	Accounts
Fundraising and donations received	£5940
legacies	£0
Bank Interest	£3067
TOTAL:	£9007

Expenditure	Accounts
Direct costs	£0
Site costs	£12964
fundraising and support base	£0
Travel and subsistence	£1553
Office costs	£4599
TOTAL:	£19289

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THE JOANNA WILDLIFE HOSPITAL

Total expenditure	£19116	£0	£0	£19289
excess of expenditure over income carried forward	£-13421	£3067	£72	£-10282
			TOTAL:	£-10282

Declaration

The trustees declare that they have approved the Trustee Report detailed above.

Signed on behalf of The Joanna Wildlife Hospital trustees:

Stephen G. Kirby

Chair

26th January 2025

The Old Cottage, Horsham Rd, Grafham, Surrey, GU5 0LH.

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Charity No: 1198610

Joanna Wildlife Hospital
Statement of Financial Activities
For the financial year ended 31 March 2024

	2024	2023
Income Fund		
Funds transferred from previous entity at the beginning of the financial year	<u>972814</u>	<u>969284</u>
Cash received		
Donations received and fundraising	5940	100
Legacies	0	0
Interest received	3067	5458
Total receipts	<u>9007</u>	<u>5558</u>
Expenditure		
Direct costs	173	0
Site costs	12964	0
Fund raising and support costs	0	0
Travel	1553	0
Office costs	4599	2028
Total expenditure	<u>19289</u>	<u>2028</u>
Excess of expenditure over income (2023- excess of income)	<u>-10282</u>	<u>3530</u>
Funds at close of the financial year	<u>962532</u>	<u>972814</u>
Balance Sheet		
Fixed assets		
Property -at cost	841730	0
Hospital unit construction - at cost	28278	0
Fencing - at cost	7535	0
Van	3500	0
less: Depreciation at 25% on WDV	-875	
	<u>2625</u>	<u>0</u>
	<u>880168</u>	<u>0</u>
Current assets		
Bank accounts	82292	972814
Cash	72	0
	<u>82364</u>	<u>972814</u>
Current liabilities		
Other creditors		0
Accruals		0
	<u>0</u>	<u>0</u>
Funds at close of the financial year	<u>962532</u>	<u>972814</u>

Joanna Wildlife Hospital
Receipts and payments
Year ended 31 March 2024

	Per Lloyds	Nationwide	Petty cash	Accounts
Income				
Donations received and fundraising	5695		245	5940
Legacies				0
Bank interest		3067		3067
	<u>5695</u>			<u>9007</u>
Expenditure				
Direct costs				
Salaries				
Staff pensions				
Staff entertaining				
Materials				
Equipment				
Animal food			173	
Animal health				
	0	0	173	173
Site costs				
Light heat and power	2206			
Council tax	3300			
Maintenance	5985			
Insurance	1473			
	12964			12964
Fund raising and support base				
Advertising & marketing				
Postage				
Purchases for resale				
	0			0
Travel & Subsistence				
Motor expenses	678			
Van depreciation	875			
Travel				
Subsistence				
	1553			1553
Office costs				
Telephone/Broadband/TV	510			
Insurance	696			
Water	594			
Charity consultant	300			
Bank charges	30			
Legal advice	2053			
Accountancy	0			
Miscellaneous	416			
	4599			4599
Total expenditure	19116	0	0	19289
Excess of expenditure over income carried forward	-13421	3067	72	-10282
				-10282

Accounts



THE JOANNA WILDLIFE HOSPITAL

TRUSTEES ANNUAL REPORT 2022-2023

In memory of the late Joanna Rodney Dean, who like ourselves cherished all animals and wildlife, an establishment for the care and release of mistreated, injured or orphaned animals and wildlife was needed in the Surrey Hills area. The charity trustees have been exploring lots of avenues for a new charity site which might house the rescued animals and rehabilitate them for release back into the wild. Any proposed property site must be easily accessible to the local community, wildlife and staff. Any new site must be in the Surrey area, in close proximity to enable advice and cooperation with Hydestile Wildlife Resident Animals. In September of 2022, there were two possible properties we investigated further. In early 2023 we pursued one of the two sites further and by the end of March 2023, we awaited some final documentation for purchase of said land. Once the acquisition of a new site has been established we will be able to move forward with our charitable aims and fundraising activities.

The trustees have also set in place Managers for the new site, who have the experience to develop the Joanna Wildlife Hospital further. Lily and Steve have more than 22 years experience in this field, and over 12 years experience working with large welfare organisations and contacts. We believe they will be the perfect fit.

We will report back many new changes in the coming year and quick development of the charity.

Yours Sincerely,

The Trustees of The Joanna Wildlife Hospital

JOANNA WILDLIFE HOSPITAL CIO

Initial accounting

£

FUNDS TRANSFERRED FROM CHARITABLE TRUST

969284.17

Represented by

Nationwide deposit

962715.76

962715.76

Lloyds current account

6568.41

6568.41

969284.17

Movements since

Transfer - 30 09 22

-1000

1000

Interest - 31 03 23

5457.64

Donation received - Mrs Mann -03 10 22

100

Insurance premium- trustees insurance -06 10 22

-378.1

R Buddery - survey - 13 10 22

-500

Bugler Bate - solicitors - 04 11 22

-300

R. Buddery - survey 20 11 22

-550

Charity expert annual fee -28 11 22

-300

Moore Barlowe -re tenancy 05 04 23

-1340.4

Moore Barlowe -re tenancy 24 04 23

-712.8

967173.4

3587.11