

HOSPITAL OF ST JOHN THE BAPTIST CIO

England & Wales · Charity number 1200364

Details

Status Registered

Legal form CIO

Registered 2022-09-13

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

Contact

Address The Dog House
Hankham Street
Hankham
Pevensey
BN24 5AY

Phone 07990575086

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Activities

Objects: THE RELIEF OF FINANCIAL HARDSHIP BY THE PROVISION AND MAINTENANCE OF ALMSHOUSES FOR POOR PERSONS OF NOT LESS THAN 60 YEARS OF AGE RESIDENT IN THE AREA OF BENEFIT;THE RELIEF IN NEED OF PERSONS WHO ARE NOT LESS THAN 60 YEARS OF AGE AND WHO ARE RESIDENT IN THE AREA OF BENEFIT, IN PARTICULAR THE RESIDENT ALMSPEOPLE, AND WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS, BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS, SERVICES, OR FACILITIES CALCULATED TO REDUCE THE NEED, HARDSHIP OR DISTRESS OF SUCH PERSONS.'AREA OF BENEFIT' SHALL MEAN THE ANCIENT PARISHES OF WESTHAM AND PEVENSEY, AND THE ANCIENT LIBERTY OF PEVENSEY IN THE PARISH OF HAILSHAM

Activities: The Charity provides almshouses for people who are over 60 years old, are of good character and in financial hardship. At the time of application, the potential resident must reside within the Ancient Parishes of Pevensey and Westham. The Charity owns 6 almshouses in Westham and 2 in Pevensey Bay. When vacancies occur, these are advertised widely in the area of benefit.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Other Charitable Purposes
- **Who:** Elderly/old People

Geography

- East Sussex

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£218,054	£213,120	-	-
2023-12-31	£120,015	£73,464	-	-

Trustees

Name	Role	Appointed
John Quibell	Chair	2022-09-13
Andrew Pond		2022-09-13
Rev Andrew Guy Partridge		2023-11-09
Rev David Gillard		2022-09-13
Victoria Murray-Brewster		2022-09-13

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/01/2024 to 31/12/2024

Charity name: Hospital of St John the Baptist CIO

Charity registration number: 1200364

Objectives and Activities

	SORP reference	
Summary of the purposes of the Charity as set out in its governing document	Para 1.17	The Charity provides almshouses to poor persons who are not less than 60 years of age and who at the time of appointment are resident in the area of benefit comprising the ancient parishes of Westham and Pevensey and the Ancient Liberty of Pevensey in the parish of Hailsham..
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The Charity's main activity is the provision and management of its eight almshouses.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees of Hospital of St. John the Baptist CIO confirm that they have had regard to the guidance issued by the Charity Commission on public benefit when reviewing the Charity's aims and objectives and in planning future activities. This adherence ensures that all activities are conducted in line with the public benefit requirements as set out by the Charity Commission.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The Charity has a policy enabling it to make grants to residents. No grants were awarded in the year in question
Policy on social investment including program related investment	Para 1.38	

Contribution made by volunteers	Para 1.38	The Charity does not engage volunteers and is reliant on its trustees to conduct the work of the Charity.
Other		

Achievements and Performance

	SORP reference	
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.	Para 1.20	The Charity's main activity is the provision and management of its eight almshouses. In 2024, three of the Almshouse residents died. When a resident dies, the Charity has traditionally redecorated and done essential repair work before advertising for new residents. On proper inspection of two of the houses, it became apparent that major refurbishment work was required, including full rewiring and replumbing, and in line with current policy, new kitchens and wet rooms were installed to make the houses safe and easy to use for increasingly ageing residents. The third house had had a new kitchen installed, but in its refurbishment, a wet room was installed and access improved. Work was also undertaken to the rear of four of the houses to improve drainage and rebuild patios, as some had been built in such a way as to block airbricks and collect water to the back of the houses, creating the conditions for damp in the houses. By undertaking this work, it has improved access to the properties. In addition, the works highlighted by the Quinquennial Report produced in October 2023 were completed last year. The Trustees can feel confident all the properties are in sound condition. All this work has meant the Charity has had to use up most of its reserves, including borrowing from its endowment fund. This was not a decision taken lightly, and the Treasurer built a 5 year cash flow forecast, showing that, with the increased weekly maintenance charges it can raise, it will be able to repay the loan from the Endowment Fund over 12 years and rebuild its other reserves.

		Two of the refurbishments were completed in January 2025, the last one completed in June 2025, the delay being caused by the need to obtain Charity Commission consent to borrow from the Endowment Fund. Four new residents (one couple and two individuals) were appointed during the course of the Autumn 2024, and all moved into their new almshouses during the course of 2025. Notwithstanding all the other activity, the Charity has been attentive to the needs of its residents, the Trustees personally conducting at least annual checks on the state of the Almshouses in addition to ensuring the necessary statutory checks are completed – annual gas safety checks in 2024. These activities lead to the Charity providing safe accommodation to its beneficiaries (residents) in which they can live in most cases for the rest of their lives.
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Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The objective last year after three of the residents died was to refurbish the empty houses to a high standard to provide a safe environment for elderly people to live and to carry out the works set out in the Quinquennial Report. This was completed in 2025. In addition, the Trustees were looking to find new beneficiaries to occupy the Almshouses and who would appreciate the new homes provided. This recruitment process was successfully completed by November 2024 The Trustees wish to ensure all existing beneficiaries are able to live safely in their existing Almshouses, and the trustees are responsive to the residents' needs.
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Performance of fundraising activities against objectives set	Para 1.41	The Charity does not fundraise externally.
Investment performance against objectives	Para 1.41	The Charity has had to draw down on its reserves to fund the extensive work it has carried out in 2024.
Other		The Charity is dependent on the voluntary services provided by the Trustees, and there has been an increased workload in 2024.

Financial Review

Review of the Charity's financial position at the end of the period	Para 1.21	Expenditure on the refurbishment projects has again exceeded the income from the Weekly Maintenance Charges collected. These were reviewed and increases implemented in April. The Weekly Maintenance Charges for the newly refurbished properties have been set at a higher, more realistic rate. As the majority of the residents receive housing benefit, these increases are mostly covered by an increase in the housing benefit received by the residents. The Trustees have used the reserves built up to completely refurbish three of the properties, improve drainage and access to other properties and complete the works required by the Quinquennial Survey. The Trustees have developed a five-year cashflow and financial plan prior to seeking consent from the Charity Commission to borrow from Endowment Funds. With the increased Weekly Maintenance Charges and anticipated savings in maintenance, the Trustees were able to satisfy themselves that the Charity will be able to rebuild its reserves over time. The Trustees consider all spending projects carefully to ensure they represent value for money and increase the value of the estate.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Non-cash reserves are invested in M&G Charity Multi Asset funds. The balance between cash and investments is reviewed annually.

Amount of reserves held	Para 1.22	As at 31 st December 2024, £85,128 in M&G main fund, £2,543 in M&G Ex-repair fund, £2,542 in M&G Recoup fund. £51,485 in Natwest bank account. 8 Almshouses held in the charities name.
Reasons for holding zero reserves	Para 1.22	N/a.
Details of fund materially in deficit	Para 1.24	There are no funds in deficit.
Explanation of any uncertainties about the Charity continuing as a going concern	Para 1.23	No uncertainties.

Additional information (optional)

You may choose to include further statements where relevant about:

The Charity's principal sources of funds (including any fundraising)	Para 1.47	The Charity does not undertake external fundraising, but relies on income and capital returns from its investments and a weekly maintenance contribution from its residents. The Charity has invested a large amount of money in refurbishing three of its Almshouses and additional drainage and other works, all seen as enhancing the value of the properties and making them more suitable for the residents of the Almshouses as they get older.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the Charity	Para 1.46	The biggest risk perceived to the Charity is if major and expensive repair work was needed urgently as reserves are currently low. Looking forward, this will be mitigated by strong income from weekly maintenance charges.
Other		

Structure, Governance and Management

Description of Charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution of a Charitable Incorporated Organisation
How is the Charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Up to ten trustees Three ex-officio trustees, being the vicars of the ecclesiastical parishes of St Mary, Westham, of St Nicholas, Pevensey and of St. Luke, Stone Cross with North Langney. Four trustees nominated by the parish councils of Westham (2) and Pevensey (2) Three appointed trustees, but if there is a vacancy by the non-appointment of an ex-officio or nominated trustee for a period of three months or more, then that vacancy can be filled by an appointed trustee.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	The Charity consists of a board of Trustees, who generally meet 6 times a year. Safety of residents, repair and maintenance issues and review of the finances of the Charity are standing items discussed at each meeting of the Trustees.
The Charity's organisational structure and any wider network with which the Charity works	Para 1.51	The board of Trustees is currently comprised of a Chairman, a Treasurer and 5 trustees.
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Hospital of St. John the Baptist CIO
Other name the Charity uses	Hospital of St. John the Baptist
Registered Charity number	1200364
Charity's principal address	The Dog House Hankham Street Pevensey BN24 5AY

Names of the Charity trustees who manage the Charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	John Quibell	Chairman		Appointed
2	Andrew Pond	Treasurer		Appointed
3	Rev David Gillard			Ex Officio
4	Victoria Murray-Brewster			Appointed
5	Rev. Andrew Guy Partridge		Appointed 9 th November 2023	Appointed
6	Roy Jeive		Appointed 8 th August 2024	Nominated by Pevensey Parish Council
7	Kieron Quinn		Appointed 8 th August 2024	Nominated by Pevensey Parish Council
8				
9				
10				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the Charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the Charity on whose behalf the assets are held and how this falls within the custodian Charity's objects	
Details of arrangements for safe custody and segregation of such assets from the Charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Solicitors (Charity law)	H3 Solicitors	1 Oak Place, Rosier Business Park, Coneyhurst Road, Billingshurst, RH14 9DE

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the Charity's trustees

Signature(s)		
Full name(s)	John Boyd Quibell	
Position (eg Secretary, Chair, etc)	Chairman	
Date	30/10/2025	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Hospital of St. John the Baptist Trust CIO

No (if any)
1200364

CC16a

Receipts and payments accounts

For the period from	Period start date 01-Jan-24	To	Period end date 31-Dec-24
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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					
Weekly maintenance charges	31,465	-	-	31,465	32,828
Investment income	1,569	1,145	4,901	7,615	10,047
Other		-	-	-	-
Land rental	8,750	-	-	8,750	-
Transfer from Hospital of St John the Baptist (Charity 213573)	-	-	-	-	77,140
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	41,784	1,145	4,901	47,830	120,015
A2 Asset and investment sales, (see table).					
		-	-	-	
M&G funds	170,224	-	-	170,224	-
Sub total	170,224	-	-	170,224	-
Total receipts	212,008	1,145	4,901	218,054	120,015
A3 Payments					
Repairs and Renewals	15,508	-	-	15,508	32,268
Health & Safety (incl. Lifeline)	1,454	-	-	1,454	2,728
Insurance	1,282	-	-	1,282	1,258
Administration	1,903	-	-	1,903	1,696
Quinquennial Inspections	-	-	-	-	3,360
Legal fees re C.I.O.	-	-	-	-	1,017
Empty property costs	1,766	-	-	1,766	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	21,913	-	-	21,913	42,327
A4 Asset and investment purchases, (see table)					
Investment into other monetary assets	1,158	1,145	-	2,303	5,278
Almshouse refurbishment	188,904	-	-	188,904	25,859
Sub total	190,062	1,145	-	191,207	31,137
Total payments	211,975	1,145	-	213,120	73,464
Net of receipts/(payments)	33	-	4,901	4,934	46,551
A5 Transfers between funds	4,901	-	4,901	-	-
A6 Cash funds last year end	46,551	-	-	46,551	-
Cash funds this year end	51,485	-	-	51,485	46,551

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	NatWest bank	51,485	-	-
			-	-
		-	-	-
	Total cash funds	51,485	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details			
	National Savings	-	-	-
	M&G Main Fund	-	-	85,128
	M&G ex-Repair Fund	-	2,542	-
	M&G Recoup Fund	2,543	-	-
		-	-	-
	Total	-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Agricultural land	Endowment	-	21,850
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	7 almshouses at valuation	Endowment	-	1,700,000
	1 almshouse at cost	Endowment	331,742	-
	3 almshouses refurbishment at cost	Endowment	256,835	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
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	
		John Boyd Quibell	30/10/2025	



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
Hospital of St John the Baptist CIO

On accounts for the year
ended

31 December 2024

Charity no
(if any)

1200364

Set out on pages

CC16A pages 1 - 2
TAR pages 1 - 9

(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 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 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
- 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 order to enable a proper understanding of the accounts to be reached.

Signed:

Date:

30.10.2025

Name:

George Dylan Message

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

FCA
CTA

Address:

30-32 Gildredge Road
Eastbourne, East Sussex
BN21 4SH

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.

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 13/09/2022 To 31/12/2023

Charity name: Hospital of St John the Baptist CIO

Charity registration number: 1200364

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The charity provides almshouses to poor persons who are not less than 60 years of age and who at the time of appointment are resident in the area of benefit comprising the ancient parishes of Westham and Pevensey and the Ancient Liberty of Pevensey in the parish of Hailsham..
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The Charity's main activity is the provision and management of its eight almshouses.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees of Hospital of St. John the Baptist CIO confirm that they have had regard to the guidance issued by the Charity Commission on public benefit when reviewing the charity's aims and objectives and in planning future activities. This adherence ensures that all activities are conducted in line with the public benefit requirements as set out by the Charity Commission.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Grants may be awarded to residents in particular financial hardship in circumstances set out in the Grants Policy, but none have been awarded.
Policy on social investment including program related investment	Para 1.38	

Contribution made by volunteers	Para 1.38	The Trustees carry out the executive tasks of the Charity. The Charity does not engage volunteers.
Other		

Achievements and Performance

	SORP reference	
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.	Para 1.20	The Charity faced some major maintenance issues throughout the course of the year in question. One major project has been to install drainage in the gardens at the back of the almshouses in Rattle Road, Westham and to relay the patios at the back of two of these houses to prevent flooding encroaching at the back of these houses. Further work of a similar nature has been carried over in 2024. In addition, a number of houses have required new kitchens installed, and as the housing stock begins to show its age, windows have had to be replaced, and it is clear almost all windows in four of the houses in Rattle Road, Westham, will need replacing over time. The Charity commissioned a Quinquennial Survey in October 2023, which has outlined a number of maintenance and other issues, which will be dealt with in the course of 2024. The Charity has been attentive to the needs of its residents, the Trustees personally conducting at least annual checks on the state of the Almshouses in addition to ensuring the necessary statutory checks are completed – annual gas safety checks and the Quinquennial Survey in 2023. The Trustees considered that all the properties were in good condition and fit for purpose. The Trustees declare that they have regard to the guidance issued by the Charity Commission on public benefit and consider the funds spent and actions taken have met the objects of the Charity and meet the public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	All 8 Almshouses were occupied. The project of creating drainage in the back gardens of the Rattle Road houses and altering the back patios of two of those houses has greatly improved the position regarding potential flooding at the back of these houses. Further work on this project was scheduled for 2024. In addition, two of the houses have had their kitchens refurbished. Included in those refurbishments were the installation of raised ovens so the residents could more easily use the ovens, and induction hobs to reduce the risk of residents accidentally burning themselves. The Trustees continue to be responsive to the needs of their residents and, with properties showing signs of age, are more willing to replace items such as windows and doors which are coming to the end of their useful life.
Performance of fundraising activities against objectives set	Para 1.41	The Trustees do not fund raise, but rely on the income from the Weekly Maintenance Charge and returns from investments
Investment performance against objectives	Para 1.41	
Other		The Charity is dependent on the voluntary services provided by the Trustees, and there has been an increased work load in 2023.

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Expenditure on the refurbishment projects has again exceeded the income from the Weekly Maintenance Charges collected. The Weekly Maintenance Charges were reviewed and increases implemented in April. As the majority of the residents receive housing benefit, these increases are mostly covered by an increase in the housing benefit received by the residents. The Trustees have been using cash reserves built up to implement improvements to the properties and consider all spending projects carefully to ensure they represent value for money and increase the value of the estate.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Non-cash reserves are invested in M&G Charity Multi Asset funds. The balance between cash and investments is reviewed annually.
Amount of reserves held	Para 1.22	£108,692 in M&G main fund, £92,508 in M&G Ex-repair fund, £45,749 in M&G Recoup fund. £46,551 in Natwest bank account. 8 Almshouses held in the charities name.
Reasons for holding zero reserves	Para 1.22	N/a.
Details of fund materially in deficit	Para 1.24	There are no funds in deficit.
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	No uncertainties.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The Charity does not undertake external fundraising, but relies on income and capital returns from its investments and a weekly maintenance contribution from its residents. Spending on repairs and maintenance is seen as necessary to protect the well-being of the residents and to maintain the value of the almshouses, which is the Charity's main asset and the core of its charitable objects. Plans for future major works on or around the Almshouses will be considered in the light of the benefit to the residents and the protection of the value of the properties. Whilst maintenance issues, such as the replacement of doors and windows and refurbishment of kitchens and bathrooms
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		has to date been dealt with on a reactive basis, the Trustees are planning to look at future spending on major items on a more pro-active basis, planning to upgrade all the Almshouses to a schedule over a period of time.
Investment policy and objectives including any social investment policy adopted	Para 1.46	The Charity invests its funds with M&G as the Trustees feel there are insufficient funds to engage a separate investment advisor and the M&G Charity Multi-Asset Funds represent a prudent balance between the returns provided and the risks of investment.
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution of a Charitable Incorporated Organisation
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Up to ten trustees Three ex-officio trustees, being the vicars of the ecclesiastical parishes of St Mary, Westham, of St Nicholas, Pevensey and of St. Luke, Stone Cross with North Langney. Four trustees nominated by the parish councils of Westham (2) and Pevensey (2) Three appointed trustees, but if there is a vacancy by the non-appointment of an ex-officio trustee or nominated trustee for a period of three months or more, then that vacancy can be filled by an appointed trustee.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	The Charity consists of a board of Trustees, who generally meet 6 times a year. Safety of residents, repair and maintenance issues and review of the finances of the Charity are standing items discussed at each meeting of the Trustees.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The Charity has no employees or volunteers beyond the trustees, who carry out the executive functions of the Charity. The Charity is a member of the Almshouse Association
Relationship with any related parties	Para 1.51	There are none
Other		The Charity took over the assets and the charitable purposes of the Hospital of St John the Baptist (Charity number 213573) with effect from 00:01 on 1st January 2023. We lost three trustees in the year, one an ex-officio trustee, who has moved to another parish, and two nominated trustees, one due to expiration of his term, the other sadly died. As only one of the seven ex-officio and nominated trustees are in place, the Charity

		has used its powers to appoint a new appointed trustee, who brings experience of debt advice and benefits knowledge to the board.
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Reference and Administrative details

Charity name	Hospital of St. John the Baptist CIO
Other name the charity uses	Hospital of St. John the Baptist
Registered charity number	1200364
Charity's principal address	The Dog House Hankham Street Pevensey BN24 5AY

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	John Quibell	Chairman		Appointed
2	Andrew Pond	Treasurer		Appointed
3	Robert Peasgood		Died 14 th November 2023	Nominated – Pevensey PC
4	Fr James Vine		Resigned 7 th May 2023	Ex-officio
5	Ian Gibson		Resigned 24 th November 2023	Nominated – Pevensey PC
6	Rev David Gillard			Ex Officio
7	Victoria Murray-Brewster			Appointed
8	Rev. Andrew Guy Partridge		Appointed 9 th November 2023	Appointed
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15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Solicitors (Charity law)	H3 Solicitors	1 Oak Place, Rosier Business Park, Coneyhurst Road, Billingshurst, RH14 9DE
Solicitors (Property)	Mayo Wynne Baxter	3 Bell Lane, Lewes, East Sussex BN7 1JU
Chartered Surveyor	Leo Hickish	Batcheller Monkhouse, No1 London Road, Tunbridge Wells, Kent, TN1 1DH

Name of chief executive or names of senior staff members (Optional information)

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

Other optional information

--

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	<i>J. B. Quibell</i>	
Full name(s)	John Boyd Quibell	
Position (eg Secretary, Chair, etc)	Chairman	
Date	22nd October 2024	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Hospital of St. John the Baptist CIO

No (if any)
1200364

Receipts and payments accounts

CC16a

For the period
from

Period start date
13-Sep-22

To

Period end date
31-Dec-23

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					
Weekly maintenance charges	32,828	-	-	32,828	-
Investment income	1,917	3,531	4,599	10,047	-
Transfer from Hospital of St. John the Baptist (Charity no. 213573)	77,140	-	-	77,140	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	111,885	3,531	4,599	120,015	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	111,885	3,531	4,599	120,015	-
A3 Payments					
Repairs and Renewals	32,268	-	-	32,268	-
Health & Safety (incl. Lifeline)	2,728	-	-	2,728	-
Insurance	1,258	-	-	1,258	-
Administration	1,696	-	-	1,696	-
Quiquennial Inspections	3,360	-	-	3,360	-
Legal fees re C.I.O.	1,017	-	-	1,017	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	42,327	-	-	42,327	-
A4 Asset and investment purchases, (see table)					
Investment into other monetary assets	1,747	3,531	-	5,278	-
Almshouse refurbishment	25,859	-	-	25,859	-
Sub total	27,606	3,531	-	31,137	-
Total payments	69,933	3,531	-	73,464	-
Net of receipts/(payments)	41,952	-	4,599	46,551	-
A5 Transfers between funds	4,599	-	4,599	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	46,551	-	-	46,551	-

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	NatWest bank	46,551	-	-
			-	-
		-	-	-
	Total cash funds	46,551	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	National Savings	-	-	-
	M&G Main Fund	-	-	108,692
	M&G ex-Repair Fund	-	92,508	-
	M&G Recoup Fund	45,749	-	-
		-	-	-
	Total	-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Agricultural land	Endowment	-	21,850
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	7 almshouses at valuation	Endowment	-	1,700,000
	3 almshouse refurbishment at cost	Endowment	67,931	-
	1 almshouse at cost	Endowment	331,742	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	John Boyd Quibell	22/10/24



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
Hospital of St John the Baptist CIO

On accounts for the year
ended

31 December 2023

Charity no
(if any)

1200364

Set out on pages

CC16A pages 1-2
TAR pages 1 - 5

(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 31/12/2023.

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 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
- 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 order to enable a proper understanding of the accounts to be reached.

Signed:

Date:

16.10.2024

Name:

George Dylan Message

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

FCA
CTA

Address:

30-32 Gildredge Road
Eastbourne, East Sussex
BN21 4SH

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.