

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

England & Wales · Charity number 201003

Details

Status Registered

Legal form Other

Registered 1961-12-22

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

Contact

Address 69 South Street
Wellington
Somerset
TA21 8PD

Phone 01823666898

Email MATTBCOLMAN@OUTLOOK.COM

Activities

Objects: ACCOMODATION FOR POOR MEN (BEING WIDOWERS OR BACHELORS) OR POOR WOMEN(BEING WIDOWS OR SPINSTERS) OF GOOD CHARACTER WHO ARE NOT LESS THAN 60 YEARS OF AGE AND ARE RESIDENT IN THE PARISHES OF WELLINGTON,WEST BUCKLAND,WELLINGTON WITHOUT AND NYNEHEAD.

Activities: The charity provides housing/accommodation for the elderly in the Wellington and Nynehead areas of Somerset.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** SEE OBJECTS
- Somerset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£33,020	£25,756	-	-
2024-12-31	£33,352	£27,423	-	-
2023-12-31	£31,235	£27,223	-	-
2022-12-31	£29,267	£30,560	-	-
2021-12-31	£29,746	£21,626	-	-
2020-12-31	£29,323	£19,129	-	-

Trustees

Name	Role	Appointed
Mark Lithgow	Chair	2024-08-14
Joan Frances Copleston		2023-12-01
SUSAN MCGUIRK		
Stephanie Colman		2022-11-01
TESSA BRADNOCK		
VIVIENNE STOCK-WILLIAMS		

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

England & Wales - Charity number 201003

Accounts

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

Registered Charity No 201003

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

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**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
REFERENCE AND ADMINISTRATION DETAILS**

The Hospital of Sir John Popham Knight is a scheme registered and approved by the Charity Commission. It is administered and managed by a body of Trustees.

Charity Registration No	201003
Principal address	Shute House 69 South Street Wellington Somerset TA21 8PD
Trustees	Mr M Lithgow (Chairman) Mr M Colman (Treasurer and Steward) Mrs S McGuirk Mrs T Bradnock Mrs V Stock-Williams Mr R Lane (resigned 9 October 2025) Mrs S Colman Mrs J Copplestone
Independent examiner	Mrs M Hutchings Apsleys Chartered Accountants 21 Bampton Street Tiverton Devon, EX16 6AA

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT
31 December 2025**

The Trustees present their report and the financial statements for the year ended 31 December 2025

Objectives and activities

The objective of the Charity is to provide accommodation for poor people who must be over the age of 60 at the date of acceptance.

The main activity of the Charity is the provision and maintenance of twelve almshouses within the parish.

The Trustees have had due regard to guidance published by the Charity Commission on public benefit. Compliance with this guidance is achieved via the Charity's objective and activities.

Achievements and performance

Through 2025, we have continued to maintain the overall condition of the flats to a very high standard. Once again, very little structural work had to be done, just the standard maintenance contracts were completed such as boiler servicing and we did refurbish flat number 8 which became vacant when Pauline Jefferies moved out. The replacement, Leslie Desborough, has filled the vacancy with aplomb. It is fair to say that there was not much maintenance works required purely because a lot of work was done back in 2021 and 2022 when the current steward, Matt Colman, was appointed. We remain very pleased to note that the flats are in very good working order and there have been at least three more trees planted to the front of the buildings which have enhanced the overall look of the properties.

The finances remain in very good order.

Financial review

During the year, income exceeded expenditure by £7,264 (2024: £5,926).

Structure, governance and management

The charity is governed by a Charity Commission scheme dated 2 November 1982.

Trustees are identified from the local community, both within the parish and in adjoining areas, on the basis of their personal career experience. The Trustees have established a Trustee Induction Policy that will be used on the appointment of any new Trustee.


Trustees' meetings are held twice per annum and are the principal forum for establishing management procedures, operational decisions and broader principles. There is an intention to hold the AGM by the end of May every year. Trustees also engage, on a regular basis, with the residents of the Almshouses and this dialogue helps guide the Trustees with their decision-making.

The placing of contracts for routine maintenance up to the value of £500 can be decided upon by the Steward alone and any major works are approved at the six monthly meetings or interim meetings, as appropriate - often decided by email through the Chairman.

The Trustees have examined the major risks which the charity faces and confirm that systems have been established with the objective of minimising those risks.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for taking reasonable steps to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

This report was approved on behalf of the Trustees on 14/5/26 and signed on their behalf by


.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF SIR JOHN
POPHAM KNIGHT
ON THE UNAUDITED FINANCIAL STATEMENTS**

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2025 which are set out on pages 4 to 5.

Responsibilities and basis of the report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

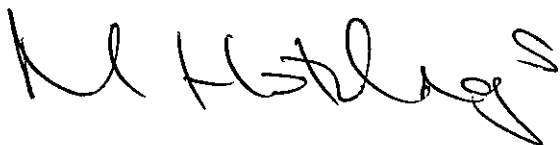
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records

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.




Mrs M Hutchings
Apsleys Chartered Accountants
21 Bampton Street
Tiverton
Devon
EX16 6AA

Date ... 28/8/2026

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
RECEIPTS AND PAYMENTS ACCOUNT
For the year ended 31 December 2025**

	Unrestricted Funds £	Restricted Funds £	2025 Total £	2024 Total £
Receipts				
Maintenance contributions	28,352	-	28,352	28,828
Interest receivable	205	-	205	712
Dividends received	4,463	-	4,463	3,812
	<u>33,020</u>	<u>-</u>	<u>33,020</u>	<u>33,352</u>
Payments				
Water rates	3,546	-	3,546	2,960
Other rates	3,007	-	3,007	2,313
Electricity	1,787	-	1,787	-
Insurance	1,209	-	1,209	1,235
Alarm system	-	-	-	-
Day to day maintenance	2,265	-	2,265	4,356
Cyclical maintenance	1,584	-	1,584	1,422
Extraordinary repairs	-	-	-	6,676
Steward's salary	8,666	-	8,666	5,500
Printing, postage and stationery	297	-	297	147
Telephone	144	-	144	144
NAA subscription	442	-	442	419
Accountancy	1,440	-	1,440	1,380
Payroll	374	-	374	354
Miscellaneous	995	-	995	520
	<u>25,756</u>	<u>-</u>	<u>25,756</u>	<u>27,426</u>
Excess of receipts over payments	<u>7,264</u>	<u>-</u>	<u>7,264</u>	<u>5,926</u>
Transfers	-	-	-	-
	<u>7,264</u>	<u>-</u>	<u>7,264</u>	<u>5,926</u>
Bank balance				
at 31 December 2024	50,152	-	50,152	44,223
at 31 December 2025	<u>57,416</u>	<u>-</u>	<u>57,416</u>	<u>50,152</u>

The financial statements were approved on behalf of the Trustees on 14/8/26 and signed on their behalf by

S.M. McGrath (Trustee)  (Trustee)

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
 STATEMENT OF ASSETS AND LIABILITIES
 31 December 2025

	2025 £	2024 £
Fixed assets		
Freehold housing properties at insurance value	1,099,369	1,099,369
Investments at market value	<u>151,352</u>	<u>142,459</u>
	1,250,721	1,241,828
Current assets		
Prepaid insurance and subscription	1,050	1,035
Rent arrears	-	-
Cash at bank	<u>57,416</u>	<u>50,176</u>
	58,466	51,211
Total assets	<u><u>1,309,187</u></u>	<u><u>1,293,039</u></u>
Sundry creditors and accruals		
Water	1,335	1,158
Accountancy fees (inc VAT)	1,440	1,380
Exe Valley Payroll	<u>60</u>	<u>60</u>
	<u><u>2,835</u></u>	<u><u>2,598</u></u>

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

England & Wales - Charity number 201003

Accounts

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

Registered Charity No 201003

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2024

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THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
REFERENCE AND ADMINISTRATION DETAILS

The Hospital of Sir John Popham Knight is a scheme registered and approved by the Charity Commission. It is administered and managed by a body of Trustees.

Charity Registration No	201003
Principal address	Shute House 69 South Street Wellington Somerset TA21 8PD
Trustees	Mr M Lithgow (Chairman) Mr M Colman (Treasurer and Steward) Mrs M Blogg (Resigned during year) Mrs S McGuirk Mrs T Bradnock Mrs V Stock-Williams Mr R Lane Mrs S Colman Mrs J Copplestone
Independent examiner	Mrs M Hutchings Apsleys Chartered Accountants 21 Bampton Street Tiverton Devon, EX16 6AA

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT
31 December 2024**

The Trustees present their report and the financial statements for the year ended 31 December 2024

Objectives and activities

The objective of the Charity is to provide accommodation for poor people who must be over the age of 60 at the date of acceptance.

The main activity of the Charity is the provision and maintenance of twelve almshouses within the parish.

The Trustees have had due regard to guidance published by the Charity Commission on public benefit. Compliance with this guidance is achieved via the Charity's objective and activities.

Achievements and performance

Through 2024, we have continued to maintain the overall condition of the Flats to a very high standard. Very little structural work had to be done, just the standard maintenance contracts were completed (i.e. Boiler Servicing) – this is mainly due to the fact that a decent programme of works was scheduled in 2021 and 2022 when the current Steward, Matt Colman, was appointed. We remain very pleased to note that the flats are in very good working order. Trees have now been planted and this has enhanced one's view of the flats from the adjoining road.

The finances of the charity remain in good order. Maintenance contributions of £28,828 were received from the residents.

Financial review

During the year, income exceeded expenditure by £5,929 (2023: £4,002).

We agreed to freeze the weekly maintenance contribution for 2025, as the trust remains in good financial health and we do appreciate that we all face inflationary pressures.

Structure, governance and management

The charity is governed by a Charity Commission scheme dated 2 November 1982.

Trustees are identified from the local community, both within the parish and in adjoining areas, on the basis of their personal career experience. The Trustees have established a Trustee Induction Policy that will be used on the appointment of any new Trustee.

Trustees' meetings are held twice per annum and are the principal forum for establishing management procedures, operational decisions and broader principles. There is an intention to hold the AGM by the end of May every year. Trustees also engage, on a regular basis, with the residents of the Almshouses and this dialogue helps guide the Trustees with their decision-making.

The placing of contracts for routine maintenance up to the value of £500 can be decided upon by the Steward alone and any major works are approved at the six monthly meetings or interim meetings, as appropriate - often decided by email through the Chairman.

The Trustees have examined the major risks which the charity faces and confirm that systems have been established with the objective of minimising those risks.

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT (continued)
31 December 2024**

Trustees' responsibilities statement

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable laws and regulations

The Charities Act 2011 require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

In preparing these financial statements the Trustees are required to:

- (a) select suitable accounting policies and apply them consistently;
- (b) observe the methods and principles in the Charities SORP (FRS102);
- (c) make judgements and estimates that are reasonable and prudent;
- (d) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- (e) prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for taking reasonable steps to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

This report was approved on behalf of the Trustees on and signed on their behalf by

.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF SIR JOHN
POPHAM KNIGHT
ON THE UNAUDITED FINANCIAL STATEMENTS**

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2024 which are set out on pages 5 to 6

Responsibilities and basis of the report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 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 matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records

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.

Mrs M Hutchings
Apsleys Chartered Accountants
21 Bampton Street
Tiverton
Devon
EX16 6AA

Date

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
RECEIPTS AND PAYMENTS ACCOUNT
For the year ended 31 December 2024

	Unrestricted Funds £	Restricted Funds £	2024 Total £	2023 Total £
Receipts				
Maintenance contributions	28,828	-	28,828	27,050
Interest receivable	712	-	712	609
Dividends received	3,812	-	3,812	3,576
	<u>33,352</u>	-	<u>33,352</u>	<u>31,235</u>
Payments				
Water rates	2,960	-	2,960	2,583
Other rates	2,313	-	2,313	1,972
Insurance	1,232	-	1,235	1,235
Alarm system		-	-	-
Day to day maintenance	4,356	-	4,356	5,966
Cyclical maintenance	1,422	-	1,422	2,269
Extraordinary repairs	6,676	-	6,676	3,580
Steward's salary	5,500	-	5,500	6,500
Printing, postage and stationery	147	-	147	179
Telephone	144	-	144	144
NAA subscription	419	-	419	640
Accountancy	1,380	-	1,380	1,300
Payroll	354	-	354	334
Miscellaneous	520	-	520	531
	<u>27,423</u>	-	<u>27,426</u>	<u>27,233</u>
Excess of receipts over payments	<u>5,929</u>	-	<u>5,929</u>	<u>4,002</u>
Transfers	-	-	-	-
	<u>5,929</u>	-	<u>5,929</u>	<u>4,002</u>
Bank balance				
at 31 December 2023	<u>44,223</u>	-	<u>44,223</u>	<u>40,221</u>
at 31 December 2024	<u><u>50,152</u></u>	-	<u><u>50,152</u></u>	<u><u>44,223</u></u>

The financial statements were approved on behalf of the Trustees on and signed on their behalf by

.....(Trustee) (Trustee)

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
STATEMENT OF ASSETS AND LIABILITIES
31 December 2024

	2024	2023
	£	£
Fixed assets		
Freehold housing properties at insurance value	1,099,369	1,099,369
Investments at market value	<u>142,459</u>	<u>136,959</u>
	1,241,828	1,236,328
Current assets		
Prepaid insurance and subscription	1,035	1,025
Rent arrears	-	404
Cash at bank	<u>50,176</u>	<u>44,223</u>
	51,211	45,652
Total assets	<u><u>1,293,039</u></u>	<u><u>1,281,980</u></u>
Sundry creditors and accruals		
Water	1,158	962
Accountancy fees (inc VAT)	1,380	1,300
Exe Valley Payroll	<u>60</u>	<u>28</u>
	<u><u>2,598</u></u>	<u><u>2,290</u></u>

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

England & Wales - Charity number 201003

Accounts

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

Registered Charity No 201003

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

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THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
REFERENCE AND ADMINISTRATION DETAILS

The Hospital of Sir John Popham Knight is a scheme registered and approved by the Charity Commission. It is administered and managed by a body of Trustees.

Charity Registration No	201003
Principal address	Shute House 69 South Street Wellington Somerset TA21 8PD
Trustees	Mr D Helps (Chairman) - deceased December 2023 Mr M Lithgow (Vice Chairman) - elected May 2023 Mr M Colman (Treasurer and Steward) Mrs M Blogg Mrs S McGuirk Mrs T Bradnock Mrs V Stock-Williams Mr R Lane Mr S Pringle-Kosikowsky - resigned December 2022 Mrs S Colman Mrs J Copplestone - elected May 2023
Independent examiner	Mrs M Hutchings Apsleys Chartered Accountants 21 Bampton Street Tiverton Devon, EX16 6AA

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT
31 December 2023**

The Trustees present their report and the financial statements for the year ended 31 December 2023

Objectives and activities

The objective of the Charity is to provide accommodation for poor people who must be over the age of 60 at the date of acceptance.

The main activity of the Charity is the provision and maintenance of twelve almshouses within the parish.

The Trustees have had due regard to guidance published by the Charity Commission on public benefit. Compliance with this guidance is achieved via the Charity's objective and activities.

Achievements and performance

In 2023, we have continued to update the general appearance of the flats with, in particular, major refurbishment of Flat 9. It is again felt that we have effectively caught up now with the general maintenance issues which arose during the lockdown period through 2020/21, and all flats are in working order.

The finances of the charity remain in good order. Maintenance contributions of £27,050 were received from the residents.

Financial review

During the year, income exceeded expenditure by £4,002 (2022: expenditure exceeded income £1,293).

The Trustees look to plan up to three years ahead the work they believe needs to be done to keep the properties in good order. All flats have had full electrical testing and are now again fully confirmed as safe. All boilers have also been serviced, as has been the case for the past two years now, with servicing documentation received and held securely. We remain comfortable that all flats are in full working order and the general living experience of the Hospitallers is superb. Flat 9 was completely refurbished and decorated following one Hospitaller sadly passing in 2023. To continue trying to keep in line with inflation, and in line with agreements made for the last two years, an increase to Maintenance Contributions of £2 per week was agreed to start with effect from 1st January 2024.

Structure, governance and management

The charity is governed by a Charity Commission scheme dated 2 November 1982.

Trustees are identified from the local community, both within the parish and in adjoining areas, on the basis of their personal career experience. The Trustees have established a Trustee Induction Policy that will be used on the appointment of any new Trustee.

Trustees' meetings are held twice per annum and are the principal forum for establishing management procedures, operational decisions and broader principles. There is an intention to hold the AGM by the end of May every year. Trustees also engage, on a regular basis, with the residents of the Almshouses and this dialogue helps guide the Trustees with their decision-making.

The placing of contracts for routine maintenance up to the value of £500 can be decided upon by the Steward alone and any major works are approved at the six monthly meetings or interim meetings, as appropriate - often decided by email through the Chairman.

The Trustees have examined the major risks which the charity faces and confirm that systems have been established with the objective of minimising those risks.

It is with great sadness that we have to declare the passing of our Chairman, Dai Helps, in December 2023. This was a major shock to us all. We will be seeking a new Chairman as 2024 moves forward and, for now, Mark Lithgow will step up to this role as he is currently Vice Chairman.

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT (continued)
31 December 2023**

Trustees' responsibilities statement

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable laws and regulations

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- (c) make judgements and estimates that are reasonable and prudent;
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.....
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**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF SIR JOHN
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ON THE UNAUDITED FINANCIAL STATEMENTS**

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Mrs M Hutchings
Apsleys Chartered Accountants
21 Bampton Street
Tiverton
Devon
EX16 6AA

Date

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
RECEIPTS AND PAYMENTS ACCOUNT
For the year ended 31 December 2023

	Unrestricted Funds £	Restricted Funds £	2023 Total £	2022 Total £
Receipts				
Maintenance contributions	27,050	-	27,050	25,522
Interest receivable	609	-	609	8
Dividends received	3,576	-	3,576	3,737
	<u>31,235</u>	<u>-</u>	<u>31,235</u>	<u>29,267</u>
Payments				
Water rates	2,583	-	2,583	2,721
Other rates	1,972	-	1,972	2,079
Insurance	1,235	-	1,235	1,166
Alarm system		-	-	366
Day to day maintenance	5,966	-	5,966	4,966
Cyclical maintenance	2,269	-	2,269	403
Extraordinary repairs	3,580	-	3,580	6,592
Steward's salary	6,500	-	6,500	9,051
Printing, postage and stationery	179	-	179	159
Telephone	144	-	144	132
NAA subscription	640	-	640	-
Accountancy	1,300	-	1,300	1,980
Payroll	334	-	334	403
Miscellaneous	531	-	531	542
	<u>27,233</u>	<u>-</u>	<u>27,233</u>	<u>30,560</u>
Excess of payments over receipts	4,002	-	4,002	(1,293)
Transfers	-	-	-	-
	<u>4,002</u>	<u>-</u>	<u>4,002</u>	<u>(1,293)</u>
Bank balance				
at 31 December 2022	40,221	-	40,221	41,514
at 31 December 2023	<u>44,223</u>	<u>-</u>	<u>44,223</u>	<u>40,221</u>

The financial statements were approved on behalf of the Trustees on and signed on their behalf by

.....(Trustee) (Trustee)

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
STATEMENT OF ASSETS AND LIABILITIES
31 December 2023

	2023	2022
	£	£
Fixed assets		
Freehold housing properties at insurance value	1,099,369	1,099,369
Investments at market value	136,959	129,767
	<u>1,236,328</u>	<u>1,229,136</u>
Current assets		
Prepaid insurance and subscription	1,025	583
Rent arrears	404	728
Cash at bank	44,223	40,221
	<u>45,652</u>	<u>41,532</u>
Total assets	<u><u>1,281,980</u></u>	<u><u>1,270,668</u></u>
Sundry creditors and accruals		
PAYE	-	400
Water	962	886
Accountancy fees (inc VAT)	1,300	1,200
Exe Valley Payroll	28	-
	<u>2,290</u>	<u>2,486</u>

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

England & Wales - Charity number 201003

Accounts

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

Registered Charity No 201003

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2022

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THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
REFERENCE AND ADMINISTRATION DETAILS

The Hospital of Sir John Popham Knight is a scheme registered and approved by the Charity Commission. It is administered and managed by a body of Trustees.

Charity Registration No	201003
Principal address	Shute House 69 South Street Wellington Somerset TA21 8PD
Trustees	Mr D Helps (Chairman) Mrs M Blogg (Vice Chairman) Mr M Colman (Treasurer and Steward) Mrs S McGuirk Mrs T Bradnock Mrs V Stock-Williams Mr R Lane Mr M Lithgow Mr S Pringle-Kosikowsky Mrs S Colman (elected 13 May 2022)
Independent examiner	Mrs M Hutchings Apsleys Chartered Accountants 21 Bampton Street Tiverton Devon, EX16 6AA

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT
31 December 2022**

The Trustees present their report and the financial statements for the year ended 31 December 2022

Objectives and activities

The objective of the Charity is to provide accommodation for poor people who must be over the age of 50 at the date of acceptance.

The main activity of the Charity is the provision and maintenance of twelve almshouses within the parish.

The Trustees have had due regard to guidance published by the Charity Commission on public benefit. Compliance with this guidance is achieved via the Charity's objective and activities.

Achievements and performance

In 2022, we have continued to update the general appearance and have been able to confirm the working order of all things electrical, as well as plumbing. It is felt that we have effectively caught up now with some general maintenance issues which arose during the lockdown period through 2020/21, and all flats are in working order.

The finances of the charity remain in good order. Maintenance contributions of £25,522 were received from the residents.

Financial review

During the year, expenditure exceeded income by £1,293 (2021: income exceeded expenditure £8,210).

The Trustees look to plan up to three years ahead the work they believe needs to be done to keep the properties in good order. All flats have had full electrical testing and are now again fully confirmed as safe. All boilers have also been serviced with one being replaced. In view of the major expenditure during 2022 necessary, following the previous 2 years at least of inactivity, we are comfortable that all flats are now in full working order and the general living experience of the Hospitallers is once again superb. Flat 7 was completely refurbished and decorated following one Hospitaller leaving us in 2022. Flat 10 has also had a new kitchen fitted as it was agreed that the general décor and equipment/cupboards were of a poor standard. It is therefore of no surprise to the Steward that expenditure has exceeded income and, with an increase to Maintenance Contributions of £2 per week agreed, it is envisaged that 2023 should be a more comfortable financial year.

Structure, governance and management

The charity is governed by a Charity Commission scheme dated 2 November 1982.

Trustees are identified from the local community, both within the parish and in adjoining areas, on the basis of their personal career experience. The Trustees have established a Trustee Induction Policy that will be used on the appointment of any new Trustee.

Trustees' meetings are held twice per annum and are the principal forum for establishing management procedures, operational decisions and broader principles. There is an intention to hold the AGM by the end of May every year. Trustees also engage, on a regular basis, with the residents of the Almshouses and this dialogue helps guide the Trustees with their decision-making.

The placing of contracts for routine maintenance up to the value of £500 can be decided upon by the Steward alone and any major works are approved at the six monthly meetings or interim meetings, as appropriate - often decided by email through the Chairman.

The Trustees have examined the major risks which the charity faces and confirm that systems have been established with the objective of minimising those risks.

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT (continued)
31 December 2022**

Trustees' responsibilities statement

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable laws and regulations

The Charities Act 2011 require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

In preparing these financial statements the Trustees are required to:

- (a) select suitable accounting policies and apply them consistently;
- (b) observe the methods and principles in the Charities SORP (FRS102);
- (c) make judgements and estimates that are reasonable and prudent;
- (d) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- (e) prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for taking reasonable steps to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

This report was approved on behalf of the Trustees on and signed on their behalf by

.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF SIR JOHN
POPHAM KNIGHT
ON THE UNAUDITED FINANCIAL STATEMENTS**

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2022 which are set out on pages 5 to 6

Responsibilities and basis of the report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 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 matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records

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.

Mrs M Hutchings
Apsleys Chartered Accountants
21 Bampton Street
Tiverton
Devon
EX16 6AA

Date

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
RECEIPTS AND PAYMENTS ACCOUNT
For the year ended 31 December 2022

	Unrestricted Funds £	Restricted Funds £	2022 Total £	2021 Total £
Receipts				
Maintenance contributions	25,522	-	25,522	26,208
Interest receivable	8	-	8	1
Dividends received	3,737	-	3,737	3,537
	<u>29,267</u>	<u>-</u>	<u>29,267</u>	<u>29,746</u>
Payments				
Water rates	2,721	-	2,721	2,663
Other rates	2,079	-	2,079	1,817
Insurance	1,166	-	1,166	1,102
Alarm system	366	-	366	358
Day to day maintenance	4,966	-	4,966	5,525
Cyclical maintenance	403	-	403	-
Extraordinary repairs	6,592	-	6,592	5,952
Steward's salary	9,051	-	9,051	3,035
Printing, postage and stationery	159	-	159	198
Telephone	132	-	132	144
NAA subscription	-	-	-	438
Accountancy	1,980	-	1,980	-
Payroll	403	-	403	-
Miscellaneous	542	-	542	394
	<u>30,560</u>	<u>-</u>	<u>30,560</u>	<u>21,626</u>
Excess of payments over receipts	<u>(1,293)</u>	<u>-</u>	<u>(1,293)</u>	<u>8,120</u>
Transfers	-	-	-	-
	<u>(1,293)</u>	<u>-</u>	<u>(1,293)</u>	<u>8,120</u>
Bank balance				
at 31 December 2021	<u>41,514</u>	<u>-</u>	<u>41,514</u>	<u>33,394</u>
at 31 December 2022	<u>40,221</u>	<u>-</u>	<u>40,221</u>	<u>41,514</u>

The financial statements were approved on behalf of the Trustees on and signed on their behalf by

.....(Trustee) (Trustee)

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
STATEMENT OF ASSETS AND LIABILITIES
31 December 2022

	2022	2021
	£	£
Fixed assets		
Freehold housing properties at insurance value	1,099,369	1,099,369
Investments at market value	<u>129,767</u>	<u>137,053</u>
	1,229,136	1,236,422
Current assets		
Prepaid insurance and subscription	583	773
Rent arrears	728	-
Cash at bank	<u>40,221</u>	<u>41,514</u>
	41,532	42,287
Total assets	<u><u>1,270,668</u></u>	<u><u>1,278,709</u></u>
Sundry creditors and accruals		
PAYE	400	700
Steward's salary	-	2,800
Water	886	906
Accountancy fees (inc VAT)	<u>1,200</u>	<u>1,800</u>
	<u><u>2,486</u></u>	<u><u>6,206</u></u>

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

England & Wales - Charity number 201003

Accounts

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

Registered Charity No 201003

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2021

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THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
REFERENCE AND ADMINISTRATION DETAILS

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Charity Registration No	201003
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Independent examiner	Mrs M Hutchings Aspen Waite South West 21 Bampton Street Tiverton Devon, EX16 6AA

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT
31 December 2021**

The Trustees present their report and the financial statements for the year ended 31 December 2021

Objectives and activities

The objective of the Charity is to provide accommodation for poor people who must be over the age of 50 at the date of acceptance.

The main activity of the Charity is the provision and maintenance of twelve almshouses within the parish.

The Trustees have had due regard to guidance published by the Charity Commission on public benefit. Compliance with this guidance is achieved via the Charity's objective and activities.

Achievements and performance

In 2021, all hallways have been redecorated to enhance the quality of the accommodation and overall experience of the hospitallers.

The finances of the charity remain in good order. Maintenance contributions of £26,208 were received from the residents.

Financial review

During the year, income exceeded expenditure by £8,210.

The Trustees look to plan up to three years ahead the work they believe needs to be done to keep the properties in good order. The boilers have all been replaced over the past two years and are serviced annually. One kitchen will be replaced in the next 3 months, a kitchen which is looking somewhat tired. The outside walls have been redecorated over the past 5 years, to a high standard. It is intended that each bathroom will be further modernised over the next 12 months with "Xepelairs" fitted to ensure no condensation.

Structure, governance and management

The charity is governed by a Charity Commission scheme dated 2 November 1982.

Trustees are identified from the local community, both within the parish and in adjoining areas, on the basis of their personal career experience. The Trustees have established a Trustee Induction Policy that will be used on the appointment of any new Trustee.

Trustees' meetings are held twice per annum and are the principal forum for establishing management procedures, operational decisions and broader principles. There is an intention to hold the AGM by the end of May every year. Trustees also engage, on a regular basis, with the residents of the Almshouses and this dialogue helps guide the Trustees with their decision-making.

The placing of contracts for routine maintenance up to the value of £500 can be decided upon by the Steward alone and any major works are approved at the six monthly meetings or interim meetings, as appropriate - often decided by email through the Chairman.

The Trustees have examined the major risks which the charity faces and confirm that systems have been established with the objective of minimising those risks.

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT (continued)
31 December 2021**

Trustees' responsibilities statement

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- (c) make judgements and estimates that are reasonable and prudent;
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This report was approved on behalf of the Trustees on and signed on their behalf by

.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF SIR JOHN
POPHAM KNIGHT
ON THE UNAUDITED FINANCIAL STATEMENTS**

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2021 which are set out on pages 5 to 6

Responsibilities and basis of the report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

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2. the accounts do not accord with those records

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.

Mrs M Hutchings
Aspen Waite South West
Chartered Accountants
21 Bampton Street
Tiverton
Devon
EX16 6AA

Date

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
STATEMENT OF ASSETS AND LIABILITES
31 December 2021

	2021
	£
Fixed assets	
Freehold housing properties at insurance value	1,099,369
Investments at market value	<u>137,053</u>
	1,236,422
Current assets	
Prepaid insurance and subscription	773
Cash at bank	<u>41,514</u>
	42,287
Total assets	<u><u>1,278,709</u></u>
Sundry creditors and accruals	
PAYE	700
Steward's salary	2,800
Water	906
Accountancy fees (inc VAT)	<u>1,800</u>
	<u><u>6,206</u></u>

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

England & Wales - Charity number 201003

Accounts

HOSPITAL OF SIR JOHN POPHAM

TRUSTEES ANNUAL REPORT FOR YEAR ENDING 31ST DECEMBER 2020

The charity continued to provide unfurnished accommodation to 12 single persons over 55 years of age – five women and seven men.

Because of the Covid-19 pandemic it was decided not to hold any meetings of the governors and not to hold a Christmas lunch for the residents. Instead of providing lunch it was agreed to give residents the cash sum of £15 each.

During the year total general fund income amounted to £29,323.16 and expenditure to £19,129.47, producing a surplus of £10,193.69 and assets of £74,337.07