

**AUGUSTA NONA HUNT for ALMSHOUSES**  
**Known as ST. MARY'S HOMES**  
**(Registered Charity No. 206075)**

**ANNUAL REPORT AND ACCOUNTS**

**Year Ended 31<sup>st</sup> December 2024**

# **ST. MARY'S HOMES, GODSTONE**

## **TRUSTEES REPORT**

The Trustees present their annual report and the financial statements for Augusta Nona Hunt for Almshouses, known as St Mary's Homes Godstone for the year ended 31 December 2024. The financial statements have been prepared in accordance the accounting policies and comply with the Charities Act 2011 and the Charities Statement of Recommended Practice (second addition) and Financial Reporting Standard FRS 102.

## **TRUSTEES**

Rev Peter O'Connell (ex officio) Chairman  
Graham Millar (resigned 22<sup>nd</sup> February 2024)  
Joanna Gregory  
Nicholas Barker  
Katharine Christmas  
Louise Case  
Jonathan Oaks (resigned 26<sup>th</sup> of September 2024)  
Michael Conneely (appointed 22<sup>nd</sup> of February 2024)

## **ADDRESS**

St. Mary's Homes  
Church Lane  
Godstone  
Surrey RH9 8BW

## **HISTORY**

St. Mary's Homes were founded in 1872 in the quiet and pleasant Church Town area of Godstone. They were designed by Sir George Gilbert Scott and comprise eight residential units and a small chapel. Each of the units consists of at least a sitting room, bedroom, bathroom and kitchen. The buildings are arranged around three sides of a courtyard in the centre of which stands an old well.

The Homes were founded through the sole generosity of Mrs. Augusta Nona Hunt who moved to Wonham House in the parish of Godstone with her infant daughter, Mabel Fanny, having been suddenly widowed at a young age. Contemporaries record the personality and piety of the young widow and describe her as being "of a singularly lovable nature, devoted to everything that is pure and beautiful and given to good works".

Tragically Mabel Fanny died on 27<sup>th</sup> June 1872 shortly after her eighteenth birthday and Mrs. Hunt resolved later that year to commemorate her daughter by establishing St. Mary's Homes.

Over the years accommodation has been provided for many local people in need. It was not originally necessary for the residents to contribute to the running of the Homes

but, due to increased maintenance costs and in particular, the rising price of fuel and other public utilities, the residents have been required to make weekly contributions since 1971. When they were built the standard of the Homes was basic but considered acceptable for the times. In order to keep up with the rising standards expected from this type of accommodation successive generations of trustees have carried out improvements to enhance the comfort and amenities of the accommodation.

### **Structure, Governance and Management**

After Mrs. Hunt's death in 1878, the Homes were maintained by her family until 1901 when their administration was taken over by Trustees appointed from the parish of Godstone under a Deed Poll dated 4<sup>th</sup> January 1901. This states that the Homes should be used to accommodate people in financial need who are "aged or infirm persons of good character", preference being given to those applicants residing in the parish of Godstone or having some longstanding connection with it.

The Homes are a Registered Charity (no. 206075), a member of The National Association of Almshouses and English Heritage.

The Homes have also historically been known as Augusta Nona Hunt for Almshouses. The chairman of Trustees is designated to be the Rector for the Parish of Godstone and both the Rector and the churchwarden(s) of the Parish are appointed ex-officio. Other new trustees are appointed at the discretion of the current trustees. The trustees recognise the need for the appropriate induction of new trustees and the training of existing trustees.

The organisational structure of the charity is that the trustees are responsible for running of the Homes on a volunteer basis. There are no employees. The trustees meet at least twice a year to approve the budget, set maintenance contributions and approve the financial accounts.

The trustees review the risks to which the charity is exposed and seeks to mitigate those risks. The trustees commissioned a Fire Risk Assessment in September 2022 and are currently implementing the recommendations set out in the report.

It is considered that the primary economic risk facing the Homes is the likelihood that due to the limited size and current layout of some of the flats that in the future it will be difficult to find suitable residents who will regard the Homes as an attractive place to reside. This would have a profound impact on the viability of the Homes.

### **Objectives and activities**

In accordance with the spirit of the founding documents, the objects of the charity are to provide accommodation to single persons or couples, who are either aged or infirmed, in financial need and who are able to look after themselves. Wherever possible preference will be given to applicants who have a connection with Godstone and its environs.

## **Achievement and Performance**

The Homes have been fully occupied for whole year.

Work has been progressed on the improvement plans developed following the Fire Risk Assessment. The remaining work will be planned to coordinate with the updated heating system.

In May 2024 the Valuation Office Agency revaluated the equivalent fair rents of the homes. The results were as follows;

Flats 1 and 2	£155 per week
Flats 3,4,5,6	£145 per week
Flat 8	£195 per week
Flat 9	£235 per week

The contributions currently paid by residents remain below this level.

## **Financial Review**

The Homes's receives income from beneficiaries' weekly maintenance contributions interest and dividends arising from the investment portfolios and cash balances and donations and legacies.

The financial position of the Homes as at 31 December 2024 was satisfactory with a surplus in the general fund of £12,554, after transfers to reserves and before revaluation of the investment assets, as shown in the accounts. The costs of energy is a significant running costs of the homes. As utilities are included in the resident's weekly maintenance contribution there is little incentive for residents to mindful of their heating usage and the heating and electricity costs are very high for the size of flats.

### Reserves policy

The investment assets held by the charity comprise the Endowment Fund and the General Fund together with two Reserve Funds which have been built up and authorised at rates approved by the Almshouse Association and the Charity Commission. These reserve funds comprise an Extraordinary Repair Fund ("ERF") and a Cyclical Maintenance Fund ("CMF"). Although the fully authorised amount capable of transfer to the ERF has always been achieved, this has not always been possible for the CMF due to limited resources. It is the policy of the Trustees to maximise available reserves commensurate with, firstly, likely future maintenance requirements and, secondly, keeping residents' weekly contributions at an acceptable level.

### Investment policy

The investment policy adopted by the trustees is to seek to secure a balance between maximising income to supplement residents' weekly contributions whilst maintaining and enhancing capital values to keep pace with inflation and the likely future costs of ensuring the objects of the charity are achievable and sustainable in the future.



Rathbone Investment Management Ltd manage the Homes investment portfolio on behalf of the trustees.

The investments are summarised in the accounts and shown at the market value at 31<sup>st</sup> December 2024.

### **Plans for the Future**

The Trustees are aware of the need for continual improvement to the standard of accommodation in order to maintain a high occupancy level thereby ensuring the viability of the Homes. The trustees are exploring heating options that will enable each flat to be heated separately enabling beneficiaries will become responsible for paying for the heat they use. The trustees are also investigating possible improvements to the insulation of the flats.

The trustee report was approved by the trustees by the charity on 28<sup>th</sup> of February and signed on its behalf by:



Chairman



Section A

Independent Examiner's Report

Report to the trustees/  
members of

Augusta Nona Hunt for Almhouses

On accounts for the year  
ended

31 December 2024

Charity no  
(if any)

206075

Set out on pages

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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

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:

18/3/2026

Name:

Barbara Patricia Kite

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

Fellow Chartered Accountant and Business Finance Professional - Institute of Chartered Accountants in England and Wales  
Chartered Tax Adviser - Institute of Taxation

Address:

4 The Waldrons, Oxted, Surrey. RH8 9DY

**BALANCE SHEET AS AT 31 DECEMBER 2024**

	Notes	2024 £	2023 £
<b>Fixed Assets - Endowment</b>			
Investments at Market Value	9	221,091	215,126
Cash at Bank and with Brokers		<u>2,813</u>	<u>4,346</u>
		223,904	219,472
<b>Current Assets</b>			
Investments at market value		398,647	379,743
Debtors and Prepayments		1,500	1,500
Cash at Bank and Brokers		<u>88,554</u>	<u>66,279</u>
		488,701	447,522
<b>Current Liabilities</b>			
mounts falling due within one year		3,115	11,664
<b>Net Current Assets</b>	10	485,586	435,857
<b>Total Net Assets</b>		<u>709,490</u>	<u>655,329</u>
<b>Funds represented by</b>			
<b>Restricted Funds</b>			
Endowment Fund		223,904	219,472
<b>Unrestricted Funds</b>			
Emergency Repair Fund		132,118	120,380
Cyclical Maintenance Fund		241,061	218,853
General Fund – Lloyds/			
General Fund - broker		<u>112,407</u>	<u>96,624</u>
		485,586	435,857
		<u>709,490</u>	<u>655,329</u>

**Statement of Financial Activities to 31 December 2024**

	General Fund (Unrestricted)	Cyclical Maintenance Fund (Unrestricted)	Extraordinary Repair Fund (unrestricted)	Endowment Fund (Restricted)	Total 2024	Total 2023
<b>Income</b>						
Residents Contributions	60,340				60,340	53,695
Donations and Legacies	60				60	124
Bank Interest	594				594	
Dividend Income	5,652	5,737	2,492		13,880	11,402
<b>Total Income</b>	<b>66,645</b>	<b>5,737</b>	<b>2,492</b>		<b>74,874</b>	<b>65,221</b>
<b>Expenditure</b>						
Electricity	3,642				3,642	8,759
Gas	15,007				15,007	10,016
Water Rates	1,556				1,556	1,306
Insurance	3,027				3,027	2,729
Flat Renovations	820				820	6,725
General Maintenance	9,145				9,145	9,978
Security Systems	773				773	671
Investment Management	276	1,080	555	1,069	2,979	2,160
Garden	1,255				1,255	1,700
Responsible Persons	1,127				1,127	780
Sundries	633				633	1,203
<b>Total Expenditure</b>	<b>37,261</b>	<b>1,080</b>	<b>555</b>	<b>1,069</b>	<b>39,965</b>	<b>46,027</b>
<b>Net Income</b>	<b>29,384</b>	<b>4,657</b>	<b>1,937</b>	<b>(1,069)</b>	<b>34,909</b>	<b>19,194</b>
<b>Movement b/w Funds</b>	<b>(16,830)</b>	<b>10,638</b>	<b>6,192</b>			
<b>Adjusted Net Income</b>	<b>12,554</b>	<b>15,295</b>	<b>8,129</b>	<b>(1,069)</b>	<b>34,909</b>	<b>19,194</b>
<b>Gains and loss on Investments</b>	<b>3,229</b>	<b>6,913</b>	<b>3,609</b>	<b>5,501</b>	<b>19,252</b>	<b>29,032</b>
<b>Net movement in funds</b>	<b>15,783</b>	<b>22,208</b>	<b>11,738</b>	<b>4,432</b>	<b>54,161</b>	<b>48,226</b>
<b>Fund Balances brought forward</b>	<b>96,624</b>	<b>218,853</b>	<b>120,380</b>	<b>219,472</b>	<b>655,329</b>	<b>607,103</b>
<b>Fund Balances carried forward</b>	<b>112,407</b>	<b>241,061</b>	<b>132,118</b>	<b>223,904</b>	<b>709,490</b>	<b>655,329</b>



## Notes to Accounts

### 1. Accounting policies:

- These accounts have been prepared) in accordance with the Accounting and reporting by Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).
2. The land and listed buildings comprising St. Mary's Homes are inalienable and historic freehold tangible fixed assets which are not included in the accounts contrary to SORP 2005 para 253. These assets were gifted to the original Trustees over 100 years ago and the Trustees do not believe that a current value placed upon them is necessary for a proper appreciation of these accounts. They are valued for insurance purposes at £3,310,502.
- The title to the Homes remains unregistered at the Land Registry. On 12 June 1956 the Homes and accompanying land were vested in the Official Custodian for Charities. This Order together with the original Deed of Gift (Deed Poll) of 1901 are held on behalf of the trustees by Dollman & Pritchard.
3. None of the investments are irredeemable and were valued by Rathbones as at 31 December 2024. Investment gains and losses comprise actual acquisitions and disposals and any increase or decrease in value since 31 December 2023.
4. Investments are held by the nominee company of Rathbone Investment Management Ltd for the benefit of the Homes.
5. The Homes have no employees.
6. During the period reimbursed expenses incurred by the trustees, the officers of the charity and the independent examiner did not exceed £200. This figure does not include direct costs attributable to the Homes but disbursed by the trustees or officers personally in the first instance.
7. Provisions for the Extraordinary Repair Fund and the Cyclical Maintenance Fund are in accordance with the recommended scale laid down by the Charity Commissioners and the Alms House Association.
8. There are no loans outstanding.

9. Fixed assets comprise endowed investment funds which arise from generous bequests received in the past as follows;

Augusta Nona Hunt Bequest  
Robert and Marie Lindley Fund  
Parker Smith Fund  
Mary Stubbings Gift  
Brazilier Gift  
Robert Goodwin Steer Memorial Fund  
Miss Lindley Bequest

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10. Current assets comprise general unrestricted funds of the Homes together with the Extraordinary Repair Fund ("ERF") and the Cyclical Maintenance Fund ("CMF"). The Extraordinary Repair Fund is used for exceptional repairs and refurbishments and building works. The Cyclical Maintenance Fund is reserved where possible for repairs and renovations of a recurring and cyclical nature.

#### 11. Going Concern

The trustees consider that there are not material uncertainties about the charity's abilities to continue as a going concern.