

**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 2025**

**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 2025. The financial statements have been prepared in accordance with 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  
Joanna Gregory  
Nicholas Barker  
Katharine Christmas  
Louise Case  
Michael Conneely  
Liz McGhee (appointed 27th of March 2025)

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 continuing to implement 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 a themselves. Wherever possible preference will be given to applicants who have a connection with Godstone and its environs.

### **Achievement and Performance**

The Homes had a number of vacancies during the year resulting in a reduction income for the trust. The vacancies did enable a refurbishments to the vacant flats. Flat 3 was repainted and recarpeted, Flat 8 was repainted, recarpeted and had a new shower unit installed and Flat 1 had a new toilet installed and the shower room repainted.

Work has been progressed on the improvement plans developed following the Fire Risk Assessment, including updating the fire alarm system and improving the lighting system. The work on improving the fire resilience to the doors will progress in 2026. The remaining work will be planned to coordinate with the updates to the heating system.

## **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 Homes realised a surplus on the general fund of £13,240 before the planned budgeted transfers to the Cyclical Maintenance Fund and the Extraordinary Repair Fund. This result is significantly less than budgeted for because the vacancies arising during the year and therefore no transfers will be made to the Cyclical Maintenance Fund or the Extraordinary Repair Fund.

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 until this year, 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 2025.



### **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 options that will enable each flat to be heated separately enabling beneficiaries will become directly responsible for paying for the heat they use. The trustees are also investigating possible improvements to the insulation of the flats including insulation and secondary glazing.

The trustee report was approved by the trustees by the charity on 25<sup>th</sup> of March and signed on its behalf by:

Bu Chairman

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
ST. MARY'S HOMES**

I report on the accounts of the Homes for the year ended 31 December 2025 set out on pages 7 to 10 of the report.

**Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the Charities Act 2011.

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Charities Act 2011 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 Charities Act 2011..

**Independent examiner's statement**

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

- the accounts were not kept in accordance with Section 130 of the Act; or
- the accounts did not accord with the accounting record; or
- the accounts did not comply with the applicable requirements concerning the form and content of the Charities (Accounts and Reports) Regulation 2008 other than any requirements that the accounts give a 'true and fair' view which is not a matter considered as part of the independent examination.

I have no concerns and have come across no other matter in connection with the examination to which attention needs to be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed *Janet McKinnon* Date *13 April 2026*

Janet McKinnon

**Statement of Financial Activities to 31 December 2025**

	General Fund (Unrestricted)	Cyclical Maintenance Fund (Unrestricted)	Extraordinary Repair Fund (unrestricted)	Endowment Fund (Restricted)	Total 2025	Total 2024
<b>Income</b>						
Residents Contributions	53,539				53,539	60,340
Donations and Legacies	238				238	60
Bank Interest	594				594	594
Dividend Income	4,986	3,446	1,783		10,215	13,880
<b>Total Income</b>	<b>59,357</b>	<b>3,446</b>	<b>1,783</b>		<b>64,586</b>	<b>74,874</b>
<b>Expenditure</b>						
Electricity	3,929				3,929	3,642
Gas	13,341				13,341	15,007
Water Rates	1,217				1,217	1,556
Insurance	3,126				3,126	3,027
Flat Renovations	7,873				7,873	820
General Maintenance	9,376				9,376	9,145
Security Systems	1,684				1,684	773
Investment Management	288	1,120	576	1,083	3,066	2,979
Garden	490				490	1,255
Responsible Persons	1,235				1,235	1,127
Sundries	3,558				3,558	633
<b>Total Expenditure</b>	<b>46,117</b>	<b>1,120</b>	<b>576</b>	<b>1,083</b>	<b>48,896</b>	<b>39,964</b>
<b>Net Income</b>	<b>13,240</b>	<b>2,326</b>	<b>1,207</b>	<b>(1,083)</b>	<b>15,690</b>	<b>34,910</b>
<b>Movement b/w Funds</b>						
Adjusted Net Income	13,240	2,326	1,207	(1,083)	15,690	34,910
Gains and loss on investments	4,389	16,980	8,502	16,808	46,679	19,251
Net movement in funds	17,629	19,306	9,709	15,725	62,369	54,161
Fund Balances brought forward	112,407	241,061	132,118	223,904	709,490	655,329
Fund Balances carried forward	130,036	260,367	141,827	239,629	771,859	709,490



**BALANCE SHEET AS AT 31 DECEMBER 2025**

	Notes	2025 £	2024 £
<b>Fixed Assets - Endowment</b>			
Investments at Market Value	2	239,258	221,091
Cash at Bank and with Brokers		<u>371</u>	<u>2,813</u>
		239,629	223,904
<b>Current Assets</b>			
Investments at market value		432,455	398,647
Debtors and Prepayments		1,846	1,500
floyds		94,765	
Cash at bank and at brokers		<u>9,088</u>	<u>88,554</u>
		538,154	488,701
<b>Current Liabilities</b>			
Amounts falling due within one year		5,923	3,115
<b>Net Current Assets</b>	3	<u>532,231</u>	<u>485,586</u>
<b>Total Net Assets</b>		<u>771,860</u>	<u>709,490</u>
<b>Funds represented by</b>			
<b>Restricted Funds</b>			
Endowment Fund		239,629	223,904
<b>Unrestricted Funds</b>			
Emergency Repair Fund		141,827	132,118
Cyclical Maintenance Fund		260,367	241,061
General Fund		<u>130,036</u>	<u>112,407</u>
		532,230	485,586
		<u>771,859</u>	<u>709,490</u>

## 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. Fixed Assets

2.1 The land and listed buildings comprising St. Mary's Homes are inalienable and historic freehold 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 £4,117,257.

2.2 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.

2.3 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  
Brazier Gift  
Robert Goodwin Steer Memorial Fund  
Miss Lindley Bequest

2.4 None of the investments are irredeemable and were valued by Rathbones as at 31 December 2025. Investment gains and losses comprise actual acquisitions and disposals and any increase or decrease in value since 31 December 2024.

2.5 Investments are held by the nominee company of Rathbone Management Ltd for the benefit of the Homes.

### **3. Current Assets**

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

### **4. Profit and Loss**

4.1 The Homes have no employees.

4.2. During the period reimbursed expenses incurred by the trustees, the officers of 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.

4.3 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 Almshouse Association and only transferred to the funds if there is sufficient profit in the General Fund.

### **5. Going Concern**

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