

THE ST MARY'S HOSPITAL CHARITIES

England & Wales - Charity number 208512

Details

Other names HORSHAM, ST MARYS HOUSE

Status Registered

Legal form Other

Registered 1962-09-22

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

Contact

Address Hospital Charities-St Mary
The Parish Office
The Church Centre
Causeway
Horsham
RH12 1HE

Phone 01403253762

Email treasurer.almshouses@horshamstmarys.org.uk

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS.

Activities: Housing for needy - provided for 10 persons of either sex - normally of pensionable age who do not have the financial resources to purchase their own home.

Classification

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

Geography

- **Area of benefit:** ANCIENT PARISH OF HORSHAM
- West Sussex

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£55,948	£33,126	-	-
2023-12-31	£50,722	£27,923	-	-
2022-12-31	£44,488	£40,070	-	-
2021-12-31	£43,947	£43,163	-	-
2020-12-31	£41,195	£54,971	-	-

Trustees

Name	Role	Appointed
Catherine Mary Hatton		2021-05-10
Morag Davies		2018-11-25
Peter John Fruin		2021-05-10
Rev Lisa Helen Barnett		2020-11-23
STEPHEN ARDEN BENSON		2014-04-30
Susan Ann Keegan		2025-02-10

Linked charities

- ST MARY'S HOSPITAL CHARITY (208512-1)
- SUSAN ELLEN MILLER (208512-10)
- VINALL BEQUEST (208512-2)
- ROBERT WOODRUFFE CROWHURST ENDOWMENT (208512-3)
- LEA GIFT (208512-4)
- STANFORD BEQUEST OF FIVE HUNDRED POUNDS (208512-5)
- STANFORD BEQUEST OF RESIDUARY ESTATE (208512-6)
- MINNIE CONSTANCE EVERSFIELD (208512-7)
- HENRY TANNER (208512-8)
- OLIVER ALFRED STANFORD (208512-9)

THE ST MARY'S HOSPITAL CHARITIES

England & Wales - Charity number 208512

Accounts

Registered Charity Number: 208512

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

The Trustees' Annual Report and
Unaudited Receipts and Payments Account
For the year ended 31st December 2024

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

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The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Legal and Administration Details
for the year ended 31 December 2024

Registered Charity Number	208512
The Corresponding Member	Mrs Janet Palmart
The Principal Address	Church Office Church Centre Causeway Horsham RH12 1HE Telephone: 01403 253762 Email: almshouses@horshamstmarys.org.uk
The Trustees : - four for the time being and by virtue of their office and one co-opted	
Revd. Canon Lisa Barnett	Rector of the Parish of Horsham
Mrs Morag Davies	Churchwarden of the Parish of Horsham
Mrs Catherine Hatton	Churchwarden of the Parish of Horsham
Mr Peter Fruin	Churchwarden of the Parish of Horsham
Mr Stephen Benson	Co-opted
The Hon. Treasurers	Mr Clive Palmart, Mrs Janet Palmart
The Hon. Secretary to the Trustees	Mr Michael Miles
The Warden of St. Mary's House	Ms Joanne Kinsley-Smith
Bankers	National Westminster Bank PLC 47 The Carfax Horsham West Sussex
Insurers	Grout Insurance Brokers (RSA underwritten)
Independent Examiner	Mr Mark Thompson (Kestrel Accounting)

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Report of the Trustees for the year ended 31 December 2024

The Trustees have pleasure in submitting their annual report together with the unaudited accounts of the charity for the year ended 31 December 2024.

Administration Details Constitution

The charity is set up under a Trust Deed which sets out the objectives and purposes of the charity.

Structure, Governance and Management

The Trust Deed was adopted on 6th March 1908 as amended 26th June 1953, Charities Commissioners Order sanction of 13th December 1990 and further amendment January 2005.

St. Mary's House is managed by the Trustees, which comprises the Rector of the Parish of Horsham, the Churchwardens of St. Mary's Church, Horsham. and one co-opted Trustee. The Trustees meet at least four times in each year and deal with the administration of the charity overseeing financial accountability, risk management and any other administrative business of St. Mary's House. The operational management of the organisation is undertaken by the Trustees and volunteers.

Objectives and Activities

The purpose of the Charity is the provision and maintenance of accommodation for approximately 10 persons, normally of pensionable age, who do not have the financial resources to purchase their own accommodation. The Charity aims to provide a caring and supportive Christian community for its elderly residents.

The only employee of the Charity is the Warden of St Mary's House.

The bulk of the accommodation is as units comprising sitting room, bedroom, bathroom/toilet and kitchen. There is one two-bedroom unit. The units are split between two houses, east and west.

Activities during the year

Shower installation in Flat 5

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Report of the Trustees - continued for the year ended 31 December 2024

Public Benefit Statements

The Trustees have had regard to the Charity Commission's guidance on their legal duty on public benefit and are satisfied that the Charity delivers public benefit; due regard is paid to the guidance on public benefit when deciding what new projects the charity should undertake.

Investments

A routine maintenance fund is in existence. It is the Trustees' general policy, wherever possible, to pay for all maintenance and repairs from income. When the decision is taken to transfer monies to the Reserve the Trustees always take full account of the general financial position of the Almshouse as well as what they see as the medium-term needs (i.e. up to four years ahead)

All investments are currently held with:

The Central Board of Finance of the Church of England and

The M&G Charity Multi Asset Fund

Other Assets

The Land and Building Asset (based on replacement insurance valuations at 2024)

£2,848,000

Liabilities

There are no liabilities

Trustees

No remuneration was paid to the Trustees during the year (2023 £ nil).

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Report of the Trustees - continued for the year ended 31 December 2024

Statement of the Trustees' Responsibilities

The Charities Act 2011 requires the Trustees to keep proper books of account with respect to the affairs of the charity, and to prepare statements of unaudited accounts for each accounting year consisting of a Receipts and Payments account together with notes to the accounts. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing these accounts, the Trustees are expected to:

- Select suitable accounting policies and then apply them consistently;
Make judgements and estimates that are reasonable and prudent;
- Follow the recommendations of the Charity Commission and of the accounting profession with regard to the form and content of the unaudited accounts and to disclose and explain any departures there from;
- Prepare the unaudited accounts on a going concern basis unless it is inappropriate to presume that the charity will be able to meet its objectives; and
- Consider the Charity Commission's guidance on public benefit.

Declaration

The Trustees have approved the Trustees' Report and signed on behalf of the Trustees.

Signature *Stephen Benson*

PositionTrustee.....

Date 16th June 2025

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Independent Examiner's Report to the Trustees for the year ended 31 December 2024

I report to the Trustees on my examination of the accounts of The St. Mary's Charities (also known as St. Mary's Hospital Charities) for the year ended 31 December 2024.

Responsibilities and basis of report

As the Trustees of the Charity, 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 Charity's accounts carried out under Section 145 of the 2011 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.

My work has been undertaken so that I might state to the Group's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the group and the Group's Trustees, as a body, for my work or for this report.

Independent Examiner's Statement

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

1. Accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
2. The accounts do not accord with those records
3. The financial statements do 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 this report in order to enable a proper understanding of the accounts to be reached.

Signed ...*MD Thompson*... Kestrel Accounting, Institute of Financial Accountants

Date 18th June 2025

Address 3 Brown Twins Road, Hurstpierpoint, West Sussex, BN6 9XT

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2024

RECEIPTS AND PAYMENTS ACCOUNT

GENERAL FUNDS	Note	Unrestricted Funds £	Endowment Funds £	TOTAL 2024 £	TOTAL 2023 £
Income Receipts					
Weekly Maintenance Charge:					
Rent		42,310	-	42,310	39,948
Heating		8,244	-	8,244	7,241
Total:		50,554	-	50,554	47,189
Income from Investments					
Dividends	1	82	253	335	314
CBF Deposit Interest	2	3,930	-	3,930	2,015
Bank Interest		622	-	622	321
Other receipts					
Miscellaneous - Guest Rent		710	-	710	670
Miscellaneous - Donations from Residents		-	-	0	400
Miscellaneous - Other Income		50	-	50	50
TOTAL RECEIPTS:		55,948	253	56,201	50,959
Direct Charitable Expenditure					
Projects	3	980	-	980	-
Other payments:					
Water Rates		2,565	-	2,565	2,088
Electricity - net	4	1,906	-	1,906	1,427
Telephone		160	-	160	160
Insurance		1,865	-	1,865	1,870
Repairs, Maintenance etc	5	9,585	-	9,585	7,768
Cleaning		1,674	-	1,674	1,816
Gas		4,584	-	4,584	4,641
Warden		6,744	-	6,744	5,375
Miscellaneous and office expenses		217	-	217	170
NAA Subscription		500	-	500	400
Alarm System		2,346	-	2,346	2,208
TOTAL PAYMENTS :		33,126	-	33,126	27,923
Excess (deficit) of receipts over payments		22,822	253	23,075	23,036
Transfers between funds		253	(253)	-	-
		23,075	-	23,075	23,036
Bank and Investment Balances at 1 January 2024		108,578	29,787	138,365	113,790
Net Gain / (loss) on investments		61	2,127	2,188	1,539
Bank and Investment Balances at 31 December 2024		£ 131,714	£ 31,914	£ 163,628	£ 138,365

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2024

Statement of Assets and Liabilities

	Unrestricted Funds £	Endowment Funds £	Total 2024 £	Total 2023 £
Cash Funds				
Bank Current Account	50	-	50	50
Bank Reserve Account	21,589	-	21,589	32,536
Petty Cash	223	-	223	131
Investment Assets				
CBF Deposit - Routine maintenance fund	107,970	-	107,970	74,040
M&G Charity Multi Asset Units - Accumulation Units				
ERF	-	6,758	6,758	6,256
Robert Woodruff Crowhurst 160 Units	-	19,371	19,371	17,933
M&G Charity Multi Asset Units - Income Units				
Eversfield Bequest	-	223	223	215
Lea Bequest	-	1,214	1,214	1,175
Tanner Charity	-	496	496	480
Susan Ellen Miller	-	1,025	1,025	992
Robert Woodruff Crowhurst	-	2,827	2,827	2,736
General Fund	1,882	-	1,882	1,821
TOTAL	£ 131,714	£ 31,914	£ 163,628	£ 138,365

Movements of cash during the year

	Bank accounts and petty cash £	CBF Deposit accounts £	M&G Charity Multi Asset Units £	Total 2024 £
Balance as at 1 January 2024	32,717	74,040	31,608	138,365
Total receipts	52,271	3,930	-	56,201
Total payments	(33,126)	-	-	(33,126)
Transfers between assets	(30,000)	30,000	-	-
Net Gain / (loss) on investments	-	-	2,188	2,188
Balance as at 31 December 2024	£ 21,862	£ 107,970	£ 33,796	£ 163,628

Signed on behalf of the Trustees.

Signature

Janet Palmart

Position

Treasurer, The St. Mary's Hospital Charities

Date

16th June 2025

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2024

Notes to the Accounts

Note	Unrestricted Funds 2024 £	Endowment Funds 2024 £	TOTAL 2024 £	TOTAL 2023 £
1 Income from Investments - Dividends				
Eversfield Bequest	-	10	10	9
Lea Bequest	-	53	53	50
Tanner Bequest	-	22	22	20
Susan Ellen Miller	-	45	45	42
Robert Woodruffe Crowhurst	-	123	123	116
General Fund	82	-	82	77
Total	£82	£253	£335	£314
2 CBF Deposit Interest				
St Mary's Hospital Charity	3,930	-	3,930	2,015
Total	£3,930	£0	£3,930	£2,015
3 Direct Charitable Expenditure on Projects			2024	2023
			£	£
New shower Flat 5			740	-
Contribution to gazebo			240	-
Total			£980	£0
4 Electricity expenses are shown net of residents contributions				
Gross expenditure £4,009 less receipts from resident £2,103 (2023: £3,344 - £1,917)				
5 Repairs and maintenance			2024	2023
			£	£
New washing machine			-	499
General repairs			2,456	453
Gardening expenses			1,830	1,326
Boiler servicing and repairs			1,422	2,393
Electrics, PAT testing			1,098	1,062
Fire Alarm servicing			811	1,185
Premises manager			1,000	-
Plumbing repairs			667	502
Decoration to flats			111	-
Lift servicing			140	135
Other			50	213
Total			£9,585	£7,768

THE ST MARY'S HOSPITAL CHARITIES

England & Wales - Charity number 208512

Accounts

Registered Charity Number: 208512

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

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The Trustees' Annual Report and
Unaudited Receipts and Payments Account
For the year ended 31st December 2023

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

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(also known as St. Mary's Hospital Charities)

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for the year ended 31 December 2023

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Mrs Morag Davies	Churchwarden of the Parish of Horsham
Mrs Catherine Hatton	Churchwarden of the Parish of Horsham
Mr Peter Fruin	Churchwarden of the Parish of Horsham
Mr Stephen Benson	Co-opted
The Hon. Treasurers	Mr Clive Palmart, Mrs Janet Palmart
The Hon. Secretary to the Trustees	Mr Michael Miles
The Warden of St. Mary's House	Ms Joanne Kinsley-Smith
Bankers	National Westminster Bank PLC 47 The Carfax Horsham West Sussex
Insurers	Grout Insurance Brokers (RSA underwritten)
Independent Examiner	Mr Mark Thompson (Kestrel Accounting)

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Report of the Trustees for the year ended 31 December 2023

The Trustees have pleasure in submitting their annual report together with the unaudited accounts of the charity for the year ended 31 December 2023

Administration Details Constitution

The charity is set up under a Trust Deed which sets out the objectives and purposes of the charity.

Structure, Governance and Management

The Trust Deed was adopted on 6th March 1908 as amended 26th June 1953, Charities Commissioners Order sanction of 13th December 1990 and further amendment January 2005.

St. Mary's House is managed by the Trustees, which comprises the Rector of the Parish of Horsham, the Churchwardens of St. Mary's Church, Horsham. and one co-opted Trustee. The Trustees meet at least four times in each year and deal with the administration of the charity overseeing financial accountability, risk management and any other administrative business of St. Mary's House. The operational management of the organisation is undertaken by the Trustees and volunteers.

Objectives and Activities

The purpose of the Charity is the provision and maintenance of accommodation for approximately 10 persons, normally of pensionable age, who do not have the financial resources to purchase their own accommodation. The Charity aims to provide a caring and supportive Christian community for its elderly residents.

The only employee of the Charity is the Warden of St Mary's House.

The bulk of the accommodation is as units comprising sitting room, bedroom, bathroom/toilet and kitchen. There is one two-bedroom unit. The units are split between two houses, east and west.

Activities during the year

There were no major activities during the year (2022: expenditure was £13,574)

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Report of the Trustees - continued for the year ended 31 December 2023

Public Benefit Statements

The Trustees have had regard to the Charity Commission's guidance on their legal duty on public benefit and are satisfied that that the Charity delivers public benefit; due regard is paid to the guidance on public benefit when deciding what new projects the charity should undertake.

Investments

A routine maintenance fund is in existence. It is the Trustees' general policy, wherever possible, to pay for all maintenance and repairs from income. When the decision is taken to transfer monies to the Reserve the Trustees always take full account of the general financial position of the Almshouse as well as what they see as the medium-term needs (i.e. up to four years ahead)

All investments are currently held with:

The Central Board of Finance of the Church of England and

The M&G Charity Multi Asset Fund

Other Assets

The Land and Building Asset (based on replacement insurance valuations at February 2023)

£2.848M

Liabilities

There were no liabilities (2022: £nil)

Trustees

No remuneration was paid to the Trustees during the year (2022: £ nil).

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Report of the Trustees - continued for the year ended 31 December 2023

Statement of the Trustees' Responsibilities

The Charities Act 2011 requires the Trustees to keep proper books of account with respect to the affairs of the charity, and to prepare statements of unaudited accounts for each accounting year consisting of a Receipts and Payments account together with notes to the accounts. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing these accounts, the Trustees are expected to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Follow the recommendations of the Charity Commission and of the accounting profession with regard to the form and content of the unaudited accounts and to disclose and explain any departures there from;
- Prepare the unaudited accounts on a going concern basis unless it is inappropriate to presume that the charity will be able to meet its objectives; and
- Consider the Charity Commission's guidance on public benefit.

Declaration

The Trustees have approved the Trustees' Report and signed on behalf of the Trustees.

Signature*Stephen Benson*.....

Position Trustee

Date 16th July 2024

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Independent Examiner's Report to the Trustees for the year ended 31 December 2023

I report to the Trustees on my examination of the accounts of The St. Mary's Charities (also known as St. Mary's Hospital Charities) for the year ended 31 December 2023.

Responsibilities and basis of report

As the Trustees of the Charity, 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 Charity's accounts carried out under Section 145 of the 2011 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.

My work has been undertaken so that I might state to the Group's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the group and the Group's Trustees, as a body, for my work or for this report.

Independent Examiner's Statement

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

1. Accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
2. The accounts do not accord with those records
3. The accounts do 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 this report in order to enable a proper understanding of the accounts to be reached.

Signed	<i>Mark Thompson</i>	Kestrel Accounting
Date	16 th July 2024	
Address	3 Brown Twins Road, Hurstpierpoint, West Sussex, BN6 9XT	

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2023

RECEIPTS AND PAYMENTS ACCOUNT

GENERAL FUNDS	Note	Unrestricted Funds £	Endowment Funds £	TOTAL 2023 £	TOTAL 2022 £
Income Receipts					
Weekly Maintenance Charge:					
Rent		39,948	-	39,948	36,161
Heating		7,241	-	7,241	6,512
Total:		47,189	-	47,189	42,673
Income from Investments					
Dividends	1	77	237	314	289
CBF Deposit Interest	2	2,015	-	2,015	546
Bank Interest		321	-	321	80
Other receipts					
Miscellaneous - Guest Rent		670	-	670	460
Miscellaneous - Donations from Residents		400	-	400	600
Miscellaneous - Other Income		50	-	50	58
TOTAL RECEIPTS:		50,722	237	50,959	44,706
Direct Charitable Expenditure					
Projects	3	-	-	-	13,574
Other payments:					
Water Rates		2,088	-	2,088	1,961
Electricity - net	4	1,427	-	1,427	1,304
Telephone		160	-	160	160
Insurance		1,870	-	1,870	1,788
Repairs, Maintenance etc	5	7,768	-	7,768	8,704
Cleaning		1,816	-	1,816	1,585
Gas		4,641	-	4,641	3,157
Warden		5,375	-	5,375	5,200
Miscellaneous and office expenses		170	-	170	160
NAA Subscription		400	-	400	500
Alarm System		2,208	-	2,208	1,977
TOTAL PAYMENTS :		27,923	-	27,923	40,070
Excess (deficit) of receipts over payments		22,799	237	23,036	4,636
Transfers between funds		237	(237)	-	-
		23,036	-	23,036	4,636
Bank and Investment Balances at 1 January 2023					
		85,511	28,279	113,790	109,210
Net Gain / (loss) on investments		31	1,508	1,539	(56)
Bank and Investment Balances at 31 December 2023		£ 108,578	£ 29,787	£ 138,365	£ 113,790

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2023

Statement of Assets and Liabilities

	Unrestricted Funds £	Endowment Funds £	Total 2023 £	Total 2022 £
Cash Funds				
Bank Current Account	50	-	50	50
Bank Reserve Account	32,536	-	32,536	41,628
Petty Cash	131	-	131	18
Investment Assets				
CBF Deposit - Routine maintenance fund	74,040	-	74,040	42,025
M&G Charity Multi Asset Units - Accumulation Units				
ERF	-	6,256	6,256	5,890
Robert Woodruff Crowhurst 160 Units	-	17,933	17,933	16,885
M&G Charity Multi Asset Units - Income Units				
Eversfield Bequest	-	215	215	212
Lea Bequest	-	1,175	1,175	1,155
Tanner Charity	-	480	480	472
Susan Ellen Miller	-	992	992	975
Robert Woodruff Crowhurst	-	2,736	2,736	2,690
General Fund	1,821		1,821	1,790
TOTAL	£ 108,578	£ 29,787	£ 138,365	£ 113,790

Movements of cash during the year

	Bank accounts and petty cash £	CBF Deposit accounts £	M&G Charity Multi Asset Units £	Total 2023 £
Balance as at 1 January 2023	41,696	42,025	30,069	113,790
Total receipts	48,944	2,015	-	50,959
Total payments	(27,923)	-	-	(27,923)
Transfers between assets	(30,000)	30,000	-	-
Net Gain / (loss) on investments	-	-	1,539	1,539
Balance as at 31 December 2023	£ 32,717	£ 74,040	£ 31,608	£ 138,365

Signed on behalf of the Trustees.

Signature

Janet Palmart

Position

Treasurer, The St. Mary's Hospital Charities

Date

16th July 2024

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2023

Notes to the Accounts

Note	Unrestricted Funds 2023 £	Endowment Funds 2023 £	TOTAL 2023 £	TOTAL 2022 £
1 Income from Investments - Dividends				
Eversfield Bequest	-	9	9	8
Lea Bequest	-	50	50	46
Tanner Bequest	-	20	20	19
Susan Ellen Miller	-	42	42	39
Robert Woodruffe Crowhurst	-	116	116	106
General Fund	77	-	77	71
Total	£77	£237	£314	£289
2 CBF Deposit Interest				
St Mary's Hospital Charity	2,015	-	2,015	546
Total	£2,015	£0	£2,015	£546
3 Direct Charitable Expenditure on Projects			2023	2022
			£	£
New sinks			-	2,139
Rendering East Wing Wall			-	7,850
New French doors			-	1,785
Shower installation			-	1,800
Total			£0	£13,574
4 Electricity expenses are shown net of residents contributions				
Gross expenditure £3,344 less receipts from resident £1,917 (2022: £2,748 - £1,444)				
5 Repairs and maintenance			2023	2022
			£	£
New carpets			-	670
New washing machine			499	-
General repairs			453	881
Gardening expenses			1,326	1,188
Boiler servicing and repairs			2,393	1,530
Electrics, PAT testing			1,062	-
Fire Alarm servicing			1,185	1,412
Pressure washer			-	150
Plumbing repairs			502	412
Tree lopping			-	576
Decoration to flats			-	1,648
Lift servicing			135	135
Other			213	102
Total			£7,768	£8,704

THE ST MARY'S HOSPITAL CHARITIES

England & Wales - Charity number 208512

Accounts

Registered Charity Number: 208512

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

**The Trustees' Annual Report and
Unaudited Receipts and Payments Account**

For the year ended 31st December 2022

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

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The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Legal and Administration Details
for the year ended 31 December 2022

Registered Charity Number	208512
The Corresponding Member	Mrs Janet Palmart
The Principal Address	Church Office Church Centre Causeway Horsham RH12 1HE Telephone: 01403 253762 Email: almshouses@horshamstmarys.org.uk

The Trustees : - *four for the time being and by virtue of their office and one co-opted*

Revd. Canon Lisa Barnett	Rector of the Parish of Horsham
Mrs Morag Davies	Churchwarden of the Parish of Horsham
Mrs Catherine Hatton	Churchwarden of the Parish of Horsham
Mr Peter Fruin	Churchwarden of the Parish of Horsham
Mr Stephen Benson	Co-opted

The Hon. Treasurers Mr Clive Palmart, Mrs Janet Palmart

The Hon. Secretary to the Trustees Mr Michael Miles

The Warden of St. Mary's House Ms Joanne Kinsley-Smith

Bankers National Westminster Bank PLC
47 The Carfax
Horsham
West Sussex
RH12 1FD

Insurers Grout Insurance Brokers (RSA underwritten)

Independent Examiner Mr Mark Thompson (Kestrel Accounting)

The St. Mary's Charities

(also known as St. Mary's Hospital Charities)

Report of the Trustees

for the year ended 31 December 2022

The Trustees have pleasure in submitting their annual report together with the unaudited accounts of the charity for the year ended 31 December 2022.

Administration Details Constitution

The charity is set up under a Trust Deed which sets out the objectives and purposes of the charity.

Structure, Governance and Management

The Trust Deed was adopted on 6th March 1908 as amended 26th June 1953, Charities Commissioners Order sanction of 13th December 1990 and further amendment January 2005.

St. Mary's House is managed by the Trustees, which comprises the Rector of the Parish of Horsham, the Churchwardens of the Parish of Horsham and one co-opted Trustee. The Trustees meet at least four times in each year and deal with the administration of the charity overseeing financial accountability, risk management and any other administrative business of St. Mary's House. The operational management of the organisation is undertaken by the Trustees and volunteers.

Objectives and Activities

The purpose of the Charity is the provision and maintenance of accommodation for approximately 10 persons, normally of pensionable age, who do not have the financial resources to purchase their own accommodation. The Charity aims to provide a caring and supportive Christian community for its elderly residents.

The only employee of the Charity is the Warden of St Mary's House.

The bulk of the accommodation is as units comprising sitting room, bedroom, bathroom/toilet and kitchen. There is one two bedroomed unit. The units are split between two houses, east and west.

Activities during the year

- Complete new rendering of the Wall of the East Wing
- Bargeboard and window frame redecoration on West Wall of East House
- New French doors installed in the Warden's flat
- Kitchen refurbishment in flats 14 and 15
- New carpets to flat 4
- Essential tree surgery carried out
- Redecoration to flat 15

The St. Mary's Charities (also known as St. Mary's Hospital Charities)

Report of the Trustees - continued **for the year ended 31 December 2022**

Public Benefit Statements

The Trustees have had regard to the Charity Commission's guidance on their legal duty on public benefit and are satisfied that that the Charity delivers public benefit; due regard is paid to the guidance on public benefit when deciding on what new projects the charity should undertake.

Investments

A routine maintenance fund is in existence. It is the Trustees' general policy, wherever possible, to pay for all maintenance and repairs from income. When the decision is taken to transfer monies to the Reserve, the Trustees always take full account of the general financial position of the Almshouse as well as what they see as the medium term needs (ie. up to four years ahead)

All investments are currently held with:

The Central Board of Finance of the Church of England and
The M&G Charity Multi Asset Fund

Other Assets

The Land and Building Asset (based on replacement insurance valuations at 2019)
£2.488M

Liabilities

As at 31 December 2022 £nil (2021: £nil).

Trustees

No remuneration was paid to the Trustees during the year (2021: £ nil).

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Report of the Trustees - continued
for the year ended 31 December 2022

Statement of the Trustees' Responsibilities

The Charities Act 2011 requires the Trustees to keep proper books of account with respect to the affairs of the charity, and to prepare statements of unaudited accounts for each accounting year consisting of a Receipts and Payments account together with notes to the accounts. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing these accounts, the Trustees are expected to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Follow the recommendations of the Charity Commission and of the accounting profession with regard to the form and content of the unaudited accounts and to disclose and explain any departures there from;
- Prepare the unaudited accounts on a going concern basis unless it is inappropriate to presume that the charity will be able to meet its objectives; and
- Consider the Charity Commission's guidance on public benefit.

Declaration

The Trustees have approved the Trustees' Report and signed on behalf of the Trustees.

Signature ...*Stephen Benson*.....

Position Trustee

Date 23rd June 2023

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

**Independent Examiner's Report to the Trustees for the year ended 31
December 2022**

I report to the Trustees on my examination of the accounts of The St. Mary's Charities (also known as St. Mary's Hospital Charities) for the year ended 31 December 2022.

Responsibilities and basis of report

As the Trustees of the Charity, 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 Charity's accounts carried out under Section 145 of the 2011 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.

My work has been undertaken so that I might state to the Group's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the group and the Group's Trustees, as a body, for my work or for this report.

Independent Examiner's Statement

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

1. Accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
2. The accounts do not accord with those records
3. The financial statements do 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 this report in order to enable a proper understanding of the accounts to be reached.

Signed *Mark Thompson,* Kestrel Accounting

Date 28th June 2023

Address 3 Brown Twins Road, Hurstpierpoint, West Sussex, BN6 9XT

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2022

RECEIPTS AND PAYMENTS ACCOUNT

GENERAL FUNDS	Note	Unrestricted Funds £	Endowment Funds £	TOTAL 2022 £	TOTAL 2021 £
Income Receipts					
Weekly Maintenance Charge:					
Rent		36,161		36,161	36,693
Heating		6,512		6,512	6,527
Total:		42,673	-	42,673	43,220
Income from Investments					
Dividends	1	71	218	289	273
CBF Deposit Interest	2	546		546	22
Bank Interest		80		80	4
Other receipts					
Miscellaneous - Guest Rent		460		460	199
Miscellaneous - Donations from Residents		600		600	-
Miscellaneous - Other Income		58		58	435
TOTAL RECEIPTS:		44,488	218	44,706	44,153
Direct Charitable Expenditure					
Projects	3	13,574		13,574	16,619
Other payments:					
Water Rates		1,961		1,961	2,077
Electricity - net	4	1,304		1,304	1,425
Telephone		160		160	160
Insurance		1,788		1,788	1,617
Repairs, Maintenance etc	5	8,704		8,704	7,319
Cleaning		1,585		1,585	1,585
Gas		3,157		3,157	4,810
Warden		5,200		5,200	5,000
Miscellaneous and office expenses		160		160	594
NAA Subscription		500		500	-
Alarm System		1,977		1,977	1,936
Bank charges		-		-	21
TOTAL PAYMENTS :		40,070	-	40,070	43,163
Excess (deficit) of receipts over payments		4,418	218	4,636	990
Transfers between funds		218	(218)	-	-
		4,636	-	4,636	990
Bank and Investment Balances at 1 January 2022		80,933	28,277	109,210	104,967
Net Gain / (loss) on investments		(58)	2	(56)	3,253
Bank and Investment Balances at 31 December 2022		£ 85,511	£ 28,279	£ 113,790	£ 109,210

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2022

Statement of Assets and Liabilities

	Unrestricted Funds £	Endowment Funds £	Total 2022 £	Total 2021 £
Cash Funds				
Bank Current Account	50		50	50
Bank Reserve Account	41,628		41,628	37,532
Petty Cash	18		18	24
Investment Assets				
CBF Deposit - Routine maintenance fund	42,025		42,025	41,479
M&G Charity Multi Asset Units - Accumulation Units				
ERF		5,890	5,890	5,844
Robert Woodruff Crowhurst 160 Units		16,885	16,885	16,753
M&G Charity Multi Asset Units - Income Units				
Eversfield Bequest		212	212	219
Lea Bequest		1,155	1,155	1,192
Tanner Charity		472	472	487
Susan Ellen Miller		975	975	1,006
Robert Woodruff Crowhurst		2,690	2,690	2,776
General Fund	1,790		1,790	1,848
TOTAL	£ 85,511	£ 28,279	£ 113,790	£ 109,210

Movements of cash during the year

	Bank accounts and petty cash £	CBF Deposit accounts £	M&G Charity Multi Asset Units £	Total 2022 £
Balance as at 1 January 2022	37,606	41,479	30,125	109,210
Total receipts	43,871	546	289	44,706
Total payments	(40,070)		-	(40,070)
Transfers between assets	289		(289)	-
Net Gain / (loss) on investments			(56)	(56)
Balance as at 31 December 2022	£ 41,696	£ 42,025	£ 30,069	£ 113,790

Signed on behalf of the Trustees.

Signature

Janet Palmart

Position

Treasurer, The St. Mary's Hospital Charities

Date

23rd June 2023

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2022

Notes to the Accounts

Note	Unrestricted Funds 2022 £	Endowment Funds 2022 £	TOTAL 2022 £	TOTAL 2021 £
1 Income from Investments - Dividends				
Eversfield Bequest		8	8	8
Lea Bequest		46	46	43
Tanner Bequest		19	19	18
Susan Ellen Miller		39	39	36
Robert Woodruffe Crowhurst		106	106	101
General Fund	71		71	67
Total	£71	£218	£289	£273
2 CBF Deposit Interest				
St Mary's Hospital Charity	546		546	22
St. Mary's Amenities Fund			-	-
Total	£546	£-	£546	£22
3 Direct Charitable Expenditure on Projects			2022	2021
			£	£
New sinks			2,139	-
Rendering East Wing Wall			7,850	-
New French doors			1,785	-
Shower installation			1,800	1,729
Repairs to electrics			-	3,109
New kitchen			-	6,699
Contribution to repair work on boundary wall			-	5,082
Total			£13,574	£16,619
4	Electricity expenses are shown net of residents contributions			
5 Repairs and maintenance			2022	2021
			£	£
New carpets			670	1,699
New tumble dryer			-	409
General repairs			881	494
Gardening expenses			1,188	2,443
Boiler servicing and repairs			1,530	1,130
Fire Alarm servicing			1,412	510
Pressure washer			150	-
Plumbing repairs			412	-
Tree lopping			576	-
Decoration to flats			1,648	-
Lift servicing			135	-
Other			102	634
Total			£8,704	£7,319

THE ST MARY'S HOSPITAL CHARITIES

England & Wales - Charity number 208512

Accounts

Registered Charity Number: 208512

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

**The Trustees' Annual Report and
Unaudited Receipts and Payments Account**

For the year ended 31st December 2021

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

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The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Legal and Administration Details
for the year ended 31 December 2021

Registered Charity Number	208512
The Corresponding Member	Mrs Janet Palmart
The Principal Address	Church Office Church Centre Causeway Horsham RH12 1HE Telephone: 01403 253762 Email: almshouses@horshamstmarys.org.uk

The Trustees : - *four for the time being and by virtue of their office and one co-opted*

Revd. Canon Lisa Barnett	Rector of the Parish of Horsham
Mr Nigel Stalley (retired 10 th May 2021)	Churchwarden of the Parish of Horsham
Mrs Morag Davies	Churchwarden of the Parish of Horsham
Mrs Catherine Hatton (appt 10 th May 2021)	Churchwarden of the Parish of Horsham
Mr Peter Fruin (appt 10 th May 2021)	Churchwarden of the Parish of Horsham
Mr Stephen Benson	Co-opted

The Hon. Treasurers Mr Clive Palmart & Mrs Janet Palmart

The Hon. Secretary to the Trustees Vacant

The Warden of St. Mary's House Ms Joanne Kinsley-Smith

Bankers National Westminster Bank PLC
47 The Carfax
Horsham
West Sussex
RH12 1FD

Insurers Grout Insurance Brokers (RSA underwritten)

Independent Examiner Mr Mark Thompson (Kestrel Accounting)

The St. Mary's Charities

(also known as St. Mary's Hospital Charities)

Report of the Trustees **for the year ended 31 December 2021**

The Trustees have pleasure in submitting their annual report together with the unaudited accounts of the charity for the year ended 31 December 2021.

Administration Details Constitution

The charity is set up under a Trust Deed which sets out the objectives and purposes of the charity.

Structure, Governance and Management

The Trust Deed was adopted on 6th March 1908 as amended 26th June 1953, Charities Commissioners Order sanction of 13th December 1990 and further amendment January 2005.

St. Mary's House is managed by the Trustees, which comprises the Rector of the Parish of Horsham, the Churchwardens of the Parish of Horsham and one co-opted Trustee. The Trustees meet at least four times in each year and deal with the administration of the charity overseeing financial accountability, risk management and any other administrative business of St. Mary's House. The operational management of the organisation is undertaken by the Trustees and volunteers.

Objectives and Activities

The purpose of the Charity is the provision and maintenance of accommodation for approximately 10 persons, normally of pensionable age, who do not have the financial resources to purchase their own accommodation. The Charity aims to provide a caring and supportive Christian community for its elderly residents.

The only employee of the Charity is the Warden of St Mary's House.

The bulk of the accommodation is as units comprising sitting room, bedroom, bathroom/toilet and kitchen. There is one two bedroomed unit. The units are split between two houses, east and west.

Activities during the year

- Complete new kitchen and carpets installed in the Warden's accommodation at St. Mary's Lodge.
- New showers installed in Flats 11, 14, 15 and 16
- Repairs to the boundary wall with St. Mary's School
- New tumble dryer installed in the laundry room
- Extensive garden clearance and planting carried out together with the introduction of planters
- New gravelled patio constructed with outdoor seats, table and parasol

The St. Mary's Charities (also known as St. Mary's Hospital Charities)

Report of the Trustees - continued **for the year ended 31 December 2021**

Public Benefit Statements

The Trustees have had regard to the Charity Commission's guidance on their legal duty on public benefit and are satisfied that that the Charity delivers public benefit; due regard is paid to the guidance on public benefit when deciding on what new projects the charity should undertake.

Investments

A routine Maintenance Fund exists to support the cost of maintenance and repairs where the need arises.

It is the Trustees' general policy, wherever possible, to pay for all maintenance and repairs from income. When the decision is taken to transfer monies to the Reserve, the Trustees always take full account of the general financial position of the Almshouse as well as what they see as the medium term needs (ie. up to four years ahead)

All investments are currently held with:

The Central Board of Finance of the Church of England and
The M&G Charity Multi Asset Fund

Other Assets

The Land and Building Asset (based on replacement insurance valuations at 2019)
£2.488M

Liabilities

As at 31 December 2021 £nil (2020: £4,000).

Trustees

No remuneration was paid to the Trustees during the year (2020: £ nil).

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Report of the Trustees - continued
for the year ended 31 December 2021

Statement of the Trustees' Responsibilities

The Charities Act 2011 requires the Trustees to keep proper books of account with respect to the affairs of the charity, and to prepare statements of unaudited accounts for each accounting year consisting of a Receipts and Payments account together with notes to the accounts. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing these accounts, the Trustees are expected to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Follow the recommendations of the Charity Commission and of the accounting profession with regard to the form and content of the unaudited accounts and to disclose and explain any departures there from;
- Prepare the unaudited accounts on a going concern basis unless it is inappropriate to presume that the charity will be able to meet its objectives; and
- Consider the Charity Commission's guidance on public benefit.

Declaration

The Trustees have approved the Trustees' Report and signed on behalf of the Trustees.

Signature*Stephen Benson*.....

Position Trustee

Date 8th August 2022

The St. Mary's Charities (also known as St. Mary's Hospital Charities)

Independent Examiner's Report to the Trustees for the year ended 31 December 2021

I report to the Trustees on my examination of the accounts of The St. Mary's Charities (also known as St. Mary's Hospital Charities) for the year ended 31 December 2021.

Responsibilities and basis of report

As the Trustees of the Charity, 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 Charity's accounts carried out under Section 145 of the 2011 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.

My work has been undertaken so that I might state to the Group's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the group and the Group's Trustees, as a body, for my work or for this report.

Independent Examiner's Statement

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

1. Accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
2. The accounts do not accord with those records
3. The financial statements do 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 this report in order to enable a proper understanding of the accounts to be reached.

Signed *Mark Thompson,* Kestrel Accounting

Date 12th August 2022

Address 3 Brown Twins Road, Hurstpierpoint, West Sussex, BN6 9XT

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2021

RECEIPTS AND PAYMENTS ACCOUNT

GENERAL FUNDS	Note	Unrestricted Funds 2021 £	Endowment Funds 2021 £	TOTAL 2021 £	TOTAL 2020 £
Income Receipts					
Weekly Maintenance Charge:					
Rent		36,693		36,693	34,606
Heating		6,527		6,527	5,904
Total:		43,220	-	43,220	40,510
Income from Investments					
Dividends	1	67	206	273	289
CBF Deposit Interest	2	22		22	175
Bank Interest		4		4	41
Other receipts					
Miscellaneous - Guest Rent		199		199	180
Miscellaneous - Other Income		435		435	-
TOTAL RECEIPTS:		43,947	206	44,153	41,195
Direct Charitable Expenditure					
Projects	3	16,619		16,619	22,219
Other payments:					
Water Rates		2,077		2,077	2,169
Electricity - net	4	1,425		1,425	1,158
Telephone		160		160	245
Insurance		1,617		1,617	2,359
Repairs, Maintenance etc	5	7,319		7,319	14,844
Cleaning		1,585		1,585	1,656
Gas		4,810		4,810	3,356
Warden		5,000		5,000	3,002
Miscellaneous and office expenses		594		594	842
NAA Subscription		-		-	250
Alarm System		1,936		1,936	1,936
Bank charges		21		21	-
HDC - Rates vacant flats		-		-	935
TOTAL PAYMENTS :		43,163	-	43,163	54,971
Excess (deficit) of receipts over payments		784	206	990	(13,776)
Transfers between funds		206	(206)	-	-
		990	-	990	(13,776)
Bank and Investment Balances at 1 January 2021		79,790	25,177	104,967	119,956
Net Gain / (loss) on investments		153	3,100	3,253	(1,213)
Bank and Investment Balances at 31 December 2021		£ 80,933	£ 28,277	£ 109,210	£ 104,967

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2021

Statement of Assets and Liabilities

	Unrestricted Funds	Endowment Funds	Total 2021	Total 2020
Cash Funds				
Bank Current Account	50		50	50
Bank Reserve Account	37,532		37,532	36,459
Petty Cash	24		24	129
Investment Assets				
CBF Deposit - Routine maintenance fund	41,479		41,479	41,457
M&G Charity Multi Asset Units - Accumulation Units				
ERF		5,844	5,844	5,164
Robert Woodruff Crowhurst 160 Units		16,753	16,753	14,803
M&G Charity Multi Asset Units - Income Units				
Eversfield Bequest		219	219	200
Lea Bequest		1,192	1,192	1,094
Tanner Charity		487	487	446
Susan Ellen Miller		1,006	1,006	923
Robert Woodruff Crowhurst		2,776	2,776	2,547
General Fund	1,848		1,848	1,695
TOTAL	80,933	28,277	109,210	104,967

Movements of cash during the year

	Bank accounts and petty cash	CBF Deposit accounts	M&G Charity Multi Asset Units	Total 2021
Balance as at 1 January 2021	36,638	41,457	26,872	104,967
Total receipts	43,858	22	273	44,153
Total payments	(43,163)		-	(43,163)
Transfers between assets	273		(273)	-
Net Gain / (loss) on investments			3,253	3,253
Balance as at 31 December 2021	37,606	41,479	30,125	109,210

Signed on behalf of the Trustees.

Signature

Janet Palmart

Position

Treasurer, The St. Mary's Hospital Charities

Date

12th August 2022

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2021

Notes to the Accounts

Note

	Unrestricted Funds 2021 £	Endowment Funds 2021 £	TOTAL 2021 £	TOTAL 2020 £
1 Income from Investments - Dividends				
Eversfield Bequest		8	8	8
Lea Bequest		43	43	46
Tanner Bequest		18	18	19
Susan Ellen Miller		36	36	39
Robert Woodruffe Crowhurst		101	101	106
General Fund	67		67	71
Total	£67	£206	£273	£289

2 CBF Deposit Interest				
St Mary's Hospital Charity	22		22	162
St. Mary's Amenities Fund			-	13
Total	£22	£-	£22	£175

	2021 £	2020 £
3 Direct Charitable Expenditure on Projects		
Repairs to electrics	3,109	-
New kitchen	6,699	-
Shower installation	1,729	-
Replacement doors and frames	-	20,617
Contribution to repair work on boundary wall	5,082	1,602
Total	£16,619	£22,219

4 Electricity expenses are shown net of residents contributions

	2021 £	2020 £
5 Repairs and maintenance		
New carpets	1,699	1,303
New tumble dryer	409	-
General repairs	494	-
Gardening expenses	2,443	3,272
Boiler servicing and repairs	1,130	1,515
Fire Alarm servicing	510	1,185
Other	634	736
3 new cookers and installation	-	960
Plumbing repairs	-	629
General electrical repairs	-	1,704
Roof repairs	-	3,540
Total	£7,319	£14,844

THE ST MARY'S HOSPITAL CHARITIES

England & Wales - Charity number 208512

Accounts

Registered Charity Number: 208512

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

**The Trustees' Annual Report and
Unaudited Receipts and Payments Account**

For the year ended 31st December 2020

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

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The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Legal and Administration Details
for the year ended 31 December 2020

Registered Charity Number	208512
The Corresponding Member	Mr Vince Mitchell
The Principal Address	Church Office Church Centre Causeway Horsham RH12 1HE Telephone: 01403 253762 Email: office@horshamstmarys.org.uk

The Trustees : - *all for the time being and by virtue of their office*

Revd. Canon Lisa Barnett	Rector of the Parish of Horsham
Mr Nigel Stalley (retired 10 th May 2021)	Churchwarden of the Parish of Horsham
Mr Stephen Benson	Churchwarden of St. Mary's Church, Horsham
Mrs Morag Davies	Churchwarden of St. Mary's Church, Horsham

The Hon. Treasurer	Mr Vince Mitchell
The Hon. Secretary to the Trustees	

The Warden of St. Mary's House	Mrs Sirpa Camp and Ms Joanne Kinsley-Smith (from September 2020)
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Bankers	National Westminster Bank PLC 47 The Carfax Horsham West Sussex
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Insurers	Grout Insurance Brokers (RSA underwritten)
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Independent Examiner	Mr Mark Thompson (Kestrel Accounting)
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The St. Mary's Charities

(also known as St. Mary's Hospital Charities)

Report of the Trustees **for the year ended 31 December 2020**

The Trustees have pleasure in submitting their annual report together with the unaudited accounts of the charity for the year ended 31 December 2020.

Administration Details Constitution

The charity is set up under a Trust Deed which sets out the objectives and purposes of the charity.

Structure, Governance and Management

The Trust Deed was adopted on 6th March 1908 as amended 26th June 1953, Charities Commissioners Order sanction of 13th December 1990 and further amendment January 2005.

St. Mary's House is managed by the Trustees, which comprises the Rector of the Parish of Horsham, the Churchwarden of the Parish of Horsham and the Churchwardens of St. Mary's Church, Horsham. The Trustees meet at least four times in each year and deal with the administration of the charity overseeing financial accountability, risk management and any other administrative business of St. Mary's House. The operational management of the organisation is undertaken by the Trustees and volunteers.

Objectives and Activities

The purpose of the Charity is the provision and maintenance of accommodation for approximately 10 persons, normally of pensionable age, who do not have the financial resources to purchase their own accommodation. The Charity aims to provide a caring and supportive Christian community for its elderly residents.

The only employee of the Charity is the Warden of St Mary's House.

The bulk of the accommodation is as units comprising sitting room, bedroom, bathroom/toilet and kitchen. There is one two bedroomed unit. The units are split between two houses, east and west.

Activities during the year

- Flat 2 recarpeted, new cooker installed, kitchen door and radiator removed
- Flat 8 cooker replaced and kitchen door removed
- Flat 14 cooker replaced
- West House doors replaced with certified and integral doors and frames
- West House loft area fitted with fire break screen
- East House redundant boiler chimney reduced in height and capped off
- East House Fire Risk assessment conducted

The St. Mary's Charities (also known as St. Mary's Hospital Charities)

Report of the Trustees - continued **for the year ended 31 December 2020**

Public Benefit Statements

The Trustees have had regard to the Charity Commission's guidance on their legal duty on public benefit and are satisfied that that the Charity delivers public benefit; due regard is paid to the guidance on public benefit when deciding on what new projects the charity should undertake.

Investments

Two reserve funds were in existence during 2020:

1. A routine Maintenance Fund
2. An extraordinary Repair Fund

At the end of 2020, the extraordinary repair account was closed with the funds being incorporated into the routine maintenance account.

It is the Trustees' general policy, wherever possible, to pay for all maintenance and repairs from income. When the decision is taken to transfer monies to the Reserve, the Trustees always take full account of the general financial position of the Almshouse as well as what they see as the medium term needs (ie. up to four years ahead)

All investments are currently held with:

The Central Board of Finance of the Church of England and
The M&G Charity Multi Asset Fund

M&G Charities Investments advised that the poor result was due to a difficult trading year.

Other Assets

The Land and Building Asset (based on replacement insurance valuations at 2019)
£2.488M

Liabilities

As at 31 December 2020 (2019: £nil), there was ongoing project work in respect of the repairs to the boundary wall to the property. Payments made in 2020 totalled £1,602 and it was anticipated that further payments to be made in 2021 would be approximately £4,000, to be met from unrestricted funds.

Trustees

No remuneration was paid to the Trustees during the year (2019: £ nil).

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Report of the Trustees - continued
for the year ended 31 December 2020

Statement of the Trustees' Responsibilities

The Charities Act 2011 requires the Trustees to keep proper books of account with respect to the affairs of the charity, and to prepare statements of unaudited accounts for each accounting year consisting of a Receipts and Payments account together with notes to the accounts. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing these accounts, the Trustees are expected to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Follow the recommendations of the Charity Commission and of the accounting profession with regard to the form and content of the unaudited accounts and to disclose and explain any departures therefrom;
- Prepare the unaudited accounts on a going concern basis unless it is inappropriate to presume that the charity will be able to meet its objectives; and
- Consider the Charity Commission's guidance on public benefit.

Declaration

The Trustees have approved the Trustees' Report and signed on behalf of the Trustees.

Signature ...S A Benson.....

Position Churchwarden of St. Mary's Church, Horsham

Date 1st February 2021

The St. Mary's Charities

(also known as St. Mary's Hospital Charities)

Independent Examiner's Report to the Trustees for the year ended 31 December 2020

I report to the Trustees on my examination of the accounts of The St. Mary's Charities (also known as St. Mary's Hospital Charities) for the year ended 31 December 2020.

Responsibilities and basis of report

As the Trustees of the Charity, 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 Charity's accounts carried out under Section 145 of the 2011 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.

My work has been undertaken so that I might state to the Group's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the group and the Group's Trustees, as a body, for my work or for this report.

Independent Examiner's Statement

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

1. Accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
2. The accounts do not accord with those records
3. The financial statements do 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 this report in order to enable a proper understanding of the accounts to be reached.

Signed Mark Thompson, Kestrel Accounting

Date 26th February 2021

Address 3 Brown Twins Road, Hurstpierpoint, West Sussex, BN6 9XT

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2020

RECEIPTS AND PAYMENTS ACCOUNT

GENERAL FUNDS	Note	Unrestricted Funds 2020 £	Endowment Funds 2020 £	TOTAL 2020 £	TOTAL 2019 £
Income Receipts					
Weekly Maintenance Charge:					
Rent		34,606		34,606	33,371
Heating		5,904		5,904	5,733
Total:		40,510	-	40,510	39,104
Income from Investments					
Dividends	1	71	218	289	289
CBF Deposit Interest	2	175	-	175	434
Bank Interest		41	-	41	77
Other receipts					
Miscellaneous - Guest Rent		180		180	790
Miscellaneous - Donation from Resident		-	-	-	137
TOTAL RECEIPTS:		40,977	218	41,195	40,831
Direct Charitable Expenditure					
Projects	3	22,219		22,219	20,757
Other payments:					
Water Rates		2,169		2,169	2,089
Electricity - net	4	1,158		1,158	1,222
Telephone		245		245	149
Insurance		2,359		2,359	2,026
Repairs, Maintenance etc	5	14,844		14,844	10,238
Cleaning		1,656		1,656	1,621
Gas		3,356		3,356	3,234
Warden		3,002		3,002	1,380
Miscellaneous and office expenses		842		842	175
NAA Subscription		250		250	240
Alarm System		1,936		1,936	1,936
HDC - Rates vacant flats		935		935	769
TOTAL PAYMENTS :		54,971	-	54,971	45,836
Excess (deficit) of receipts over payments		(13,994)	218	(13,776)	(5,005)
Transfers between funds	6	218	(218)	-	-
		(13,776)	-	(13,776)	(5,005)
Bank and Investment Balances at 1 January 2020					
Net Gain / (loss) on investments		93,566	26,390	119,956	120,891
		0	(1,213)	(1,213)	4,070
Bank and Investment Balances at 31 December 2020		£ 79,790	£ 25,177	£ 104,967	£ 119,956

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2020

Statement of Assets and Liabilities

	Unrestricted Funds	Endowment Funds	Total 2020	Total 2019
Cash Funds				
Bank Current Account	50		50	50
Bank Reserve Account	36,459		36,459	50,483
Petty Cash	129		129	56
Investment Assets				
CBF Deposit - Routine maintenance fund	41,457		41,457	38,107
CBF Deposit - Cyclical maintenance fund	-		-	3,175
M&G Charity Multi Asset Units - Accumulation Units				
ERF		5,164	5,164	5,333
Robert Woodruff Crowhurst 160 Units		14,803	14,803	15,289
M&G Charity Multi Asset Units - Income Units				
Eversfield Bequest		200	200	217
Lea Bequest		1,094	1,094	1,182
Tanner Charity		446	446	482
Susan Ellen Miller		923	923	997
Robert Woodruff Crowhurst		2,547	2,547	2,753
General Fund	1,695		1,695	1,832
TOTAL	79,790	25,177	104,967	119,956

Movements of cash during the year

	Bank accounts and petty cash	CBF Deposit accounts	M&G Charity Multi Asset Units	Total 2020
Balance as at 1 January 2020	50,589	41,282	28,085	119,956
Total receipts	40,731	175	289	41,195
Total payments	(54,971)	-	-	(54,971)
Transfers between funds	289	-	(289)	-
Net Gain / (loss) on investments	-	-	(1,213)	(1,213)
Balance as at 31 December 2020	36,638	41,457	26,872	104,967

Signed on behalf of the Trustees.

Signature Mr Vince Mitchell
Position Treasurer, The St. Mary's Hospital Charities
Date 25th February 2021

The St. Mary's Charities
(also known as St. Mary's Hospital Charities)

Year Ended 31 December 2020

Notes to the Accounts

Note	Unrestricted Funds 2020 £	Endowment Funds 2020 £	TOTAL 2020 £	TOTAL 2019 £
1 Income from Investments - Dividends				
Eversfield Bequest		8	8	8
Lea Bequest		46	46	46
Tanner Bequest		19	19	19
Susan Ellen Miller		39	39	39
Robert Woodruffe Crowhurst		106	106	106
General Fund	71		71	71
Total	£71	£218	£289	£289
2 CBF Deposit Interest				
St Mary's Hospital Charity	162		162	411
St. Mary's Amenities Fund	13		13	23
Total	£175	£-	£175	£434
3 Direct Charitable Expenditure on Projects				
Replacement doors and frames			20,617	
Initial work on external boundary wall to the property			1,602	
Total			£22,219	£20,757
4	Electricity expenses are shown net of residents contributions			
5 Repairs and maintenance				
Gardening expenses			3,272	
3 new cookers and installation			960	
Plumbing repairs			629	
New carpets			1,303	
Electrical repairs			1,704	
Boiler servicing and repairs			1,515	
Roof repairs			3,540	
Fire Alarm servicing			1,185	
Other			736	
Total			£14,844	£10,238