

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
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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

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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
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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					
Net Gain / (loss) on investments		80,933	28,277	109,210	104,967
		(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
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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
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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