

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**  
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**Legal and Administration Details**  
**for the year ended 31 December 2024**

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<b>Registered Charity Number</b>	208512
<b>The Corresponding Member</b>	Mrs Janet Palmart
<b>The Principal Address</b>	Church Office Church Centre Causeway Horsham RH12 1HE Telephone: 01403 253762 Email: <a href="mailto:almshouses@horshamstmarys.org.uk">almshouses@horshamstmarys.org.uk</a>
<b>The Trustees</b> : - 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
<b>The Hon. Treasurers</b>	Mr Clive Palmart, Mrs Janet Palmart
<b>The Hon. Secretary to the Trustees</b>	Mr Michael Miles
<b>The Warden of St. Mary's House</b>	Ms Joanne Kinsley-Smith
<b>Bankers</b>	National Westminster Bank PLC 47 The Carfax Horsham West Sussex
<b>Insurers</b>	Grout Insurance Brokers (RSA underwritten)
<b>Independent Examiner</b>	Mr Mark Thompson (Kestrel Accounting)

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**Report of the Trustees for the year ended 31 December 2024**

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

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

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**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 16<sup>th</sup> June 2025

**The St. Mary's Charities**  
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**Independent Examiner's Report to the Trustees for the year ended 31 December 2024**

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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     ....*M D Thompson*....     Kestrel Accounting, Institute of Financial Accountants

Date     18<sup>th</sup> 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**

<b>GENERAL FUNDS</b>	<b>Note</b>	<b>Unrestricted Funds £</b>	<b>Endowment Funds £</b>	<b>TOTAL 2024 £</b>	<b>TOTAL 2023 £</b>
<b>Income Receipts</b>					
Weekly Maintenance Charge:					
Rent		42,310	-	42,310	39,948
Heating		8,244	-	8,244	7,241
Total:		50,554	-	50,554	47,189
<b>Income from Investments</b>					
Dividends	1	82	253	335	314
CBF Deposit Interest	2	3,930	-	3,930	2,015
Bank Interest		622	-	622	321
<b>Other receipts</b>					
Miscellaneous - Guest Rent		710	-	710	670
Miscellaneous - Donations from Residents		-	-	0	400
Miscellaneous - Other Income		50	-	50	50
<b>TOTAL RECEIPTS:</b>		<b>55,948</b>	<b>253</b>	<b>56,201</b>	<b>50,959</b>
<b>Direct Charitable Expenditure</b>					
Projects	3	980	-	980	-
<b>Other payments:</b>					
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
<b>TOTAL PAYMENTS :</b>		<b>33,126</b>	<b>-</b>	<b>33,126</b>	<b>27,923</b>
<b>Excess (deficit) of receipts over payments</b>		<b>22,822</b>	<b>253</b>	<b>23,075</b>	<b>23,036</b>
Transfers between funds		253	(253)	-	-
		<b>23,075</b>	<b>-</b>	<b>23,075</b>	<b>23,036</b>
<b>Bank and Investment Balances at 1 January 2024</b>					
Net Gain / (loss) on investments		108,578	29,787	138,365	113,790
		61	2,127	2,188	1,539
<b>Bank and Investment Balances at 31 December 2024</b>		<b>£ 131,714</b>	<b>£ 31,914</b>	<b>£ 163,628</b>	<b>£ 138,365</b>



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

**Year Ended 31 December 2024**

**Statement of Assets and Liabilities**

	<b>Unrestricted Funds £</b>	<b>Endowment Funds £</b>	<b>Total 2024 £</b>	<b>Total 2023 £</b>
<b>Cash Funds</b>				
Bank Current Account	50	-	50	50
Bank Reserve Account	21,589	-	21,589	32,536
Petty Cash	223	-	223	131
<b>Investment Assets</b>				
CBF Deposit - Routine maintenance fund	107,970	-	107,970	74,040
<b>M&amp;G Charity Multi Asset Units - Accumulation Units</b>				
ERF	-	6,758	6,758	6,256
Robert Woodruff Crowhurst 160 Units	-	19,371	19,371	17,933
<b>M&amp;G Charity Multi Asset Units - Income Units</b>				
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
<b>TOTAL</b>	<b>£ 131,714</b>	<b>£ 31,914</b>	<b>£ 163,628</b>	<b>£ 138,365</b>

**Movements of cash during the year**

	<b>Bank accounts and petty cash £</b>	<b>CBF Deposit accounts £</b>	<b>M&amp;G Charity Multi Asset Units £</b>	<b>Total 2024 £</b>
<b>Balance as at 1 January 2024</b>	<b>32,717</b>	<b>74,040</b>	<b>31,608</b>	<b>138,365</b>
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
<b>Balance as at 31 December 2024</b>	<b>£ 21,862</b>	<b>£ 107,970</b>	<b>£ 33,796</b>	<b>£ 163,628</b>

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**  
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**Year Ended 31 December 2024**

**Notes to the Accounts**

Note	Unrestricted Funds 2024 £	Endowment Funds 2024 £	TOTAL 2024 £	TOTAL 2023 £
<b>1 Income from Investments - Dividends</b>				
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
<b>Total</b>	<b>£82</b>	<b>£253</b>	<b>£335</b>	<b>£314</b>
<b>2 CBF Deposit Interest</b>				
St Mary's Hospital Charity	3,930	-	3,930	2,015
<b>Total</b>	<b>£3,930</b>	<b>£0</b>	<b>£3,930</b>	<b>£2,015</b>
<b>3 Direct Charitable Expenditure on Projects</b>			<b>2024</b>	<b>2023</b>
			£	£
New shower Flat 5			740	-
Contribution to gazebo			240	-
<b>Total</b>			<b>£980</b>	<b>£0</b>
<b>4 Electricity expenses are shown net of residents contributions</b>				
Gross expenditure £4,009 less receipts from resident £2,103 (2023: £3,344 - £1,917)				
<b>5 Repairs and maintenance</b>			<b>2024</b>	<b>2023</b>
			£	£
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
<b>Total</b>			<b>£9,585</b>	<b>£7,768</b>