

ST MARY MAGDALEN AND ST JOHN THE BAPTIST, RIPON HOSPITALS AND CHAPELS CHARITIES

ANNUAL REPORT FOR 2024

Registered Charity numbers: Hospitals - 215990; Chapels - 227085

The Trusts are governed by Charity Commission Schemes, both dated 11 September 2006, and managed by twelve trustees who are common to both trusts. The Dean of Ripon is an ex-officio trustee and chairs the trusts. Nominated trustees are appointed on the following basis: two appointed by the Cathedral Chapter, two by the Council of the City of Ripon, and two by the most local body of the Justices of the Peace. A further five trustees have been co-opted, one of whom is the Honorary Treasurer. Dean John is an active chair, working closely with the Vice-Chair, Chief Executive and other trustees on a regular basis.

The Hospitals' Charity has three main objectives - (1) the provision of housing for needy, older people in Ripon; (2) the relief of hardship affecting people in the area; (3) the relief of leprosy overseas. The first of these is the main work of the Trust and is carried out through the maintenance of sixteen almshouse properties, one of which is a double, on three separate sites. The second objective is only occasionally fulfilled, and not at all this year, though any requests for help are considered sympathetically. The third arises from the original purpose of the Leper Chapel (the medieval Hospital chapel also known as the Chapel of St Mary Magdalen) but is not now fulfilled, though the congregation of St Mary Magdalen continue their support for the work of The Leprosy Mission.

The Hospitals' Charity is in membership of The Almshouse Association.

The Chapels' Charity is responsible for the upkeep of the chapels of St Mary Magdalen and St John the Baptist, Bondgate, and the maintenance of their services of worship. This is done from the very limited funds held by the Trust, together with support from the two congregations. Worship is led by the chaplains with support from local clergy and lay leadership, and continues in both chapels weekly. The life of the congregations comes under the jurisdiction of the Dean of Ripon and forms part of the life of the Cathedral parish.

The Revd Jeremy Trigg is Chaplain at St John the Baptist, and the Revd Ros Latham is Chaplain at St Mary Magdalen. Both Chaplains arrange regular services and lead worship themselves, as well as relating to their communities and the almshouses residents.

There have been changes in trustees during the year. Scilla Keally stepped down after a great many years service both as a trustee and previously as the clerk to the trusts. The Revd Malcolm Hanson also stood down as vice chair, though remained as a trustee. His large workload has been shared partly by Simon Hewitt, the new vice chair, and mainly by a new trustee and Chief Executive, Michael Chambers.

The Trusts continue to be well served by the Clerk/Administrator, whose notional monthly hours remain at 32, though the demands of the role vary considerably from month to month as well as year to year. The annual review covering all aspects of her role and conditions of service was again very satisfactory. The Trusts and residents in particular benefit from her attention to detail and supportive care.

Trustees are grateful for the valuable support of Mr Mike Porter, a friend of the Trusts and local quantity surveyor, with much experience of managing prestigious building projects. He also stepped down from his role as Buildings Advisor, advising on and overseeing building work on the chapels and almshouses, working in liaison with the architect.

The Trusts are in good financial order. A significant proportion of income is spent on maintaining the various properties. The Chapels' Trust has quite limited resources and no immediate source of

income. Chapels' funds at 31st December 2024 are valued at £294,487. Investment income amounted to £8,139 which is used for the two chapels.

After several years of setting aside capital funds, the hospitals trust pursued a programme of refurbishment of the almshouse properties. That programme is now complete. It has been a major undertaking, driven by the need to improve the insulation of the homes, as well as dealing with longstanding problems and bringing kitchens and bathrooms up to standard. Having started the year at £288,579, Hospitals' funds at 31st December are valued at £315,800 .

Hospitals' investments produced an income of £10,389 in 2024. Apart from investment income, income to this Trust is mostly from the Weekly Maintenance Contributions of almshouse residents. These contributions are now maintained at a realistic and steady level, increasing annually in relation to relevant inflation indices and budgetary needs. The element calculated for heating and other utilities is reviewed annually. It is hoped that with new and more favourable energy contracts, plus considerable improvements in insulation, it will be possible to hold this element of the Weekly Maintenance Contribution at the current level for the near future.

The architect's Quinquennial Inspections were carried out in 2020 (chapels) and 2021 (almshouses), and the reports received in May 2022. Two major pieces of work that remain outstanding, and which we are still in planning, are the resurfacing of car parking areas and attention to the stonework of the west gable of the chapel, both at St John's.

Our neighbours at St Mary Magdalen Chapel are continuing to pursue a redevelopment of their barns into housing. There have been protracted discussions with them on how this can proceed to the benefit of both parties during this reporting year.

After the Covid upheavals it has been good to return to a pattern of regular visits in support of residents. These visits have now to be integrated into a restored risk assessment programme.

Trustees continue to review the Trusts' various policies as and when necessary and keep abreast of changes to legislation. As required by the Charity Commission and Government, the Trusts can report that written policies are in place for but not limited to:

- Complaints procedure
- Conflict of interest
- Financial controls
- Investments
- Risk Management
- Volunteers' Management
- Vulnerable adults
- Privacy Policy
- Data Protection Policy

A Disaster Recovery Plan is in place. All Trustees have signed the relevant declarations relating to but not limited to the Charity Commission's disqualification rules. No expenditure is incurred outside England and Wales. Apart from legitimate expenses, trustees receive no payments or other benefits.

Trustees have continued the lengthy process of changing the status of their governance from trusts to Charitable Incorporated Organisations (CIOs). This has involved drafting fresh constitutions based on Charity Commission guidelines. Trustees aim to complete as much of this drafting as they can themselves before seeking further legal advice and taking appropriate actions.

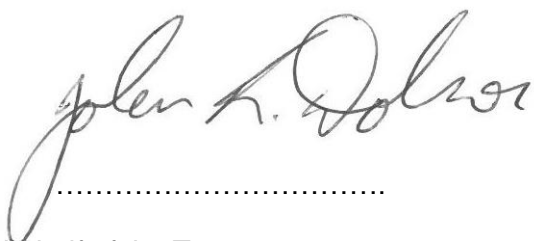
The trusts have adopted new, more efficient management arrangements, including greater responsibility for the Standing Committee. Further streamlining is not possible within the restrictions on delegation in the current governing documents.

During 2024, the Trusts and their Standing Committee have held frequent meetings with good attendance from trustees at all times. Liaison Groups, comprised of representatives from the trustees and congregations, are in place in both chapels, and meet as and when required.

In all their decisions, trustees have been aware of and had due regard to the Charity Commission's public benefit guidance when exercising their powers and fulfilling their duties. Public benefit in relation to the Hospitals arises from the housing of up to seventeen older and needy residents and the maintenance of three sets of attractive buildings, two of which are Grade II listed, and which have a significant place in the community.

With regard to the Chapels, both are ancient foundations, one being Grade I listed and the other Grade II listed; both are open or accessible to the public for their heritage value; both have key historic positions within the city; both are used for public events as well as regular services of worship. The chapel of St Mary Magdalen has been open for visitors throughout the year, and has seen significant interest from visitors from within the community and beyond. The chapel of St John the Baptist continues to be used as a community facility. Both chapels are maintained to a high standard and are attractive worship centres and meeting places.

There have been no serious incidents during the past year.



Signed:

for and on behalf of the Trustees

(Approved by trustees at their meeting on 24th February 2024)

St Mary Magdalen and St John The Baptists Hospitals Charity
Income and Expenditure January through December 2024

	<u>Jan - Dec 24</u>	<u>Jan - Dec 23</u>
Ordinary Income/Expense		
<u>Unrestricted Funds</u>		
Income		
Chapels Contribution	972	1,704
Investment Income	10,389	13,949
Maintenance Payments	98,547	85,995
Miscellaneous Income	<u>567</u>	<u>575</u>
Total Income	110,474	102,224
<u>Restricted Funds</u>		
Income		
	<u>-</u>	<u>-</u>
Total Income	-	-
Total All Income	<u><u>110,474</u></u>	<u><u>102,224</u></u>
<u>Unrestricted Funds</u>		
Expense		
Professional fees	1,954	1,466
Electricity	2,207	2,364
Gas	14,777	14,996
Dues and Subscriptions	419	407
Extraordinary Repairs	28,326	290,021
Insurance Expense	4,371	3,532
Miscellaneous Expense	913	1,741
Office/IT/Telephone/postage	653	821
Salaries and Staff Costs	8,263	7,836
Cyclical Maintenance	11,141	2,514
Repairs and Maintenance	12,899	7,761
Water	<u>4,461</u>	<u>4,211</u>
Total Expense	90,384	337,669
<u>Restricted Expenditure</u>		
Expense	<u>-</u>	<u>-</u>
Total Expenditure	-	-
Total All Expenditure	<u><u>90,384</u></u>	<u><u>337,669</u></u>
Net Total Income/Expense	<u><u>20,090</u></u>	<u><u>(235,446)</u></u>

St Mary Magdalen and St John The Baptists Hospitals Charity
Balance Sheet as at 31 Dec 2024

ASSETS

Non Monetary Assets

Permanent Endowment Freehold Property

Ten Almshouses known as "St Mary's" No's 29, 31, 33, 35, 42, 44, 46, 48, 50 & 52 Magdalen Road Ripon

Six Almshouses known as "St John's" No's 94, 95, 96, 97, 98 & 99 Bondgate Ripon

	<u>31 Dec 24</u>	<u>31 Dec 23</u>
ASSETS		
Other Assets		
Charities Investment Fund		
CIFund 876530001T	17,015	16,639
CIFund 876530001V	44,926	44,712
COIF Ethical Fun End 2AA	58,987	57,411
COIF Ethical Fund Non End 1AA	113,436	110,406
NAACIF -Perm Endowed Investment	59,677	57,742
Total Investments	<u>294,041</u>	<u>286,911</u>
Current Assets		
Accounts Receivable		
Administrator Float	50	50
Total Accounts Receivable	<u>50</u>	<u>50</u>
Cash at bank and in hand		
Barclays Current Account	21,708	1,618
Total Cash at bank and in hand	<u>21,708</u>	<u>1,618</u>
Total Current Assets	<u>21,758</u>	<u>1,668</u>
Total Assets less Liabilities	<u><u>315,800</u></u>	<u><u>288,579</u></u>
Breakdown of Funds		
Endowed Funds	118,663	115,153
Designated Funds		
Cyclical Maintenance Fund (CMF)	21,006	17,147
Extraordinary Repair Fund(ERF)	11,674	-
Undesignated Funds	164,456	156,279
Total Funds	<u><u>315,800</u></u>	<u><u>288,579</u></u>

St Mary Magdalen and St John The Baptist Hospitals' Charity
Funds
As at 31 December 2024

Funds

2024

<u>Unrestricted Funds</u>	<u>Balance as at 1 Jan 2024</u>	<u>Net Movement</u>	<u>Transfers</u>	<u>Balance 31 Dec 2024</u>
		£		
Unrestricted Funds	156,279	8,177	(55,000)	164,456
<u>Designated Funds</u>				
Cyclical Maintance Fund	17,147	3,859	15,000	21,006
Extraordinary Repair Fund	-	11,674	40,000	11,674
		-		
<u>Endowed Funds</u>		-		
Endowed Funds	115,153	3,510	-	118,663
	<u>288,579</u>	<u>27,220</u>	<u>-</u>	<u>Total Funds 315,800</u>

2023

<u>Unrestricted Funds</u>	<u>Balance as at 1 Jan 2023</u>	<u>Net Movement</u>	<u>Transfers</u>	<u>Balance 31 Dec 2023</u>
	278,781	(122,501)	(191,870)	156,279
<u>Designated Funds</u>				
Cyclical Maintance Fund	4,661	12,486	15,000	17,147
Extraordinary Repair Fund	113,151	(113,151)	176,870	-
<u>Endowed Funds</u>				
Endowed Funds	109,047	6,105	-	115,153
	<u>505,639</u>	<u>(217,061)</u>	<u>-</u>	<u>Total Funds 288,579</u>

Independent examiner's report to the trustees of St Mary Magdalen and St John The Baptist Hospitals Charity

I report on the accounts of the Trust for the year ended 31 st December 2024

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general Directions given by the commission under section 145(5)(b) of the 2011 Act
- to state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act and

- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached

Name: Mrs G Flintoft



Relevant professional qualification or body: MICB

Address: 8 Roseberry Green , North Stainley, Ripon , HG4 3HZ

Date:

24/3/25