

The Trustees of Coningsby Hospital Annual Report to December 2023 Charity Number 218679

The Charity

The Charity exists to continue the aims of its benefactor, Sir Thomas Coningsby, who in 1614 provided individual homes for twelve ex-servitors from the counties of Herefordshire, Shropshire and Worcestershire. In 1984 the twelve almshouses were converted to six almshouses to provide better living conditions.

The Charity currently operates to provide support to those who are elderly or infirm, to relieve poverty and to advance education and religion for the public benefit.

The Buildings

The buildings now comprise six dwellings forming three sides of a quadrangle and the adjoining Coach House. The quadrangle is completed on the north side by the early 13thC hospice of the Knights Hospitallers of St. John of Jerusalem.

The almshouses and Hospice building are constructed in local sandstone and weathered under a sandstone slate pitched roof on a timber frame. The Coningsby Hospital complex is Listed Grade II*.

The Residents

In 2023 there were nine residents living in the seven almshouses comprising six ladies and three gentlemen, one of whom is the son of a resident. The residents provide a monthly rent for their accommodation which is ring-fenced for maintenance of their homes.

The Chapel and Museum

The Knights Hospitaller building houses the Chapel and medieval museum. The Chaplain, The Revd Prebendary Andrew Talbot-Ponsonby, conducts a service of the Eucharist or Matins on the first Tuesday in each month. This service is open to not only the residents and trustees but also the general public.

The Knights Hospitaller building also includes the museum on two floors. The museum is open to the public from 11am to 3pm on Wednesdays and Saturdays from April to October annually. There is no charge for admission and we receive no local grant support and so the museum relies solely on donations from visitors for income. The museum is the only extant museum dedicated to St. John outside the HQ of the Order of St. John in Clerkenwell London.

During the 2023 season we had 614 visitors including private group visits.

Gas Boiler

The six almshouses are served by a gas boiler for central heating and hot water the account for which is paid by the trustees (the seventh almshouse is electricity only). During the year a serious defect occurred in the 40 year old Cast Iron boiler and it became necessary to replace it with a new boiler to serve the almshouses. The Trustees were fortunate to receive some financial assistance from other grant giving charities to meet the high cost.

Maintenance

- i) Maintenance of the buildings fabric has been a feature of the last three years. Following roof repairs to the Chapel and museum roofs and the east and west ranges of the almshouses in 2021, further work continued in 2022 and 2023.
- ii) This included re-leading of the rear gutters to the main chimney stacks, further repairs to missing or slipped slates, the replacement of ridge tiles on the Chapel roof, and the replacement of the lead flashing to the north pitch of the Chapel gable.
- iii) During the year the leaking roof to the single storey extension to the Coachman`s house/ the seventh almshouse was stripped and a new roof constructed with new battens, underlay and insulation. 75% of the original sandstone roof tiles were re-used.
- iv) Electrical upgrading of the installations in almshouses nos.2 and 6 was carried out during the year including earthing the systems.

Finance

Further to the statement in the report last year, formal discussions with the Hereford Cathedral Chief Operating Officer and Chapter Clerk and the cathedral trustees led to agreement to the merger of Coningsby Hospital with the cathedral almshouses. The Coningsby Trustees have appointed Messrs Stone King to act for the Trust in the merger. Stone King and the Cathedral solicitors are in liaison with The Charity Commission on the merger which is proceeding.

Peter Harris - Chairman and Trustee
January 2024

CONINGSBY HOSPITAL - ACCOUNTS FOR YEAR ENDING 31 MARCH 2023**Balance Sheet as of 31 March 2023**

<u>ASSETS</u>	31 March 2023	31 March 2022	£ Change
<u>Other Assets</u>			
CCLA - COIF - inc	18,631.92	19,357.54	-725.62
M&G Charity Multi Asset - acc	48,773.33	48,233.58	539.75
Total Other Assets	67,405.25	67,591.12	-185.87
<u>Current Assets</u>			
Other Current Assets			
Other Prepayments	0.00	0.00	0.00
Prepaid insurance	1,228.91	1,135.00	93.91
Total Other Current Assets	1,228.91	1,135.00	93.91
<u>Cash at bank and in hand</u>			
Cash in hand	0.00	0.00	0.00
HSBC Current Account	8,974.02	7,850.66	1,123.36
HSBC Deposit Account	7,904.27	22,180.35	-14,276.08
Total cash at bank and in hand	16,878.29	30,031.01	-13,152.72
Total Current Assets	18,107.20	31,166.01	-13,058.81
<u>Current Liabilities</u>			
Other current liabilities			
Accruals	732.30	576.00	156.30
Deferred income	0.00	7,100.00	-7,100.00
Total Other Current Liabilities	732.30	7,676.00	-6,943.70
NET CURRENT ASSETS	18,107.20	23,490.01	-5,382.81
TOTAL ASSETS LESS CURRENT LIABILITIES	85,512.45	91,081.13	-5,568.68
NET ASSETS	<u>85,512.45</u>	<u>91,081.13</u>	-5,568.68
<u>Capital and Reserves</u>			
Fund balance b/f	74,875.25	74,875.25	0.00
Investment gains from 1 April 2017	7,551.06	9,485.07	-1,934.01
Retained surplus from 1 April 2017	6,720.81	12,548.03	-5,827.22
Profit for the year	-10,647.72	-5,827.22	-4,820.50
Shareholders funds	<u>85,512.45</u>	<u>91,081.13</u>	-5,568.68

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19 January 2024

The Trustees
Coningsby Hospital Museum
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I have examined the accounts for the Coningsby Hospital for the year to 31st March 2023 and can confirm that they are in agreement with the bank statements and other documents supplied. The details can now be submitted to the Charity Commission annual return.

I.K. Porter
Independent Examiner