

**The Trustees of Coningsby Hospital**  
**Annual report to December 2025**  
**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 two storey almshouses were converted to six almshouses to provide improved 20thC living conditions.

Sir Thomas Coningsby`s adjacent Coachman`s House also serves as an almshouse. The Charity currently operates to provide support to those who are elderly or infirm with a preference for ex-servicemen or women, to relieve poverty and to advance education and religion for the public benefit.

### **The Buildings**

The Hospital Buildings including the early 13thC hospice of the Knights Hospitaller of St.John of Jerusalem, the latter forming the fourth side of the quadrangle of the premises, are Listed Grade II\*.

The buildings are constructed in local sandstone and roofed in sandstone slates.

### **The Residents**

Currently we have eight residents comprising six ladies and two gentlemen. Two Gentlemen were moved to a care home in the autumn of 2025 and a new resident was introduced on 1<sup>st</sup> November.

The residents provide a monthly rent for their accommodation, which is primarily used for maintenance of their homes but, out of necessity, is also used to cover expenditure elsewhere.

Early in 2025 a stair-lift was installed in Almshouse No.2 with the approval under Listed Building Consent of Herefordshire Council. This was installed for the benefit of a lady resident who had been hospitalised for an operation and could only be released by the NHS after the lift was in place.

The trustees pay for the central heating and hot water for the six almshouses served by a central gas boiler. The coachman`s house is fully electric.

The renovation of the almshouse mentioned in the 2024 report was completed early in 2025.

### **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 the residents and trustees and also the general public.

The early 13thC 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 2025 season we had 790 visitors excluding private illustrated talks in the county to local organisation groups.

### **Maintenance**

- 1) The completion of the renovation work in Almshouse No.6 at the end of January and some minor work in Almshouse No.5 enabled a new resident to take her place in the Coningsby community.
- 2) Also in January a stair-lift was installed in Almshouse No.2 as noted above
- 3) A contractor was employed to clear blocked drains in Nos. 5 and 6 Almshouses during the year.
- 4) General maintenance including electrical work and servicing of the gas boiler was undertaken on a number of occasions throughout the year.

### **The Merger**

The proposal, mentioned in the 2023 and 2024 Annual reports, of a merger with the Hereford Cathedral Almshouse Charity remains with The Charity Commission.

Following a period of heavy expenditure on maintenance and repair work three years ago, the Trustees considered that we should seek support elsewhere in order to secure the finances of Coningsby Hospital. An approach was made to the Dean & Chapter of Hereford Cathedral who were and have been fully supportive of bringing Coningsby Hospital into the Cathedral Charity of St.Ethelbert and St.Katherine. The wording of the merged charity reflecting the constitutions of the Cathedral Almshouse Charity and that of Sir Thomas Coningsby has now been agreed by the Charity Commission and The Almshouse Association.

On approval by the solicitors to both parties of the Due Diligence Report the merger will go to the Charity Commission for final approval in 2026.

Peter Harris  
Chairman of the Trustees and Curator  
December 2025



# **CONINGSBY HOSPITAL - ACCOUNTS FOR YEAR ENDING 31 MARCH 2025**

## **PROFIT AND LOSS**

	April 2024 to March 2025	April 2023 to March 2024	£ Change
<b>Income</b>			
Almshouse rent	18,914.00	21,070.00	-2,156.00
Almshouses - contribution towards utility costs	0.00	42.00	-42.00
Donations received			
chapel receipts	1,090.00	1,112.00	-22.00
museum receipts/donations	1,546.00	1,227.00	319.00
other donations received*	6,500.00	14,085.00	-7,585.00
other income	0.00	826.80	-826.80
<b>Total donations received</b>	<b>9,136.00</b>	<b>17,250.80</b>	<b>-8,114.80</b>
<b>Investment income</b>			
bank interest received	223.43	269.62	-46.19
CCLA income (distributed)	553.28	542.42	10.86
M&G income (accumulated)	1,528.43	1,547.97	-19.54
<b>Total investment income</b>	<b>2,305.14</b>	<b>2,360.01</b>	<b>-54.87</b>
<b>Total Income</b>	<b>30,355.14</b>	<b>40,722.81</b>	<b>-10,367.67</b>
<b>Expenses</b>			
Bank service charges	102.27	98.87	3.40
Dues and subscriptions	353.00	343.00	10.00
Miscellaneous expenses			
Chapel expenses	0.00	0.00	0.00
Museum expenses	0.00	0.00	0.00
Uncategorized expenses	0.00	0.00	0.00
<b>Total miscellaneous expenses</b>	<b>455.27</b>	<b>441.87</b>	<b>13.40</b>
<b>Office expense</b>			
computer and internet expenditure	170.00	616.94	-446.94
postage	0.00	0.00	0.00
stationery and consumables	0.00	0.00	0.00
Treasurer role	1,530.85	1,512.00	18.85
advertising	712.80	0.00	712.80
<b>Total office expenses</b>	<b>2,413.65</b>	<b>2,128.94</b>	<b>284.71</b>
<b>Premises costs</b>			
electricity	748.00	935.85	-187.85
gas	16,737.34	14,731.95	2,005.39
insurance	4,880.84	4,687.84	193.00
other property costs	0.00	0.00	0.00
repairs and maintenance**	19,090.17	29,128.08	-10,037.91
legal costs ***	3,184.20	8,047.02	-4,862.82
Council Tax****	331.65	0.00	331.65
Welsh Water (no 6)****	37.69	0.00	37.69
<b>Total premises costs</b>	<b>45,009.89</b>	<b>57,530.74</b>	<b>-12,520.85</b>
<b>Total Expenses</b>	<b>47,878.81</b>	<b>60,101.55</b>	<b>-12,222.74</b>
<b>Profit for the year</b>	<b>-17,523.67</b>	<b>-19,378.74</b>	<b>1,855.07</b>

\* includes £5,000 The Mumford Trust and £1,500 The Croft Trust

\*\* includes refurbishment of Nos 5 and 6

\*\*\* includes costs associated with merger

\*\*\*\* relates to empty property no 6

## CONINGSBY HOSPITAL - ACCOUNTS FOR YEAR ENDING 31 MARCH 2025

### Balance Sheet as of 31 March 2025

<u>ASSETS</u>	31 March 2025	31 March 2024
<u>Other Assets</u>		
CCLA - COIF - inc	19,395.47	20,343.31
M&G Charity Multi Asset - acc	28,702.53	35,961.16
<b>Total Other Assets</b>	<b>48,098.00</b>	<b>56,304.47</b>
<u>Current Assets</u>		
Other Current Assets		
Prepaid insurance	1,412.19	1,364.60
<b>Total Other Current Assets</b>	<b>1,412.19</b>	<b>1,364.60</b>
<u>Cash at bank and in hand</u>		
HSBC Current Account	10,011.33	8,067.57
HSBC Deposit Account	2,397.32	13,173.89
<b>Total cash at bank and in hand</b>	<b>12,408.65</b>	<b>21,241.46</b>
<b>Total Current Assets</b>	<b>13,820.84</b>	<b>22,606.06</b>
<u>Current Liabilities</u>		
Other current liabilities		
Accruals	4,965.82	1,956.90
Deferred income	0.00	0.00
<b>Total Other Current Liabilities</b>	<b>4,965.82</b>	<b>1,956.90</b>
<b>NET CURRENT ASSETS</b>	<b>8,855.02</b>	<b>20,649.16</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>56,953.02</b>	<b>76,953.63</b>
<b>NET ASSETS</b>	<b>56,953.02</b>	<b>76,953.63</b>
<u>Capital and Reserves</u>		
<b>Shareholders funds</b>	<b>56,953.02</b>	<b>76,953.63</b>

These accounts were approved by the Board of Trustees on 28 January 2025,  
and signed on their behalf by Peter Harris.

*Peter Harris*  
Chairman of the Coningsby Hospital Trustees.