

HOSPITAL OF ST MARY MAGDALEN

England & Wales · Charity number 236722

Details

Other names	HOSPITAL OF ST MARY MAGDALEN AT CHRISTCHURCH, Christchurch Magdalen Trust
Status	Registered
Legal form	Other
Registered	1964-12-02
Register	View on the Charity Commission register

Contact

Address	PO Box 9767 Christchurch Dorset BH23 9NY
Phone	07821098686
Email	clerk@cmtrust.org.uk
Website	https://cmtrust.org.uk

Activities

Objects: THE INCOME SHALL BE APPLIED IN EITHER OR BOTH OF THE FOLLOWING WAYS: FOR RELIEF IN NEED IN RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN THE BOROUGH OF CHRISTCHURCH WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES CALCULATED TO REDUCE THE NEED, HARDSHIP OR DISTRESS OF SUCH PERSONS. FOR RELIEF IN SICKNESS FOR THE PURPOSE OF RELIEVING IN CASES OF NEED PERSONS RESIDENT IN THE BOROUGH OF CHRISTCHURCH WHO ARE SICK, CONVALESCENT, DISABLED, HANDICAPPED OR INFIRM BY PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES WHICH ARE CALCULATED TO ALLEVIATE THE SUFFERING OR ASSIST THE RECOVERY OF SUCH PERSONS IN SUCH CASES BUT ARE NOT READILY AVAILABLE TO THEM FROM OTHER SOURCES.

Activities: The provision of financial help directly or indirectly to residents of Christchurch, Dorset generally and sometimes individually (a) to alleviate suffering or assist recovery of the sick, convalescent, disabled, handicapped or infirm provided such help is not readily available from another source, or (b) to reduce need hardship or distress.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** Disability, The Prevention Or Relief Of Poverty
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** CHRISTCURCH
- Dorset

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-12	£133,638	£154,916	-	-
2023-12-12	£105,216	£84,646	-	-
2022-12-12	£69,007	£76,471	-	-
2021-12-12	£74,088	£58,976	-	-
2020-12-12	£68,252	£74,170	-	-

Trustees

Name	Role	Appointed
Andrew Gordon Barfield		2026-04-16
Christine Ann Cook		2026-04-16
Ian Charles Marshall		2026-04-16
JULIE SEPHTON		2026-04-16
TARA JANE FOX		2026-04-16

Linked charities

- LEGATE'S CHARITY (236722-1)

Accounts

HOSPITAL OF ST MARY MAGDALEN

CHARITY COMMISSION NUMBER 236722

ACCOUNTS FOR THE YEAR ENDED

12 DECEMBER 2024

HOSPITAL OF ST MARY MAGDALEN K/A THE CHRISTCHURCH MAGDALEN TRUST

ANNUAL TRUSTEES REPORT FOR THE YEAR ENDED 12 DECEMBER 2024

Governance & Management

The Hospital of St Mary Magdalen c/o 2, Bridge Street, Christchurch, Dorset, BH23 1ED is an unincorporated trust registered with the Charity Commission (No 236722) and regulated by a Charity Commission Scheme dated 28 February 1986 as amended by a further scheme 10th April 1997 and a special resolution of the trustees dated 13th June 2013. The Charity has adopted a working name, "the Christchurch Magdalen Trust", to reflect its modern non-medical objects and its area of benefit, Christchurch.

The Trust is administered by a body of Trustees comprising:

Chair:	Andrew Barfield
Other Trustees:	Christine Ann Cook
	Tara Jane Fox
	Julie Sephton
	Ian Charles Marshall (appointed on 2 nd December 2024)

Trustees must have a special knowledge of Christchurch through residence occupation or employment. Subject to this, there is no limitation (except through general law) on who can become a trustee. The Charity has adopted a recruitment and retention policy. This recognises that Christchurch is a small town of approximately 55,000 people and the number of people who may be suitable trustees and meet the criteria may be limited. As such, whilst the policy recognises the need to recruit people with appropriate skills, it is not prescriptive in method of recruitment and seeks to avoid barriers to suitable candidates, for example, by convening meetings at suitable times & venue and doing what it can to manage conflicts of interest and subsidise the cost of childcare, if appropriate. There are no appointed officers from among the Trustees except the Chair. As such, the induction procedure is informal. The Clerk explains the Charity's objectives and structure and supplies the new trustee with copies of the documents necessary to understand the trustee's responsibilities. Advice and guidance are readily available both from the Clerk, or any other trustee.

The Clerk receives a salary of £11,000 p.a. together with a further sum of £5,000 p.a. to reflect his work in connection with the redevelopment of the Charity's land in Barrack Road. This will end when the redevelopment is completed. The Charity is managed on a day-to-day basis by the Clerk. The Charity adopted a Safeguarding Policy and updated its Privacy Notice during the year and has in place the following policies to provide guidance and consistency and help to ensure appropriate standards of governance:

The Common Reporting Standard (relating to tax domicile of applicants and beneficiaries).
Data Protection and Privacy;
Internal Controls & Delegation
Income Generation Publicity & Grant Giving
Recruitment & Retention
Reserves
Safeguarding

Whilst the Charity has informal working relationships with other organizations in the locality, there are no formal relationships with any other party other than funding agreements relating to the provision of services by other organizations

HOSPITAL OF ST MARY MAGDALEN K/A THE CHRISTCHURCH MAGDALEN TRUST

ANNUAL TRUSTEES REPORT FOR THE YEAR ENDED 12 DECEMBER 2024

Constitutional Objectives

The objective of the Charity is to provide relief in need and relief in sickness either generally or individually to residents of Christchurch, Dorset, or (in circumstances defined by its constitution) to those immediately outside Christchurch. This can be applied to residents who are in need, hardship, distress, sick, convalescent, disabled, handicapped, or infirm, by making grants or paying for items, services, or facilities to reduce suffering. The Charity can also make or receive donations or subscriptions to or from other organisations which provide similar services as well as liaise with other caring organisations and public bodies.

Under its constitution the Charity must maintain its properties and pay all property costs, and costs incidental to the administration of the Charity, from its income before distributing the remaining income in pursuit of its objectives

Sources of Income

The Charity's main sources of income are interest and dividends on investments and rents received from the Charity's properties. Most of the investments and all the freehold property is permanently endowed although all income is allocated to the non-permanently endowed fund. The Charity retains stockbrokers to advise on investments. Purchases and sales of investments are made on a regular basis on the advice of the stockbrokers to maintain an appropriate return for the Charity. Investments are held in the name of a nominee, Charles Stanley and Company Ltd, to avoid having to alter holder's names each time there is a change in trustees and to facilitate the purchase and sale of investments. As a result of the completion of the sale of land owned by the Charity in Barrack Road for redevelopment, the income of the Charity from its endowment funds has risen substantially.

The Charity's Properties

The Charity has freehold properties registered in the names of the following trustees: Andrew Gordon Barfield, Christine Ann Cook, Julie Sephton and Tara Jane Fox.

One of the Charity's two freehold properties is divided into two flats and the other is divided into a flat on the first floor and business premises on the ground floor, let to a local charity at a market rent but without security of tenure.

The Charity has obtained vacant possession of one of its properties whilst the other is fully let. The Charity is considering the best long-term use for them.

Achievements and Performance

A. Policy

The Trustees have referred both to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and planning its activities, and also to the Charity's own constitution which permits help both to those who are infirm as well as those in need either directly or through other caring organizations. However, it is felt that the objects of the Charity in its constitution are unclear and the Charity is in the process of a review. In the meantime it has adopted a Publicity, Income and Grant-Giving Policy to clarify and ensure consistency in its allocation of funds and has adopted guidelines in relation to those who do not necessarily have a permanent residence in Christchurch. For example, the homeless and those in temporary accommodation such as a hostel or refuge.

HOSPITAL OF ST MARY MAGDALEN K/A THE CHRISTCHURCH MAGDALEN TRUST

ANNUAL TRUSTEES REPORT FOR THE YEAR ENDED 12 DECEMBER 2024

This Policy anticipates continuing to target organizations rather than individuals but with a greater emphasis on continuing contact with those organizations, and the general promotion of the work the Charity does, so that sight is not lost of the help the Charity can give. It is hoped that this will over time give the Charity a better view of demand for grant funding and therefore whether the Charity should seek further sources of income. A web site has been developed to assist the Charity in promoting its activities and it went "live" during the year.

B. Grant Giving

It is the policy of the Trustees that payments to caring organisations (rather than individuals) are the main focus of the Charity to enable it to position itself as a funding organization benefitting the widest possible section of those in need and infirm in Christchurch. Having said this, the Charity is of the view that there will continue to be a demand for assistance by individual claimants, but this type of help is not the main focus of the Charity. Where possible the Charity refers individual applicants to other welfare organisations better placed to help them. With this in mind the Charity:

- Refers applications for household items such as carpets, furniture and white goods to another local charity, the Christchurch Home Equip Furniture Project (a part of the Christchurch Foodbank+), which is better equipped to deal with such requests.
- Will not consider applications for help for counselling, which pose particular problems for the Charity both in assessment and in providing the necessary funds but will refer to other organisations where appropriate to do so.
- Refers those in financial need who can be assisted by a grant of less than £200 to either the Christchurch Foodbank+ or to the Christchurch Community Partnership, both of whom administer a Hardship Scheme originally established by the Charity for this purpose.

Cash grants given by the Charity in each year since 2020 together with a total for each year can be found in the Help Given page of the Charity's website: <https://cmtrust.org.uk>. The increase in grant aid from £37,308 in 2022, to £53,399 in 2023 and then to £81,720 in 2024 is a direct result of the increased income from the money received from the sale of the land to the rear of the Charity's properties in Barrack Road.

Of particular note during the year:

- The Charity resolved to continue funding the provision of specialist face to face benefits advice provided by Citizens Advice, Bournemouth Christchurch & Poole. (Grant: £10,669). "Specialist" advice relates to the reconsideration of, and appeals against, benefit assessments. Towards the end of the year this was increased to include applications for Personal Independence Payments; the Over 65 Attendance Allowance & Childs Disabled Living Allowance in view of complexities inherent in such applications.
- The Charity continues to fund the face-to-face Community Money Advice debt advice service provided by Faithworks Wessex through the Christchurch Foodbank+. (Grant: £18,370)
- The Charity continues to assist the Faithworks Wessex Christchurch Home Equip Furniture Project operated through the Christchurch Foodbank+ with 50% of its funding. (Grant: £6,000). The Project provides household goods and furniture to those in need. Not only does this provide essential goods to those who could not otherwise afford them, but also triggers, in addition to items purchased, further goods donated or otherwise obtained without cost to the Project. Contact with the families enables Christchurch Foodbank+ to identify issues within households requiring further input and support. The Home-equip project benefitted 185 homes, a total of 241 adults and 315 children in 2024.
- The Hardship Scheme established by the Charity during the pandemic is administered by two local charities, Faithworks Wessex through Christchurch Foodbank+, and the Christchurch Community Partnership. No limit is placed on the overall funds that the Charity is prepared to commit to the scheme and the maximum sum per application has been increased to £200 to reflect inflation,

HOSPITAL OF ST MARY MAGDALEN K/A THE CHRISTCHURCH MAGDALEN TRUST

ANNUAL TRUSTEES REPORT FOR THE YEAR ENDED 12 DECEMBER 2024

particularly in food. £22,209 was paid in cash grants in 2024 to reflect outstanding grant costs from 2023 and on account of the anticipated grant in 2024. Thanks goes to the Christchurch Charitable Trust for its donation of £5,000 towards the funding of the scheme for 2023.

- The Charity supported the Diverse Abilities CHAOS programme for young people with profound learning and physical disabilities by providing a grant to fund 120 play sessions at its new Treehouse facility at Hurn. (Grant: £11,574)
- Following an approach by the Charity to the Arc at Somerford during 2023, it funded the Arc Craft Club in 2024 to support children and to provide an avenue for advice and guidance to parents and carers on such matters as debt and benefits (Grant: £2,180)
- The Charity approached Macmillan Caring Locally in 2023 to ascertain whether cash grants could assist those in the final stages of life. The Charity was very pleased, therefore, when in 2024 it was approached to cover the cost of personal alarms to two people to enable them to continue living at home. Although the total cost in grant aid was only £466, it is an example of how a small amount given quickly and without fuss can make such an enormous difference to a person's life.

Financial Review

The Charity was able to increase substantially its grant aid compared with previous years as a result of increased income following the sale of land at Barrack Road last year. Expenditure of the Charity exceeded income by £21,278 during the current year. The Charity ended the year with a closing unrestricted cash balance of £73,539. This is considered sufficient to fund ongoing activities. Furthermore, the Charity has a substantial non-permanent endowment fund of £580,498 that can be called upon if appropriate. Additionally, the Charity holds a permanent endowment fund of £2,754,221.

Reserves Policy

The Charity seeks to apply all income received in any financial year in satisfaction of all administration expenses arising in that year and in furtherance of its charitable objects. The Charity would seek to reinvest any surplus arising at the end of the financial year if they were satisfied that the ongoing needs of the Charity (either in its administration or in furtherance of its charitable objects) could be met in the medium term by income arising during that period. In the event of continuing annual surpluses, the Trustees will take such action as is appropriate to ensure that insofar as is possible income is fully utilised annually whether by seeking to extend the number of referrals for assistance or by re-examining the objects or area of benefit of the Charity.



Andrew Barfield
Chair.

Date: 20/05/25

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF ST MARY
MAGDALEN K/A THE CHRISTCHURCH MAGDALEN TRUST**

CHARITY COMMISSION NUMBER 236722

FOR THE YEAR ENDED 12 DECEMBER 2024

I report to the trustees on my examination of the accounts of The Hospital of St Mary Magdalen (the Charity) for the year ended 12 December 2024.

Responsibilities and basis of report

As the Charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

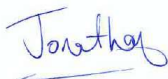
I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the 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.

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.



Jonathan Poulter FCA CTA
ICAEW
Rothmans LLP
Chartered Accountants
Avebury House
6 St Peter Street
Winchester
Hampshire
SO23 8BN

Date: 10 June 2025

HOSPITAL OF ST MARY MAGDALEN K/A THE CHRISTCHURCH MAGDALEN TRUST
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR ENDED 12 DECEMBER 2024

The Receipts and Payments accounts set out on page 7 for the financial year ended 12 December 2024, and the Statement of Assets and Liabilities at that date set out on page 8 and the related Notes on page 9 are approved by the Trustees.



Andrew Barfield– Chair
Trustee authorised to sign on behalf of all Trustees

Date: 20/05/25

The accounts are forwarded by Mr J A G Hoare, Clerk to the Trustees, Town Bridge House, 2, Bridge Street, Christchurch, Dorset BH23 1ED

HOSPITAL OF ST MARY MAGDALEN K/A THE CHRISTCHURCH MAGDALEN TRUST
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR ENDED 12 DECEMBER 2024

A Receipts and Payments Account

	2024				2023
	Unrestricted £	Restricted £	Endowment £	Total £	Total £
Income Receipts					
Dividends/ Interest received	101,756	-	-	101,756	72,326
Donations	-	8,542	-	8,542	7,500
<i>Rents from property</i>	23,190	-	-	23,190	25,390
Other Income	150	-	-	150	-
Gross Income	125,096	8,542	-	133,638	105,216
Sale of fixed asset	-	-	-	-	1,435,800
Sale of investments	-	-	1,362,262	1,362,262	116,582
Total receipts	125,096	8,542	1,362,262	1,495,900	1,657,598
Direct Charitable Expenditure					
Payments to people in need	565	3,542	-	4,107	1,790
Payments to charitable & other institutions	72,613	5,000	-	77,613	51,609
	73,178	8,542	-	81,720	53,399
Property Costs					
Property refurbishment, repair & maintenance	10,231	-	-	10,231	3,899
Property insurance, management & professional fees	11,500	-	-	11,500	6,043
Property Redevelopment costs	15,092	-	-	15,092	4,505
	36,823	-	-	36,823	14,447
Other Expenditure					
Examination fees	2,136	-	-	2,136	1,836
Salaries	16,000	-	-	16,000	16,000
Day to day costs	1,383	-	-	1,383	1,786
Trustees indemnity Insurance	414	-	-	414	329
Investment manager's charges	-	-	15,329	15,329	13,921
Website costs	1,051	-	-	1,051	-
Bank charges	60	-	-	60	70
	21,044	-	15,329	36,373	33,942
Gross Expenditure	131,045	8,542	15,329	154,916	101,788
Purchase of investments	-	-	1,255,349	1,255,349	1,449,126
Purchase of fixed assets	-	-	-	-	1,284
Total Payments	131,045	8,542	1,270,678	1,410,265	1,552,198
Net Receipts / (Payments) for the Year	(5,949)	-	91,584	85,635	105,400
Cash Funds at 12 December 2023	79,488	-	252,447	331,935	226,535
Cash Funds at 12 December 2024	73,539	-	344,031	417,570	331,935

B Statement of Assets and Liabilities

<i>Investment Assets</i>	2024 Cost	2024 Valuation	2023 Cost	2023 Valuation
Permanent Endowment	£	£	£	£

	2024	2023
	£	£
Liabilities		
Examination Fees	1,836	1,836
Rent Deposits held by Charity	750	1,100
	<u>2,586</u>	<u>2,936</u>

HOSPITAL OF ST MARY MAGDALEN K/A THE CHRISTCHURCH MAGDALEN TRUST
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR ENDED 12 DECEMBER 2024

C Notes to the Accounts

The accounts are prepared on a receipts and payments basis and comply with the appropriate legal requirements.

There were no related party transactions in the year.

Accounts

HOSPITAL OF ST MARY MAGDALEN

CHARITY COMMISSION NUMBER 236722

ACCOUNTS FOR THE YEAR ENDED

12 DECEMBER 2023

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2023

Governance & Management

The Hospital of St Mary Magdalen c/o 2, Bridge Street, Christchurch, Dorset, BH23 1ED is an unincorporated trust registered with the Charity Commission (No 236722) and regulated by a Charity Commission Scheme dated 28 February 1986 as amended by a further scheme 10th April 1997 and a special resolution of the trustees dated 13th June 2013. The Charity has adopted a working name, "the Christchurch Magdalen Trust", to reflect its modern non-medical objects and its area of benefit, Christchurch.

The Trust is administered by a body of Trustees comprising (as at 12 December 2023): -

Chair:	Andrew Barfield
Other Trustees:	Christine Ann Cook
	Tara Jane Fox
	Julie Sephton

The former Chair, Keith Jarvis, retired in September 2022 upon reaching the end of his permitted term as a trustee and was replaced by the current Chair, Andrew Barfield. There is one trustee vacancy yet to be filled when a suitable candidate is identified.

Trustees must have a special knowledge of Christchurch through residence occupation or employment. Subject to this, there is no limitation (except through general law) on who can become a trustee. The Charity has adopted a recruitment and retention policy. This recognises that Christchurch is a small town of approximately 50,000 people and the number of people who may be suitable trustees and meet the criteria may be limited. As such, whilst the policy recognises the need to recruit people with appropriate skills, it is not prescriptive in method of recruitment and seeks to avoid barriers to suitable candidates, for example, by convening meetings at suitable times & venue and doing what it can to manage conflicts of interest and subsidise the cost of childcare, if appropriate. There are no appointed officers from among the Trustees except the Chair. As such, the induction procedure is informal. The Clerk explains the Charity's objectives and structure and supplies the new trustee with copies of the documents necessary to understand the trustee's responsibilities. Advice and guidance are readily available both from the Clerk, or any other trustee.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2023

The Clerk's assistant, Mary Lutwyche, retired in August. The Trustees decided not to replace her for a trial period of a year and increased the Clerk's salary to £11,000 to reflect the increased workload. In addition, the Clerk receives a sum of £5000 p.a. to reflect his work in connection with the redevelopment of its land in Barrack Road. This will end when the redevelopment is completed. Although the Charity is managed on a day-to-day basis by the Clerk, the Charity has approved the following policies to provide guidance and consistency and help to ensure appropriate standards of governance:

The Common Reporting Standard (relating to tax domicile of applicants and beneficiaries).

Data Protection and Privacy;

Internal Controls & Delegation

Income Generation Publicity & Grant Giving

Recruitment & Retention

Reserves

During the year the Charity revised and updated its Privacy Policy.

Whilst the Charity has informal working relationships with other organizations in the locality, there are no formal relationships with any other party other than funding agreements relating to the provision of services by other organizations.

Constitutional Objectives

The objective of the Charity is to provide relief in need and relief in sickness either generally or individually to residents of Christchurch, Dorset, or (in circumstances defined by its constitution) to those immediately outside Christchurch. This can be applied to residents who are in need, hardship, distress, sick, convalescent, disabled, handicapped, or infirm, by making grants or paying for items, services, or facilities to reduce suffering. The Charity can also make or receive donations or subscriptions to or from other organisations which provide similar services as well as liaise with other caring organisations and public bodies.

Under its constitution the Charity must maintain its properties and pay all property costs, and costs incidental to the administration of the Charity, from its income before distributing the remaining income in pursuit of its objectives

Sources of Income

The Charity's main sources of income are interest and dividends on investments and rents received from the Charity's properties. Most of the investments and all the freehold property is permanently endowed although all income is allocated to the non-permanently endowed Fund. The Charity retains stockbrokers to advise on investments. Purchase and sale of investments are made on a regular basis on the advice of the stockbrokers to maintain an appropriate return for the Charity. Investments are held in the name of a nominee, Charles Stanley and Company Ltd, to avoid having to alter holder's names each time there is a change in trustees and to facilitate the purchase and sale of investments. As a result of the completion of the sale of land owned by the Charity in Barrack Road for redevelopment, a substantial capital receipt was received which has been invested in the permanent endowment fund.

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2023

The Charity's Properties

The Charity has freehold properties registered in the names of the following trustees: Andrew Gordon Barfield, Christine Ann Cook, Julie Sephton and Tara Jane Fox.

One of the Charity's two freehold properties is divided into two flats and the other is divided into a flat on the first floor and business premises on the ground floor, let to a local charity at a market rent but without security of tenure. Two of the flats are let at market rents on the basis of assured shorthold tenancies. Possession of the third flat was obtained during the year as a result of non-payment of rent. It remains empty pending a decision on the future of the property consequent on the redevelopment of the land to the rear.

The sale of the land to the rear of the Charity's properties in Barrack Road for development was completed in June. The Charity has retained its properties which front the highway and will consider in due course the best long-term use for them.

Achievements and Performance

A. Policy

The Trustees have referred both to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and planning its activities, and also to the Charity's own constitution which permits help both to those who are infirm as well as those in need either directly or through other caring organizations. However, it is felt that the objects of the Charity in its constitution are unclear in certain circumstances and will need revision in the future. In the meantime, the Charity has adopted a Publicity, Income and Grant-Giving Policy to clarify and ensure consistency in its allocation of funds and has adopted guidelines in relation to those who do not necessarily have a permanent residence in Christchurch. For example, the homeless and those in temporary accommodation such as a hostel or refuge.

This policy anticipates continuing to target organizations rather than individuals but with a greater emphasis on continuing contact with those organizations, and the general promotion of the work the Charity does, so that sight is not lost of the help the Charity can give. It is hoped that this will over time give the Charity a better view of demand for grant funding and therefore whether the Charity should seek further sources of income. A web site has been developed during the year to assist the Charity in promoting its activities and it is hoped it will go "live" during the first part of 2024.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2023

B. Grant-Giving

It is the policy of the Trustees that payments to caring organisations (and not to individuals) are the main focus of the Charity and enable it to position itself as a funding organization benefitting the widest possible section of those in need and infirm in Christchurch. Having said this, the Charity is of the view that there will continue to be a demand for assistance by individual claimants, but this type of help is not the main focus of the Charity. Where possible the Charity refers individual applicants to other welfare organisations better placed to help them. With this in mind the Charity:

- Refers applications for household items such as carpets, furniture and white goods to another local charity, the Christchurch Home Equip Furniture Project (a part of the Christchurch Foodbank+), which is better equipped to deal with such requests.
- Will not consider applications for help for counselling, which pose particular problems for the charity both in assessment and in providing the necessary funds, but will refer to other organisations where appropriate to do so.
- Whilst the Charity funds the Hardship Scheme, it refers those in financial need who can be assisted by a grant of less than £200 to either the Christchurch Foodbank+ or to the Christchurch Community Partnership, both of whom administer the scheme.

To illustrate the policy of the Charity, cash expended in each of the last six years is as follows:

	Individuals	Caring Organisations
	Value (£)	Value (£)
2017	415 (5 applications)	36,721
2018	120 (4 applications)	27,616
2019	764 (2 applications)	26,714
2020	1173 (3 applications)	36,561
2021	3121 (3 applicants)	29,655
2022	0 (No Applicants)	37,308
2023	1790 (1 Applicant)	51,609

The increase in grant aid given in 2023 was a direct result of the increased income from the money received from the sale of the land to the rear of the Charity's properties in Barrack Road.

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2023

The following are examples of help given by the Charity since December 2022:

- The Charity resolved to continue funding the provision of specialist face to face benefits advice provided by Citizens Advice, Bournemouth Christchurch & Poole, operating from Christchurch library with a grant for the year of £9,647
- The Charity continued to fund the face-to-face Community Money Advice debt advice service provided by Faith works Wessex through the Christchurch Foodbank. In addition, the Charity was very pleased to fund a new specialist face-to-face benefits advice service which is available for the first time through the Foodbank+. This is in addition to the service operated by the CAB from Christchurch library. The Charity made a grant of £9,544 to provide the specialist debt advice for the year together with a further grant of £2,925 to fund additional debt advice at the Foodbank for a further one day a week. In addition, it made a grant of £3,900 to fund a specialist benefits adviser working at the Foodbank (in addition to the service at Christchurch library) for a trial period.
- The Charity continues to assist the Faithworks Wessex Christchurch Home Equip Furniture Project operated through the Christchurch Foodbank+ with 50% of its funding. The Charity resolved to continue the funding for a further five years. The Project provides household goods and furniture to those in need. Not only does this provide essential goods to those who could not otherwise afford them, but also triggers, in addition to items purchased, further goods donated or otherwise obtained without cost to the Project. Contact with the families enables Christchurch Foodbank+ to identify issues within households requiring further input and support. The Charity gave a grant of £6,000 with the intention that it should continue for each of the next 5 years. The Home Equip project benefitted 99 households comprising 134 adults and 180 children during the year.

*We had a mum and two teenagers had to leave their property after [domestic violence] from the father. Although they had been married over 22 years and nothing like this had happened before it had then happened two weekends running, mum took the teenagers and left. Mum was working and secured a small flat, Home equip were able to furnish it and give paint and brushes that were also donated, this enable mum time and space to work things out, it transpired that Dad had been drinking and was an alcoholic, he is now getting help, mum is settled and they are working together. Children have a safe space."

*We have assisted three separate men, all have had relationship breakdown and a period of sleeping in their cars. All managed to keep their jobs during this period and we assisted them with furniture, white goods etc once they moved into their properties. We still have men living in their cars"

*We have seen an increase in Elderly having to move due to [domestic violence] from their adult children, NHS Hospital release and their home is not suitable anymore and self-neglect. We come alongside these individuals and once settled we provide hot meals deliveries, invite them to attend the community supper and [Christchurch Foodbank] for coffee and company and work with agencies for their well being."

"We provide extra bedding for those caring for someone who is poorly (children and adults) and for themselves."

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2023

- The Charity funded food and transport costs to enable the Christchurch Community Partnership to provide nutrition for those isolated (mainly the elderly) during the winter period 2022/2023:

"I just wanted to say a massive thank you for all you do. I cannot believe the change in my mum since she started coming to your lunch club.

Mum is suffering from Alzheimer's and was becoming very introverted and slightly depressed, especially after the last two years, but once she started coming along to your lunch club she has really perked up. She really looks forward to the outing, both for the food and the company, the social interaction does her a world of good. She is always very complimentary of the food and really appreciates the efforts you and your team put in (please pass on her sincere thanks to your team).

Many , many thanks for all your good work and your time".

"Thank you so much Natalie, the lunch club has had a very positive effect on. She is really enjoying the social get together and the point of focus in her week.

She was telling me about it this evening.

Hopefully she will keep on improving and then getting to one of the other events will be a bit easier".

- In view of the success of the Corona Virus scheme established in March 2020 by the Charity and which provided £20,000 to help families severely affected financially by the pandemic with a grant of up to £150 per family, upon the closure of that scheme a new Hardship Scheme was established in August 2021 to continue for the foreseeable future, accessible to anyone in dire financial need, whatever the cause. It is administered by two local charities, Faith works Wessex through Christchurch Foodbank+, and the Christchurch Community Partnership. £8,575 was granted during 2023 (although the true cost is expected to be higher when final expenditure figures are received from the Foodbank and the CCP and corresponding further grants made) No limit has yet been placed on the funds that the Charity is prepared to commit to the scheme. It is anticipated that demand will increase during 2024 as hardship grows amongst families in need, further publicity is given to the scheme by the Charity and changes are made to make it's administration easier. In view of inflation, particularly in food, the maximum payment per family has been increased from £150 to £200. Thanks goes to the Christchurch Charitable Trust for it's generous donation of £7500 towards the scheme.

Tracy Blick, manager of the Christchurch Foodbank+ said:

"There is a disabled buggy included in the Data, this was for a little girl with special needs, mum was trapped in her third floor flat with the other children as she was unable to keep her child safe as she climbs out of a 'normal' buggy, the buggy purchased means the child is secured and safe and has in her words 'given the family back their freedom'. Amazing"

"We have noticed an increase in those being referred to us for Gas and electric Top Ups, on occasion these referrals have come after a visit to the home and finding no electric. We ask the person to come down to the Foodbank with their key/card and proof of negative amount on the meter, then either myself, Briar, Sarah or one of the CMA team phone their supplier and work out a payment plan or more viable solution.

One lady we are working with now came in after Social services picked up from the children's School that her son was 'not clean'. On visiting the property mum (who works) was only able to afford gas for hot water one day a week and kettle washed the rest of the time and hand washed all their clothes, we topped both gas and Electric meters up for her, gave a winter warm pack and hot water bottles, we have since worked out a payment plan with her suppliers that is manageable for her."

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2023

- A grant was made to Dorset Blind, first, for their two community hubs operating in Christchurch to support those with impaired vision and sight loss, particularly by reducing the isolation such people can be particularly vulnerable to, and, secondly, to establish an equipment "library" for Christchurch residents. This enables those of limited financial resources to test and/or hire items that would otherwise cause or risk financial hardship. Dorset Blind told the Charity that the "Dorset Blind Association has been enhancing the lives of visually impaired people since 1918, with practical help and emotional support. The generous support from Christchurch Magdalen Trust will make a significant difference to Christchurch members' lives - funding vital social clubs and providing a specialised equipment library."
- A grant was made to Ashley's Birthday Bank to support them in helping Christchurch families with children and in receipt of benefits with birthday and Christmas presents for children under 16 years of age, crisis packs, including such items as food parcels, nappies, baby formula, clothing, household items, toiletries and baby equipment, and advice on how to obtain further help on matters such as food vouchers, domestic violence support and budgeting.
- A grant was made to support Age Concern Christchurch in its acquisition of a further charity shop.
- The Charity continued to support MAST (Men Actively Standing Together) by providing funds to establish a further group in Highcliffe. The project supports men suffering from a range of issues such as abuse, mental health and loneliness.
- During the year the Charity approached other charities such as Macmillan and the Somerford Arc to ascertain whether funding was required and to ensure they were aware of the grant aid available from the Charity whether for their organisations or for those they support. This is in accordance with the aim of its Publicity Income and Grant Giving Policy to ensure that the support the Charity can give is known. It is anticipated that during 2024 the Charity will continue to seek out other organizations operating in Christchurch helping those in need or infirm not only to gauge over time the level of need that the Charity can help with, but to utilise the additional income from the sale of its Barrack Road land.

Financial Review

The unrestricted income of the Charity exceeded expenditure by £20,570 during the year, principally due to income arising from the sale of its rear land at Barrack Road. The Charity ended the year with a closing unrestricted cash balance of £79,488. This is considered sufficient to fund ongoing activities. Furthermore, the Charity has a substantial non-permanent endowment fund of £548,431 that can be called upon if appropriate. Additionally, the Charity holds a permanent endowment fund of £2,650,720.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2023

Reserves Policy

The Charity seeks to apply all income received in any financial year in satisfaction of all administration expenses arising in that year and in furtherance of its charitable objects. The Charity would seek to reinvest any surplus arising at the end of the financial year if they were satisfied that the ongoing needs of the Charity (either in its administration or in furtherance of its charitable objects) could be met in the medium term by income arising during that period. In the event of continuing annual surpluses, the Trustees will take such action as is appropriate to ensure that insofar as is possible income is fully utilised annually whether by seeking to extend the number of referrals for assistance or by re-examining the objects or area of benefit of the Charity.

The Charity relies entirely on its investment income and on rents to fund expenditure. As such it is Charity policy to ensure that its rents are at market levels and to continue to maintain its existing investments at a level necessary to sustain the income necessary to fund its charitable objectives, whilst at the same time ensuring that an appropriate balance is maintained to ensure capital growth.

The major risk to the Charity is a failure of its investments and property to provide sufficient income to administer the charity and enable grants to be made. This year planned increases in rent have been implemented, but the tenant of one of the properties has been evicted and the property remains empty. However, this has not impacted on the Trust's ability to finance the administration of the charity nor its charitable work and it is not expected to have any significant future effect.

The Trustees retain stockbrokers to provide advice and to ensure a proper balance between income and capital growth in accordance with the wishes of the Trustees. The Charity no longer employs managing agents. The Clerk administers all its properties directly.

It is not felt necessary to retain substantial reserve sums in an accessible current or deposit account since the Charity has access to the substantial non-permanent endowment capital fund referred to earlier in this report which is considered adequate to meet any unexpected contingencies



Andrew Barfield

Chair

Date: 12/06/24

**HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2023**

I report to the trustees on my examination of the accounts of The Hospital of St Mary Magdalen (the Charity) for the year ended 12 December 2023.

Responsibilities and basis of report

As the Charity's trustees 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.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the 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.

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.

S A Sullivan FCA

S A Sullivan FCA
ICAEW
Rothmans LLP
Chartered Accountants
Avebury House
6 St Peter Street
Winchester
Hampshire
SO23 8BN

Date: 20 June 2024

**HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2023**

The Receipts and Payments accounts set out on page 10 for the financial year ended 12 December 2023, and the Statement of Assets and Liabilities at that date set out on page 11 are approved by the Trustees.



Andrew Barfield– Chair
Trustee authorised to sign on behalf of all Trustees

Date. 12/06/24.....

The accounts are forwarded by Mr J A G Hoare, Clerk to the Trustees, 2, Town Bridge House, Bridge Street, Christchurch, Dorset BH23 1ED

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2023

A Receipts and Payments Account

A Receipts and Payments Account

	2023			2022
	Unrestricted £	Endowment £	Total £	Total £
Income Receipts				
Dividends/ Interest received	72,326	-	72,326	42,984
Donations	7,500	-	7,500	-
Rents from property	25,390	-	25,390	26,023
Gross Income	105,216	-	105,216	69,007
Sale of fixed asset	-	1,435,800	1,435,800	-
Sale of investments	-	116,582	116,582	221,788
Total receipts	105,216	1,552,382	1,657,598	290,795
Direct Charitable Expenditure				
Payments to people in need	1,790	-	1,790	-
Payments to charitable & other institutions	51,609	-	51,609	37,308
	53,399	-	53,399	37,308
Property Costs				
Property refurbishment, repair & maintenance	3,899	-	3,899	5,314
Property insurance, management & professional fees	6,043	-	6,043	4,307
Property Redevelopment costs	-	4,505	4,505	716
	9,942	4,505	14,447	10,337
Other Expenditure				
Examination fees	1,836	-	1,836	1,836
Salaries	16,000	-	16,000	15,619
Day to day costs	1,786	-	1,786	1,205
Trustees indemnity Insurance	329	-	329	296
Investment manager's charges	-	13,921	13,921	9,135
Website costs	-	-	-	675
Bank charges	70	-	70	60
	20,021	13,921	33,942	28,826
Gross Expenditure	83,362	18,426	101,788	76,471
Purchase of investments	-	1,449,126	1,449,126	150,846
Purchase of fixed assets	1,284	-	1,284	-
Total Payments	84,646	1,467,552	1,552,198	227,317
Net Receipts for the Year	20,570	84,830	105,400	63,478
Cash Funds at 12 December 2022	58,918	167,617	226,535	163,057
Cash Funds at 12 December 2023	79,488	252,447	331,935	226,535

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2023

B Statement of Assets and Liabilities

STATEMENT OF ASSETS AND LIABILITIES AT 12 DECEMBER 2023

	2023		2022
	£		£
Cash Funds			
Bank and cash balances			
Bank Account	87,984		58,902
Cash held within investment portfolio	243,951		167,617
Cash float	-		16
Total Cash Funds	<u>331,935</u>		<u>226,535</u>
Investment Assets	2023	2023	2022
	Cost	Valuation	Cost
	£	£	£
Permanent Endowment			
Property			
Freehold land and buildings held as an investment to provide income for the Charity			
43 and 47 Barrack Road, Christchurch	-	785,000	-
Parcel of land at rear of 45 Barrack Road	-	-	-
(Both properties are maintained in an appropriate manner)			
(The original cost of these properties is not easily attainable as they have been held for many years.)			
(The buildings were last revalued in May 2020, the value of the land is not readily ascertainable.)			
Investments			
Mixture of government stocks, managed funds, shares in listed companies and cash funds held by stockbrokers	2,266,395	2,650,720	1,059,912
			1,389,092
Non-permanent Endowment			
Investments			
Mixture of government stocks, managed funds, shares in listed companies and cash funds held by stockbrokers	390,459	548,431	266,526
			398,837
Liabilities			
		2023	2022
		£	£
Examination Fees		1,836	1,836
Rent Deposits held by Charity		1,100	1,100
		<u>2,936</u>	<u>2,936</u>

Note: Rent deposits above relate to £425 for 47 Barrack Road and £675 for 47A Barrack Road.

**HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2023**

C Notes to the Accounts

The accounts are prepared on a receipts and payments basis and comply with the appropriate legal requirements.

During the year ended 12 December 2023, Expenses relating to the trust totalling £486 were reimbursed to one Trustee of the charity. There were no other related party transactions in the year.

Accounts

HOSPITAL OF ST MARY MAGDALEN

CHARITY COMMISSION NUMBER 236722

ACCOUNTS FOR THE YEAR ENDED

12 DECEMBER 2022

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2022

Governance & Management

The Hospital of St Mary Magdalen c/o Town Bridge House, 2, Bridge Street, Christchurch, Dorset, BH23 1ED is an unincorporated trust registered with the Charity Commission (No 236722) and regulated by a Charity Commission Scheme dated 28 February 1986 as amended by a further scheme 10th April 1997 and a special resolution of the trustees dated 13th June 2013. The Charity has adopted a working name, "the Christchurch Magdalen Trust", to reflect its modern objects and its area of benefit, Christchurch.

The Trust is administered by a body of Trustees comprising (as at 12 December 2022): -

Chair: Andrew Barfield (Appointed on the retirement of Keith Jarvis on 01 October 2022)

Other Trustees: Christine Ann Cook

Tara Jane Fox (Appointed 21 July 2022)

Julie Sephton (Appointed on 21 July 2022)

Jocelyn Smail retired on 21 July 2022 consequent on her move to London and Keith Jarvis retired on 30 September 2022 having reached the end of his permitted term. There is one trustee vacancy.

Trustees must have a special knowledge of Christchurch through residence occupation or employment. Subject to this, there is no limitation (except through general law) on who can become a trustee. The Charity has adopted a recruitment and retention policy. This recognises that the Christchurch area of benefit of the Charity has a small population of approximately 50,000 people and the number of people who may be suitable trustees and meet the criteria may be limited. As such, whilst the policy recognises the need to recruit people with appropriate skills, it is not prescriptive in method of recruitment and seeks to avoid barriers to suitable candidates, for example, by convening meetings at suitable times & venue and doing what it can to manage conflicts of interest and subsidise the cost of childcare, if appropriate. There are no appointed officers from among the Trustees except the Chair. As such, the induction procedure is informal. The Clerk explains the Charity's objectives and structure and supplies the new trustee with copies of the documents necessary to understand the trustee's responsibilities. Advice and guidance are readily available both from the Clerk, his assistant, or any other trustee. The Clerk has for many years been assisted by Mary Lutwyche. Upon her retirement during the year, the Charity decided not to replace her for a trial period of a year to assess whether the business of the Charity could be managed satisfactorily by one person with the trustees taking a more active role. In recognition of the increased workload and the Clerk managing all the Charity's properties, his salary was increased to £11,000 per annum.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2022

Although the Charity is managed on a day to day basis by the Clerk, the Charity has approved the following policies to provide guidance and consistency and help to ensure appropriate standards of governance:

The Common Reporting Standard (relating to tax domicile of applicants and beneficiaries).

Data Protection;

Internal Controls & Delegation

Income Generation & Grant Giving

Recruitment & Retention

Reserves

Whilst the Charity has informal working relationships with other charities in the locality, there are no formal relationships with any other party other than funding agreements relating to the provision of services by other charities.

Objectives

The objective of the Charity is to provide relief in need and relief in sickness either generally or individually to residents of the former Borough of Christchurch or (in circumstances defined by its constitution) to those immediately outside that area. This can be applied to residents who are in need, hardship, distress, sick, convalescent, disabled, handicapped, or infirm, by making grants or paying for items, services, or facilities to reduce suffering. The Charity can also make or receive donations or subscription to or from other organisations which provide similar services as well as liaise with other caring organisations and public bodies.

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives, and in planning its activities. However, it is felt that the objects of the Charity as set out in its constitution are unclear in certain circumstances and so the Charity has adopted a Grant Giving Policy to clarify and ensure consistency in its allocation of funds to those in need.

Sources of Income

The Charity's main sources of income are interest and dividends on investments and rents received from the Charity's properties. Most of the investments and all the freehold property is permanently endowed although all income is allocated to the non-permanently endowed Fund. The Charity retains stockbrokers to advise on investments. Purchase and sale of investments are made on a regular basis on the advice of the stockbrokers to maintain an appropriate return for the Charity. Investments are held in the name of a nominee, Charles Stanley and Company Ltd, to avoid having to alter holder's names each time there is a change in trustees and to facilitate the purchase and sale of investments.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2022

The Charity considered, during last year whether it was appropriate to undertake fund raising. It was not felt to be necessary at this time, but the Trustees did express the view that the Charity should ensure that welfare organisations operating in Christchurch were aware of the help available from the Charity. This would over time give the Charity a better view of demand for grant funding and therefore whether the Charity should seek further sources of income. To help increase awareness of the Charity it has decided to establish a website which is currently in preparation.

The Charity's Properties

The Charity has freehold properties registered in the names of the following persons: Andrew Gordon Barfield, Christine Ann Cook, Julie Sephton and Tara Jane Fox following the retirement of Jocelyn Anne Smail and Keith Jarvis.

One of the Charity's two freehold properties is divided into two flats and there is one flat in the other as well as business premises. Two of the flats are let at market rents on the basis of assured shorthold tenancies. The third flat is empty pending a decision on its long term future. The ground floor of one of the properties is let to a local charity at a market rent but without security of tenure. All the properties are managed directly by the Clerk.

Contracts have been exchanged for the redevelopment of a substantial area of land which includes land owned by the Charity to the rear of its properties in Christchurch and planning consent has been granted by BCP Council. The planning consent was the subject of a judicial review challenge. This has now been dismissed by the Court of Appeal and the Charity awaits a decision from the purchaser on whether it is satisfied with the various planning conditions. It is not possible to say with certainty when the sale, which is a venture between the Charity, Dorset County Council, the Police and Crime Commissioner for Dorset, and BCP Council, will be completed. The Charity is retaining its properties which front the highway. The Charity currently pays the Clerk an additional £5,000 per annum in recognition of the additional work undertaken in connection with the sale of the land. These payments will continue until the redevelopment of the Charity's land is complete.

Under its constitution the Charity must maintain its property and pay all property costs, and costs incidental to the administration of the Charity, from its income before distributing the remaining income in pursuit of its objectives.

Achievements and Performance

It is the policy of the Trustees that payments to caring organisations (and not to individuals) are the main focus of the Charity and enable it to position itself as a funding organization benefitting the widest possible section of those in need in Christchurch. In accordance with this policy all regular payments to almspeople ceased in 2017 and whilst the Charity is of the view that there will continue to be a demand for assistance by individual claimants, this type of help is not the main focus of the Charity.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2022

Where possible the Charity refers individual applicants to other welfare organisations better placed to assess their needs, which are often more than purely financial, and to help them. With this in mind the Charity:

- Refers applications for household items such as carpets, furniture and white goods to another local charity, the Christchurch Furniture Project (a part of the Christchurch Foodbank+), which is better equipped to deal with such requests.
- Refers applications by those suffering serious hardship to Christchurch Foodbank+ or the Christchurch Community Partnership for help through a Hardship Fund established by the Charity for this purpose, and of which more detail is given below.
- Will not consider applications for help for counselling, which pose particular problems for the charity both in assessment and in providing the necessary funds but will refer to other organisations where appropriate to do so.

The following figures set out the value of grants given in each of the last six years:

	Individuals Value (£)	Caring Organisations Value (£)
2017	415 (5 applications)	36,721
2018	120 (4 applications)	27,616
2019	764 (2 applications)	26,714
2020	1173 (3 applications)	36,561
2021	3121 (3 applicants)	29,655
2022	0 (No applicants)	37,308

The Charity continues to focus on those who are the most in need in Christchurch. The following are examples of help given by the Charity during the last year:

- **Face-to-face Benefits Advice**

With the replacement of the Christchurch CAB with the new conurbation - wide BCP CAB, the Trustees are keen to ensure that the quality of benefits advice hitherto enjoyed by Christchurch residents from the Christchurch CAB, continues. Three years ago the Charity sought tenders for the provision of a face-to-face advice service as a result of which it was provided by the BCP CAB for one year, funded by the Charity. Unfortunately as a result of the Pandemic face-to-face advice was not possible but it is the Charity's wish to continue to support such provision and further funding was provided for 2022.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2022

- **Face-to-face Debt Advice**

The Charity for many years supported the outreach and debt advice services run by Christchurch CAB. As with benefits advice, the Trustees were keen to ensure that the quality of face-to-face debt advice hitherto enjoyed by Christchurch residents continued, particularly for those less able to access services online or by telephone. It is now provided by Faithworks Wessex through Community Money Advice, funded by the Charity. In view of the success of the first year of funding, the Charity has resolved to fund on a three yearly cycle to provide ongoing security for the service.

- **The Christchurch Furniture Project**

The Charity continues to assist the Faithworks Wessex Christchurch Home Equip Furniture Project operated through the Christchurch Foodbank+ with 50% of its funding. This is operated on a five-year cycle which ended at the end of 2022. The Charity has agreed in principle to fund for a further five years. The Project provides household goods and furniture to those in need. Not only does this provide essential goods to those who could not otherwise afford them, but also triggers, in addition to items purchased, further goods donated or otherwise obtained without cost to the Project. Contact with the families enables Christchurch Foodbank+ to identify issues within households requiring further input and support.

- **The Hardship Scheme established by the Charity**

In view of the success of the Corona Virus scheme established during the pandemic and which reached over 200 families at a cost of approximately £20,000, upon the closure of that scheme in August 2021 a new Hardship Fund was established to continue for the foreseeable future. Like the former scheme it provides up to £150 per applicant and which is accessible to anyone in dire financial need, whatever the cause, and is administered by two local charities, Faithworks Wessex through Christchurch Foodbank+, and the Christchurch Community Partnership. A grant of £5000 was kindly donated by the Christchurch Charitable Trust in 2021 to help with the Fund. Early indications show a significant take-up, particularly in cash grants for power and fuel. Demand is expected to increase. No limit has yet been placed on the funds that the Charity is prepared to commit to the scheme.

- **Other Help Given**

During the year the Charity has supported other charities. For a third year, Asthma Relief (the provision of nebulisers); and, for a second year, MAST (Men Actively Standing Together) which last year ran a pilot project to support men suffering from a range of issues such as abuse, mental health and loneliness, but which has now been funded to extend the project to east Christchurch and Highcliffe. Grants were also made to the Christchurch Recovery Breakfast Club to pay for rent and food for the year and which provides support for people recovering from addiction, and to the Christchurch Community Partnership to support those isolated over the Winter period. The Charity is always willing to work with other organizations. For example, the grant given to the Community Partnership was provided equally by the Charity and Christchurch Round Table and Round Table have agreed to support the Recovery Breakfast Club in 2023. Furthermore, the Hardship Fund has been helped by grants from the Christchurch Charitable Trust.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2022

Financial Review

The unrestricted income of the Charity exceeded expenditure by £1,671 during the year. Investment income was better than expected and this helped the Charity to maintain its income in the light of possession action being necessary for one of its properties which is currently unlet. The Charity ended the year with a closing unrestricted cash balance of £58,918. Its restricted cash balance of £5,000 was utilized during the year for the Hardship Fund. The cash balance is considered sufficient to fund ongoing activities. Furthermore, the Charity has a substantial non-permanent endowment fund of £398,837 that can be called upon if appropriate. Additionally, the Charity holds a permanent endowment fund of £1,389,092.

Reserves Policy

The Charity seeks to apply all income received in any financial year in satisfaction of all administration expenses arising in that year and in furtherance of its charitable objects. The Charity would seek to reinvest any surplus arising at the end of the financial year if they were satisfied that the ongoing needs of the Charity (either in its administration or in furtherance of its charitable objects) could be met in the medium term by income arising during that period. In the event of continuing annual surpluses, the Trustees will take such action as is appropriate to ensure that insofar as is possible income is fully utilised annually whether by seeking to extend the number of referrals for assistance or by re-examining the objects or area of benefit of the Charity.

The Charity relies entirely on its investment income and on rents to fund expenditure. As such it is Charity policy to ensure that its rents are at market levels and to continue to maintain its existing investments at a level necessary to sustain the income necessary to fund its charitable objectives, whilst at the same time ensuring that an appropriate balance is maintained to ensure capital growth.

The major risk to the Charity is a failure of its investments and property to provide sufficient income to administer the charity and enable grants to be made. Last year planned increases in rent were implemented, but the tenant of one of the properties was substantially in arrears and possession was taken and the property is vacant. However, this has not impacted on the Trust's ability to finance the administration of the charity nor its charitable work and it is not expected to have any significant future effect.

The Trustees retain stockbrokers and managing agents (except for three of the properties where it is felt that the Clerk has sufficient knowledge to manage without the assistance of managing agents) to provide advice and to ensure a proper balance between income, on-going property maintenance and capital growth.

It is not felt necessary to retain substantial reserve sums in an accessible current or deposit account since the Charity has access to the substantial non-permanent endowment capital fund referred to earlier in this report which is considered adequate to meet any unexpected contingencies.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2022



Andrew Barfield

Chair.

Date: 19th May 2023

**HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2022**

I report to the trustees on my examination of the accounts of The Hospital of St Mary Magdalen (the Charity) for the year ended 12 December 2022.

Responsibilities and basis of report

As the Charity's trustees 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.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the 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.

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.



S A Sullivan FCA
ICAEW
Rothmans LLP
Chartered Accountants
Avebury House
6 St Peter Street
Winchester
Hampshire
SO23 8BN

Date: 12 June 2023

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2022

The Receipts and Payments accounts set out on page 10 for the financial year ended 12 December 2022, and the Statement of Assets and Liabilities at that date set out on page 11 are approved by the Trustees.



Andrew Barfield– Chair
Trustee authorised to sign on behalf of all Trustees

Date: 19th May 2023 .

The accounts are forwarded by Mr J A G Hoare, Clerk to the Trustees, Town Bridge House, Bridge Street, Christchurch, Dorset BH23 1ED

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2022

A Receipts and Payments Account

	Unrestricted £	2022 Restricted £	Endowment £	Total £	2021 Total £
Income Receipts					
Investment Income					
Dividends/ Interest received	42,984		-	42,984	39,585
Donations	-	-	-	-	5,000
Rents from property	26,023		-	26,023	29,503
Gross Income	69,007	-	-	69,007	74,088
Sale of investments	-	-	221,788	221,788	270,601
Total receipts	69,007	-	221,788	290,795	344,689
Direct Charitable Expenditure					
Payments to people in need	-		-	-	3,122
Payments to charitable & other institutions	32,308	5,000	-	37,308	29,655
	32,308	5,000	-	37,308	32,777
Property Costs					
Property refurbishment, repair & maintenance	5,314		-	5,314	3,883
Property insurance, management & professional fees	4,307		-	4,307	2,569
Property Redevelopment costs	716		-	716	1,099
	10,337	-	-	10,337	7,551
Other Expenditure					
Examination fees	1,836			1,836	1,488
Salaries	15,619			15,619	15,492
Day to day costs	1,205			1,205	1,405
Trustees indemnity Insurance	296			296	263
Investment manager's charges	-		9,135	9,135	11,100
Website costs	675			675	-
Bank charges	60			60	-
	19,691	-	9,135	28,826	29,748
Gross Expenditure	62,336	5,000	9,135	76,471	70,076
Purchase of investments	-	-	150,846	150,846	221,241
Total Payments	62,336	5,000	159,981	227,317	291,317
Net Receipts for the Year	6,671	(5,000)	61,807	63,478	53,372
Cash Funds at 12 December 2021	52,247	5,000	105,810	163,057	109,685
Cash Funds at 12 December 2022	58,918	-	167,617	226,535	163,057

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2022

B Statement of Assets and Liabilities

	2022		2021	
	£		£	
Cash Funds				
Bank and cash balances				
Bank Account	58,902		57,231	
Cash held within investment portfolio	167,617		105,810	
Cash float	16		16	
Total Cash Funds	<u>226,535</u>		<u>163,057</u>	
	2022		2021	
	£		£	
Other monetary assets				
Unbanked dividends	<u>-</u>		<u>-</u>	
Investment Assets	2022	2022	2021	2021
	Cost	Valuation	Cost	Valuation
	£	£	£	£
Permanent Endowment				
Property				
Freehold land and buildings held as an investment to provide income for the Charity				
43 and 47 Barrack Road, Christchurch	-	785,000	-	785,000
Parcel of land at rear of 45 Barrack Road	-	-	-	-
(Both properties are maintained in an appropriate manner)				
(The original cost of these properties is not easily attainable as they have been held for many years.)				
(The buildings were last revalued in May 2020, the value of the land is not readily ascertainable.)				
Investments				
Mixture of government stocks, managed funds, shares in listed companies and cash funds held by stockbrokers	1,059,912	1,389,092	983,054	1,558,229
Non-permanent Endowment				
Investments				
Mixture of government stocks, managed funds, shares in listed companies and cash funds held by stockbrokers	266,526	398,837	263,930	436,175
Assets retained for the Charity's use				
Computer, printer and scanner	-	-	-	-
			2022	2021
Liabilities			£	£
Examination Fees			1,836	1,836
Rent Deposits held by Charity			1,100	1,100
			<u>2,936</u>	<u>2,936</u>

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2022

C Notes to the Accounts

The accounts are prepared on a receipts and payments basis and comply with the appropriate legal requirements.

During the year ended 12 December 2022, travel expenses totalling £94 were reimbursed to one Trustee of the charity. There were no other related party transactions in the year.

Accounts

HOSPITAL OF ST MARY MAGDALEN

CHARITY COMMISSION NUMBER 236722

ACCOUNTS FOR THE YEAR ENDED

12 DECEMBER 2021

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2021

Governance & Management

The Hospital of St Mary Magdalen c/o Town Bridge House, 2, Bridge Street, Christchurch, Dorset, BH23 1ED is an unincorporated trust registered with the Charity Commission (No 236722) and regulated by a Charity Commission Scheme dated 28 February 1986 as amended by a further scheme 10th April 1997 and a special resolution of the trustees dated 13th June 2013. During the year the Charity adopted a working name, "the Christchurch Magdalen Trust", to reflect it's modern non-medical objects and it's area of benefit, Christchurch.

The Trust is administered by a body of Trustees comprising: -

Chair:	Keith Jarvis
Other Trustees:	Jocelyn Smail
	Christine Ann Cook
	Andrew Barfield

Jean Mills retired in September 2021 having reached the end of her permitted term. No replacement has yet been appointed. Keith Jarvis was appointed Chair upon Jocelyn Smail moving to London although Jocelyn remains a trustee. Keith is due to retire in September 2022 upon reaching the end of his permitted term as a trustee.

Trustees must have a special knowledge of Christchurch through residence occupation or employment. Subject to this, there is no limitation (except through general law) on who can become a trustee. The Charity has adopted a recruitment and retention policy. This recognises that Christchurch is a small town of approximately 50,000 people and the number of people who may be suitable trustees and meet the criteria may be limited. As such, whilst the policy recognises the need to recruit people with appropriate skills, it is not prescriptive in method of recruitment and seeks to avoid barriers to suitable candidates, for example, by convening meetings at suitable times & venue and doing what it can to manage conflicts of interest and subsidise the cost of childcare, if appropriate. There are no appointed officers from among the Trustees except the Chair. As such, the induction procedure is informal. The Clerk explains the Charity's objectives and structure and supplies the new trustee with copies of the documents necessary to understand the trustee's responsibilities. Advice and guidance are readily available both from the Clerk, his assistant, or any other trustee.

Although the Charity is managed on a day to day basis by the Clerk and his assistant, the Charity has approved the following policies to provide guidance and consistency and help to ensure appropriate standards of governance:

The Common Reporting Standard (relating to tax domicile of applicants and beneficiaries).

Data Protection;

Internal Controls & Delegation

Income Generation & Grant Giving

Recruitment & Retention

Reserves

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2021

Whilst the Charity has informal working relationships with other charities in the locality, there are no formal relationships with any other party other than funding agreements relating to the provision of services by other charities.

Objectives

The objective of the Charity is to provide relief in need and relief in sickness either generally or individually to residents of Christchurch or (in circumstances defined by its constitution) to those immediately outside Christchurch. This can be applied to residents who are in need, hardship, distress, sick, convalescent, disabled, handicapped, or infirm, by making grants or paying for items, services, or facilities to reduce suffering. The Charity can also make or receive donations or subscription to or from other organisations which provide similar services as well as liaise with other caring organisations and public bodies.

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives, and in planning its activities. However, it was felt that the objects of the Charity as set out in its constitution were unclear in certain circumstances and so during the year the Charity adopted a grant giving policy to clarify and ensure consistency in its allocation of funds to those in need.

Sources of Income

The Charity's main sources of income are interest and dividends on investments and rents received from the Charity's properties. Most of the investments and all the freehold property is permanently endowed although all income is allocated to the non-permanently endowed Fund. The Charity retains stockbrokers to advise on investments. Purchase and sale of investments are made on a regular basis on the advice of the stockbrokers to maintain an appropriate return for the Charity. Investments are held in the name of a nominee, Charles Stanley and Company Limited, to avoid having to alter holder's names each time there is a change in trustees and to facilitate the purchase and sale of investments.

The Charity considered, during the year whether it was appropriate to undertake fund raising. It was not felt to be necessary at this time, but the Trustees did express the view that the Charity should ensure that welfare organisations operating in Christchurch were aware of the help available from the Charity. This would over time give the Charity a better view of demand for grant funding and therefore whether the Charity should seek further sources of income.

The Charity's Properties

The Charity has freehold properties registered in the names of the following trustees: Jocelyn Anne Smail; Keith Jarvis; Andrew Gordon Barfield and Christine Ann Cook.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2021

One of the Charity's two freehold properties is divided into two flats and there is one flat in the other as well as business premises. The flats are let at market rents on the basis of assured shorthold tenancies.

Although planned increases were delayed as a result of the Coronavirus pandemic they have now been implemented for two of the flats. The tenant of the third flat is subject to a notice of possession which has now expired, and legal proceedings are being implemented to secure possession. This action has been with much regret on the part of the Trustees and after strenuous efforts to avoid possession being necessary, but, sadly, the efforts failed, and ultimately possession was felt to be in the best interests of the Charity. The ground floor of one of the properties is let to a local charity at a market rent but without security of tenure. Managing Agents advise on and administer one of the flats whilst all the other properties are managed directly by the Clerk.

Contracts have been exchanged for the redevelopment of a substantial area of land which includes land owned by the Charity to the rear of its properties in Christchurch and planning consent has been granted by BCP Council. However, the planning consent is now the subject of judicial review and until legal proceedings are completed it is not possible to say when or if the sale, which is a venture between the Charity, Dorset County Council, the Police and Crime Commissioner for Dorset, and BCP Council, will be completed. The Charity is retaining its properties which front the highway and are currently let. The Charity currently pays the Clerk an additional £5,000 per annum in recognition of the additional work undertaken in connection with the sale of the land. These payments will continue until the redevelopment of the Charity's land is complete.

Under its constitution the Charity must maintain its property and pay all property costs, and costs incidental to the administration of the Charity, from its income before distributing the remaining income in pursuit of its objectives.

Achievements and Performance

It is the policy of the Trustees that payments to caring organisations (and not to individuals) are the main focus of the Charity and enable it to position itself as a funding organization benefitting the widest possible section of those in need in Christchurch. In accordance with this policy all regular payments to almspeople ceased in 2017 and whilst the Charity is of the view that there will continue to be a demand for assistance by individual claimants, this type of help is not the main focus of the Charity. Where possible the Charity refers individual applicants to other welfare organisations better placed to help them. With this in mind the Charity:

- Refers applications for household items such as carpets, furniture and white goods to another local charity, the Christchurch Furniture Project (a part of the Christchurch Foodbank+), which is better equipped to deal with such requests.
- Will not consider applications for help for counselling, which pose particular problems for the charity both in assessment and in providing the necessary funds, but will refer to other organisations where appropriate to do so.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2021

The trend away from individual help is reflected by the following figures setting out the cash expended in each of the last six years in each of three categories:

	Individuals	Almspeople	Caring Organisations
	Value (£)	Value (£)	Value (£)
2016	1765 (14 applications)	1,100	48,447
2017	415 (5 applications)	Nil	36,721
2018	120 (4 applications)	Nil	27,616
2019	764 (2 applications)	Nil	26,714
2020	1173 (3 applications)	Nil	36,561
2021	3121 (3 applicants)	Nil	29,655

The Charity continues to focus on those who are the most in need in Christchurch. The following are examples of help given by the Charity during the last year:

- With the replacement of the Christchurch CAB with the new conurbation - wide BCP CAB, the Trustees are keen to ensure that the quality of benefits advice hitherto enjoyed by Christchurch residents from the Christchurch CAB, continues. Two years ago the Charity sought tenders for the provision of a face-to-face advice service as a result of which it was provided by the BCP CAB for one year, funded by the Charity. Unfortunately as a result of the Pandemic face-to-face advice was not possible but it is the Charity's wish to continue to support such provision and an application for further funding has been received this year for the period April 2022 to March 2023 which is currently being considered.
- The Charity also supported the outreach and debt advice services run by Christchurch CAB. As with benefits advice, the Trustees were keen to ensure that the quality of face-to-face debt advice hitherto enjoyed by Christchurch residents continues, particularly for those less able to access services online or by telephone. It is now provided by Faithworks Wessex through Community Money Advice, funded by the Charity. In view of the success of the first year of funding, the Charity resolved this year to fund on a three yearly cycle to provide ongoing security for the service.
- The Charity continues to assist the Faithworks Wessex Christchurch Home Equip Furniture Project operated through the Christchurch Foodbank+ with 50% of its funding. The Project provides household goods and furniture to those in need. Not only does this provide essential goods to those who could not otherwise afford them, but also triggers, in addition to items purchased, further goods donated or otherwise obtained without cost to the Project. Contact with the families enables Christchurch Foodbank+ to identify issues within households requiring further input and support. This year has seen a rise in demand following an increase in those suffering from domestic abuse consequent on the Pandemic. At the beginning of the year the Charity agreed one-off additional funding to cover the cost of furniture when rehousing 9 women in 2020 made

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2021

homeless by abuse. Severe problems have continued through 2021 and the following is an extract from the annual report to the Charity received in December 2021 from the manager of Christchurch Foodbank+:

"Without [the Charity's] funding for the Christchurch Foodbank+ Home Equip we would not be able to run this amazing project to help those in need in the [Christchurch] community. To many it is a life line that enables them to move forward with their lives in a safe and secure way. For all our [domestic violence] families in 2021, providing them with furniture that creates the family a home is what prevented them from returning to the [domestic violence] home. One mother said "it is fun sleeping on the floor with the children for a couple of nights but before I have always returned home so the children have their things, you gave us a home we could feel safe in, we are never going back, Thank you".

Our 7 homeless/rough sleepers we assisted in to housing in 2021: we had built relationships with them through our 'outside' drop in during Covid. All in accommodation, all furnished by [Christchurch Foodbank+], assisted with interview clothes if needed and CVs, ALL have employment now. "Thank you for never judging me but always wanting to help me, thank you for helping me get the flat and the furniture, thank you D and K for giving me a shirt and shoes for the interview, I cannot believe I got the job, I was employee of the month two months running and now hold the keys to open up and lock up. You are like family, thank you for believing in me when I didn't believe in myself."

[The] Home-equip project benefitted 204 homes, a total of 647 adults and children in 2021.

- In March 2020 within two weeks of the beginning of the first lock-down the Charity made available funding of up to £150 per family for those in dire need as a direct result of the pandemic. This sum was fixed following advice from frontline charities. The funds are distributed via six other trusted organisations operating in Christchurch with the Charity relying on their judgement of need subject to a straightforward monitoring process. It is believed that as well as giving short term help to those most affected, the scheme filled a gap created by much of the Pandemic charitable funding available not being available for direct cash payments. In August 2021 the scheme was closed having reached over 200 families and cost of approximately £20,000 in grants ranging from around £30 to £150. No limit was set on the funding available for the scheme, but the Charity was assisted by a generous donation of £10,000 from the Christchurch Charitable Trust.
- In view of the success of the Corona Virus scheme, upon the closure of that scheme a new Emergency Assistance Scheme was established in August 2021 to continue for the foreseeable future very much on the same terms as the previous scheme, except that it is accessible to anyone in dire financial need, whatever the cause, and is administered by two local charities, Faithworks Wessex through Christchurch Foodbank+, and the Christchurch Community Partnership with the help of a further grant of £5000 from the Christchurch Charitable Trust. Early indications show a significant take-up, particularly in cash grants for power and fuel. Demand is expected to increase. No limit has yet been placed on the funds that the Charity is prepared to commit to the scheme.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2021

- The Charity funded all the salaries for a period of five months of the Christchurch Community Partnership for posts relating to the support of people, often elderly, suffering social isolation, poverty, bereavement, and similar and associated issues. This bridged a gap between the expiry of existing funding and the conclusion of a Lottery Grant application without which the service would have ceased, and the post-holders made redundant. Happily, the lottery grant was successful and has secured longer term funding.

During the year the Charity has supported other charities, for example, the Waterlilly Trust (which supports women suffering from familial and relationship breakdown including domestic abuse) (the provision of an interview room, training costs and professional fees); Asthma Relief (the provision of nebulisers); and the MAST (Men Actively Standing Together) running a pilot project until June 2022 to support men suffering from a range of issues such as abuse, mental health and loneliness. Other minor grants were made including those to individuals.

Financial Review

The unrestricted income of the Charity exceeded expenditure by £10,112 during the year, principally due to income (particularly investment income) being better than expected and expenditure on some charitable projects being deferred into the following year. The Charity ended the year with a closing unrestricted cash balance of £52,247 and a restricted cash balance of £5,000. This is considered sufficient to fund ongoing activities. Furthermore, the Charity has a substantial non-permanent endowment fund of £436,175 that can be called upon if appropriate. Additionally, the Charity holds a permanent endowment fund of £1,558,229.

Reserves Policy

The Charity seeks to apply all income received in any financial year in satisfaction of all administration expenses arising in that year and in furtherance of its charitable objects. The Charity would seek to reinvest any surplus arising at the end of the financial year if they were satisfied that the ongoing needs of the Charity (either in its administration or in furtherance of its charitable objects) could be met in the medium term by income arising during that period. In the event of continuing annual surpluses, the Trustees will take such action as is appropriate to ensure that insofar as is possible income is fully utilised annually whether by seeking to extend the number of referrals for assistance or by re-examining the objects or area of benefit of the Charity.

The Charity relies entirely on its investment income and on rents to fund expenditure. As such it is Charity policy to ensure that its rents are at market levels and to continue to maintain its existing investments at a level necessary to sustain the income necessary to fund its charitable objectives, whilst at the same time ensuring that an appropriate balance is maintained to ensure capital growth.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2021

The major risk to the Charity is a failure of its investments and property to provide sufficient income to administer the charity and enable grants to be made. This year planned increases in rent have been implemented, but the tenant of one of the properties is substantially in arrears. However, this has not impacted on the Trust's ability to finance the administration of the charity nor its charitable work and it is not expected to have any significant future effect.

The Trustees retain stockbrokers and managing agents (except for three of the properties where it is felt that the Clerk has sufficient knowledge to manage without the assistance of managing agents) to provide advice and to ensure a proper balance between income, on-going property maintenance and capital growth.

It is not felt necessary to retain substantial reserve sums in an accessible current or deposit account since the Charity has access to the substantial non-permanent endowment capital fund referred to earlier in this report which is considered adequate to meet any unexpected contingencies.

Keith Jarvis

Chair.



Date: 14/09/22

**HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2021**

I report to the trustees on my examination of the accounts of The Hospital of St Mary Magdalen (the Charity) for the year ended 12 December 2021.

Responsibilities and basis of report

As the Charity's trustees 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.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the 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.

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.



S A Sullivan FCA
JCAEW
Rothmans LLP
Chartered Accountants
Avebury House
6 St Peter Street
Winchester
Hampshire
SO23 8BN

Date: 14/09/22.....

**HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2021**

The Receipts and Payments accounts set out on page 10 for the financial year ended 12 December 2021, and the Statement of Assets and Liabilities at that date set out on page 11 are approved by the Trustees.



Keith Jarvis – Chair
Trustee authorised to sign on behalf of all Trustees

Date: 14/09/22.....

The accounts are forwarded by Mr J A G Hoare, Clerk to the Trustees, Town Bridge House, Bridge Street, Christchurch, Dorset BH23 1ED

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2021

A Receipts and Payments Account

	Unrestricted £	2021 Restricted £	Endowment £	Total £	2020 Total £ (restated)
Income Receipts					
Investment Income					
Dividends/ Interest received	39,585		-	39,585	29,109
Donations		5,000	-	5,000	12,576
Rents from property	29,503		-	29,503	26,612
Gross Income	69,088	5,000	-	74,088	68,297
Sale of investments	-	-	270,601	270,601	272,476
Total receipts	69,088	5,000	270,601	344,689	340,773
Direct Charitable Expenditure					
Payments to people in need	3,122		-	3,122	1,173
Payments to charitable & other institutions	29,655		-	29,655	36,561
	32,777	-	-	32,777	37,734
Property Costs					
Property refurbishment, repair & maintenance	3,883		-	3,883	3,227
Property insurance, management & professional fees	2,569		-	2,569	2,314
Property Redevelopment costs	1,099		-	1,099	2,836
	7,551	-	-	7,551	8,377
Other Expenditure					
Examination fees	1,488			1,488	1,404
Salaries	15,492			15,492	15,492
Day to day costs	1,405			1,405	599
Trustees indemnity Insurance	263			263	219
Investment manager's charges			11,100	11,100	10,335
	18,648	-	11,100	29,748	28,049
Gross Expenditure	58,976	-	11,100	70,076	74,160
Purchase of investments	-	-	221,241	221,241	251,309
Total Payments	58,976	-	232,341	291,317	325,469
Net Receipts for the Year	10,112	5,000	38,260	53,372	15,304
Cash Funds at 12 December 2020	42,135	-	67,550	109,685	94,381
Cash Funds at 12 December 2021	52,247	5,000	105,810	163,057	109,685

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2021

B Statement of Assets and Liabilities

Cash Funds	2021 £	2020 £ (restated)		
Bank and cash balances				
Bank Account	57,231	42,119		
Cash held within investment portfolio	105,810	67,550		
Cash float	16	16		
Total Cash Funds	163,057	109,685		
Other monetary assets	2021 £	2020 £		
Unbanked dividends	-	45		
Investment Assets	2021 Cost £	2021 Valuation £	2020 Cost £	2020 Valuation £
Permanent Endowment				
Property				
Freehold land and buildings held as an investment to provide income for the Charity				
43 and 47 Barrack Road, Christchurch	-	785,000	-	785,000
Parcel of land at rear of 45 Barrack Road	-	-	-	-
(Both properties are maintained in an appropriate manner)				
(The original cost of these properties is not easily attainable as they have been held for many years.)				
(The buildings were last revalued in May 2020, the value of the land is not readily ascertainable.)				
Investments				
Mixture of government stocks, managed funds, shares in listed companies and cash funds held by stockbrokers	983,054	1,558,229	1,026,439	1,423,492
Non-permanent Endowment				
Investments				
Mixture of government stocks, managed funds, shares in listed companies and cash funds held by stockbrokers	263,930	436,175	269,949	419,994
Assets retained for the Charity's use				
Computer, printer and scanner	-	-	-	-
Liabilities			2021 £	2020 £
Examination Fees			1,836	1,488
Rent Deposits held by Charity			1,100	1,100
			2,936	2,588

**HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2021**

C Notes to the Accounts

The accounts are prepared on a receipts and payments basis and comply with the appropriate legal requirements.

During the year ended 12 December 2021, travel expenses totalling £190 were reimbursed to one Trustee of the charity. The expenses were incurred as a result of the Trustee relocating to London, but kindly remaining a Trustee pending recruitment of additional Trustees. There were no other related party transactions in the year.

The prior year comparatives have been restated to include cash balances held within the investment portfolio.

Accounts

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
ACCOUNTS FOR THE YEAR ENDED
12 DECEMBER 2020

HOSPITAL OF ST MARY MAGDALEN

ANNUAL REPORT FOR THE YEAR TO 12 DECEMBER 2020

Governance & Management

The Hospital of St Mary Magdalen c/o Town Bridge House, 2, Bridge Street, Christchurch, Dorset, BH23 1ED is an unincorporated trust registered with the Charity Commission (No 236722) and regulated by a Charity Commission Scheme dated 28 February 1986 as amended by a further scheme 10th April 1997 and a special resolution of the trustees dated 13th June 2013.

The Trust is administered by a body of Trustees comprising: -

Chair: Keith Jarvis (from 4th February 2021)

Other Trustees: Jean Mills
Jocelyn Smail
Christine Ann Cook
Andrew Barfield

Jean Mills is due to retire in September 2021 having served as a trustee for many years and reached the end of her permitted term.

Trustees must have a special knowledge of Christchurch through residence occupation or employment. Subject to this, there is no limitation (except through general law) on who can become a trustee. The Charity has adopted a recruitment and retention policy. This recognises that Christchurch is a small town of approximately 50,000 people and as such the number of people who may be suitable Trustees and meet the criteria may be limited. As such, whilst the policy recognises the need to recruit people with appropriate skills, it is not prescriptive in method of recruitment and seeks to avoid barriers to suitable candidates, for example, by convening meetings at suitable times & venue and doing what it can to manage conflicts of interest and subsidise the cost of childcare, if appropriate. There are no appointed officers from among the Trustees except the Chair. As such, the induction procedure is informal. The Clerk explains the Charity's objectives and structure and supplies the new Trustee with copies of the documents necessary to understand the Trustee's responsibilities. Advice and guidance are readily available both from the Clerk, his assistant, or any other Trustee.

The Trust is managed by the Clerk and his assistant. During the course of the year a policy of Internal Controls and Delegation was approved by the Trustees to establish a scheme of delegated authority to manage the Trust and to establish financial controls to ensure appropriate monitoring and security.

Whilst the Charity has informal working relationships with other charities in the locality, there are no formal relationships with any other party other than funding agreements relating to the provision of services by other charities.

Objectives

The objective of the Charity is to provide relief in need and relief in sickness either generally or individually to residents of Christchurch or (in circumstances defined by the Scheme) to those immediately outside the Borough. This can be applied to residents who are in need, hardship, distress, sick, convalescent, disabled, handicapped, or infirm, by making grants or paying for items, services, or facilities to reduce suffering. The Charity can also make or receive donations or subscription to or from other organisations which provide similar services as well as liaise with other caring organisations and public bodies.

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives, and in planning its activities.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL REPORT FOR THE YEAR TO 12 DECEMBER 2020

Sources of Income

The Charity's main sources of income are interest and dividends on investments and rents received from the Charity's properties. Most of the investments and all the freehold property is permanently endowed but under the Scheme all income arising from the investments and the rents are allocated to the non-permanently endowed Fund. The Trustees retain stockbrokers to advise them on their investments. Purchase and sale of investments are made on a regular basis on the advice of the stockbrokers to maintain an appropriate return for the Charity. Investments are held in the name of a nominee to avoid having to alter holder's names each time there is a change in Trustees and to facilitate the purchase and sale of investments.

The Charity's Properties

The Charity has freehold properties registered in the names of the following Trustees: Jocelyn Anne Smail; Jean Mills; Keith Jarvis; and Christine Ann Cook.

One of the Charity's freehold properties (divided into two flats) and one flat in the other are let at market rents on the basis of assured shorthold tenancies, although planned increases have been delayed as a result of the Coronavirus pandemic. The ground floor of one of the properties is let to a local charity at a market rent but without security of tenure. Managing Agents advise on and administer one of the flats whilst all the other properties are managed directly by the Clerk.

Contracts have now been exchanged for the redevelopment of a substantial area of land which includes land owned by the Charity to the rear of its properties in Christchurch and planning consent has now been granted by BCP Council, which was a condition to be fulfilled prior to the completion of the contract. The sale is a venture between the Charity, Dorset County Council, the Police and Crime Commissioner for Dorset, and BCP Council. The Charity will retain its properties which front the highway. As previously resolved, the Charity currently pays the Clerk an additional £5,000 per annum in recognition of the additional work undertaken in connection with the sale of the land. These payments will continue until the redevelopment of the land is complete. The payment was backdated to 2011 when the work substantially began, and the backdated elements have now been paid.

Under its Scheme the Charity must maintain its property and pay all property costs, and costs incidental to the administration of the Charity, from its income before distributing the remaining income in pursuit of its objectives.

Achievements and Performance

It is the policy of the Trustees that payments to caring organisation will increasingly become the focus of the Charity and enable it to position itself as a funding organisation benefitting the widest possible section of those in need in Christchurch.

In accordance with this policy, all regular payments to almspeople ceased in 2017 and whilst the Trustees are of the view that in the medium term there will continue to be a demand for assistance by individual claimants, this type of help will, increasingly, not be the main focus of the Charity. Further, the Trustees will:

- Refer applications for household items such as carpets, furniture and white goods to another local charity, the Christchurch Furniture Project, which is better equipped to deal with such requests.
- Not consider applications for help for counselling, which pose particular problems for the Charity both in assessment and in providing the necessary funds.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL REPORT FOR THE YEAR TO 12 DECEMBER 2020

Achievements and Performance - continued

The trend away from individual help is reflected by the following figures setting out the cash expended in each of the last six years in each of three categories:

	Individuals	Almspeople	Caring Organisations
	Value (£)	Value (£)	Value (£)
2015	6662 (20 applications)	5,600	19,990
2016	1765 (14 applications)	1,100	48,447
2017	415 (5 applications)	Nil	36,721
2018	120 (4 applications)	Nil	27,616
2019	764 (2 applications)	Nil	26,714
2020	1173 (3 applications)	Nil	36,561

With the reduction in individual help, the Trustees are able to consider more help for welfare organisations, although help generally is currently limited in view of the professional expenses incurred in the redevelopment of the Charity's land referred to earlier in this report. However, the Charity was able to give help for the following purposes:

The Trustees feel that the provision of information, advice and support encourages self-reliance and enables individuals in need to make the best use of services appropriate to their needs. As such:

- With the replacement of the Christchurch CAB with the new conurbation - wide BCP CAB, the Trustees were keen to ensure that the quality of benefits advice hitherto enjoyed by Christchurch residents continued. Last year the Charity sought tenders for the provision of a face-to-face advice service as a result of which it was provided by the BCP CAB, funded by the Charity. Unfortunately, as a result of the Coronavirus pandemic an application for further funding has not been received this year. However, the Trust remains committed to the project and it is hoped an application will be received when circumstances permit.

The Trustees feel that financial worry, whether through debt or financial instability, is corrosive both to quality of life and relationships. As such:

- Until this year, the Charity supported and enabled the outreach and debt advice services run by Christchurch CAB. As with benefits advice, the Trustees were keen to ensure that the quality of debt advice hitherto enjoyed by Christchurch residents continued and sought tenders for the provision of a face-to-face advice service as a result of which it is now provided by Faithworks Wessex, funded by the Charity. An application for further annual funding has been received and is being considered. The Trust hopes to be able to provide funding for a period of at least two years to provide ongoing security for the project.

The Trust also continues to assist the Christchurch Furniture Project with 50% of its core funding. The Project provides household goods and furniture to those in need to a substantial number of households (including many with children). Not only does this provide essential goods to those who could not otherwise afford them, but also triggered, in addition to items purchased, further goods donated or otherwise obtained without cost to the project. Contact with the families also enables the Project to identify issues within the households requiring further input and support. This year has seen an increase in house furnishing following an increase in rehousing for those suffering from domestic abuse. The Trust is considering an increase in funding to allow for this.

HOSPITAL OF ST MARY MAGDALEN

ANNUAL REPORT FOR THE YEAR TO 12 DECEMBER 2020

Achievements and Performance – continued

This year has seen a reduction in requests from charities for help. It is believed that this is a direct result of charities having to focus efforts on the Coronavirus pandemic. It may also be as a result of the Trust's own scheme established in March within two weeks of the beginning of the first lock-down which may have pre-empted requests for help. The Trust has made available funding of up to £150 per family for those in dire need as a direct result of the pandemic. This sum was fixed following advice from frontline charities. The funds are distributed via five other trusted organisations operating in Christchurch with the Trust relying on their judgement of need subject to a straightforward monitoring process. It is believed that as well as giving short term help to those most affected, the scheme fills a gap created by much of the charitable funding available not being available for direct cash payments. By 12 December it is estimated that the scheme has reached over 200 families and cost £24,000 in grants ranging from around £30 to £150. It has been funded by the Trust and a donation of £10,000 from the Christchurch Charitable Trust. No limit has been set on the funding available and the scheme is expected to continue as long as the need persists.

Financial Review

The income of the Charity exceeded expenditure by £24,427 during the year, and the Charity ended the year with a closing current account and cash balance of £42,135. This is considered sufficient to fund ongoing activities. Furthermore, the Charity has a substantial non-permanent endowment fund (£419,994) that can be called upon if appropriate.

Investment Policy

The Trustees seek to apply all income received in any financial year in satisfaction of all expenses in the administration of the Charity arising in that year and in furtherance of its charitable objects. The Trustees would seek to reinvest any surplus arising at the end of the financial year if they were satisfied that the ongoing needs of the Charity (either in its administration or in furtherance of its charitable objects) could be met in the medium term by income arising during that period. In the event of continuing annual surpluses, the Trustees will take such action as is appropriate to ensure that insofar as is possible income is fully utilised annually whether by seeking to extend the number of referrals for assistance or by re-examining the objects or area of benefit of the Charity.

The Trustees recognise that the Charity relies entirely on its investment income and on rents to fund expenditure. As such it is the policy of the Trustees to ensure that its rents are at market levels and to continue to maintain its existing investments at a level necessary to sustain its income at a level necessary to fund its charitable objectives, whilst at the same time ensuring that an appropriate balance is maintained to ensure capital growth.

This year planned increases in rent have been delayed as a result of the Coronavirus and the tenant of one of the properties has fallen substantially into arrears. However, this has not impacted on the Trust's ability to finance the administration of the Charity nor its charitable work and it is not expected to have any significant future effect.

The major risk to the Charity is a failure of its investments and property to provide sufficient income to administer the charity and enable grants to be made. The Trustees retain stockbrokers and managing agents (except for three of the properties where it is felt that the Clerk has sufficient knowledge to manage without the assistance of managing agents) to advise to ensure a proper balance between income, on-going property maintenance and capital growth.

It is not felt necessary to retain substantial reserve sums in an accessible current or deposit account since the Charity has access to the substantial non-permanent endowment capital fund referred to earlier in this report which is considered adequate to meet any unexpected contingencies.

Keith Jarvis – Chair
For and on behalf of the Trustees

Date: 17 June 2021

HOSPITAL OF ST MARY MAGDALEN

INDEPENDENT EXAMINATION REPORT FOR THE YEAR TO 12 DECEMBER 2020

Independent Examiner's Report to the Trustees of the Hospital of St Mary Magdalen

I report to the Charity Trustees on my examination of the accounts of the Charity for the year ended 12 December 2020 which are set out on pages 1 to 8.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

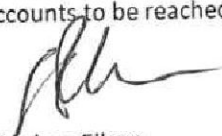
I report in respect of my examination of the Charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
- the accounts do not accord with those records

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.



Stephen Ellson
Filer Knapper LLP
Chartered Accountants

10 Bridge Street
Christchurch
Dorset
BH23 1EF

Date: 22 June 2021

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FINANCIAL YEAR ENDED 12 DECEMBER 2020

The Receipts and Payments accounts set out on page 7 for the financial year ended on the above date, and the statement of assets and liabilities at that date set out on page 8 are as approved by the Trustees.

Keith Jarvis - Chair
Trustee authorised to sign on behalf of all Trustees

Date: 17 June 2021

These accounts are forwarded by Mr J A G Hoare, Clerk to the Trustees, Town Bridge House, Bridge Street, Christchurch, Dorset BH23 1ED.

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FINANCIAL YEAR ENDED 12 DECEMBER 2020

A Receipts and Payments Account (Unrestricted Fund)

	2020		2019	
	£	£	£	£
Income Receipts				
Investment Income	29,064		45,448	
Dividends/interest received	12,576		167	
Donations	26,612		30,846	
Rents from property	<u> </u>		<u> </u>	
		68,252		76,461
Gross income		271,966		492,003
Sale of investments		<u> </u>		<u> </u>
		340,218		568,464
Total Receipts		<u> </u>		<u> </u>
Direct Charitable Expenditure				
Payments to people in need	1,173		764	
Payments to charitable and other institutions who assist people who are in need, sick or infirm	36,561		26,714	
	<u> </u>	37,734	<u> </u>	27,478
Property Costs				
Property refurbishment, repair and maintenance	3,227		6,651	
Property insurance, management & professional fees	2,314		2,830	
Property Redevelopment costs	2,836		7,003	
	<u> </u>	8,377	<u> </u>	16,484
Other Expenditure				
Examination fees	1,404		1,404	
Salaries	15,492		23,620	
Day to day costs	599		568	
Trustees indemnity Insurance	219		168	
Investment manager's charges	10,345		10,110	
	<u> </u>	28,059	<u> </u>	35,870
		<u> </u>		<u> </u>
Gross expenditure		74,170		79,832
Purchase of investments		241,621		481,894
		<u> </u>		<u> </u>
Total Payments		315,791		561,726
		<u> </u>		<u> </u>
Net Receipts for the Year		24,427		6,738
Cash Funds at 12 December 2019		17,708		10,970
		<u> </u>		<u> </u>
Cash Funds at 12 December 2020		42,135		17,708
		<u> </u>		<u> </u>

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FINANCIAL YEAR ENDED 12 DECEMBER 2020

Statement of Assets and Liabilities at 12 December 2020					2020
Cash Funds					£
Bank and cash balances					
Bank account					42,119
Cash float					16
Total Cash Funds					42,135
					£
Other monetary assets					
Debtors					45
Unbanked dividends					
Investment Assets					
	2020	2020	2019	2019	
	Cost	Valuation	Cost	Valuation	
	£	£	£	£	
Permanent Endowment					
Property					
Freehold land and buildings held as an investment to produce income for the Charity					
43 and 47 Barrack Road, Christchurch					785,000
Parcel of land at rear of 45 Barrack Road					830,000
(Both properties are maintained in an appropriate manner)					
(The original cost of these properties is not easily attainable as they have been held for many years. The land and buildings have not recently been revalued)					
Investments					
Mixture of government stocks, managed funds, shares in listed companies and cash funds held by stockbrokers					
	1,026,439	1,423,492	1,029,051	1,388,760	
Non - Permanent Endowment					
Investments					
Mixture of government stocks, managed funds, shares in listed companies and cash funds held by stockbrokers					
	269,949	419,994	304,592	421,816	
Assets retained for the Charity's use					
Computer, printer and scanner					
Liabilities					
			2020	2019	
			£	£	
Examination fees					
			1,488	1,440	