

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

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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.

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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.

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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

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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 unemployed for 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.

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- 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.

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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.

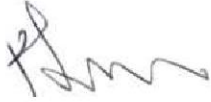


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Date: 14/09/22.....

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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
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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

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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

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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.