

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.

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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.

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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.

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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.

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- **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.

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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.

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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

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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		226,535		163,057
		2022		2021
		£		£
Other monetary assets				
Unbanked dividends		-		-
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
			2,936	2,936

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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.