

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.

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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.

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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.

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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.

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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."

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- 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."

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- 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.

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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
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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
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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

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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	331,935		226,535	
Investment Assets	2023	2023	2022	2022
	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	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
			2,936	2,936

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

**HOSPITAL OF ST MARY MAGDALEN
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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.