

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

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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.

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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,

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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').

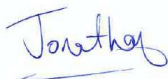
I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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

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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
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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.