

Charity Registration No. 204808

ST JOHN'S HOSPITAL AND OTHER ALMSHOUSE CHARITIES

**ANNUAL REPORT AND UNAUDITED
FINANCIAL STATEMENTS**

FOR THE YEAR ENDED 31 MARCH 2023

ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2023

<u>INDEX</u>	<u>Page</u>
Trust Details	1
Annual Report of the Trustees	2-5
Independent Examiner's Report	6
Income & Expenditure Account	7
Balance sheet	8
Repairs	9
Notes to the financial statements	10

**ST JOHN'S HOSPITAL AND OTHER ALMSHOUSE CHARITIES
TRUST DETAILS
FOR THE YEAR ENDED 31 MARCH 2023**

Trustees	Mr G T Adams (CTC)	Mr J E Franklin (V&C)
	Mrs M Blumsom (CTC)	Mr P Cottey (V&C)
	Mrs M Cobbett (CTC)	
	Mr R Richardson (Co-opt) (Resigned June 2022)	
	Mrs S P Robbins (V&C) (Resigned Dec 2022)	
Clerk	Jane Winstanley	
Charity Number	204808	
Registered Office	The Bathurst Estate Office Cirencester Park Cirencester Gloucestershire GL7 2BU	
Accountants	Think Whole Limited t/a The NumberCrunchers	

ST JOHN'S HOSPITAL AND OTHER ALMSHOUSE CHARITIES
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

The Trustees submit their report and financial statements for the year ended 31 March 2023.

History, objectives and activities of the Charity

The principal activity of the Charity is the provision of Almshouses for widows, spinsters and married couples over the age of 50. The Charity is a Registered Charity (number 204808).

It is believed that the Charity was formed in the 12th Century. It is now regulated by a Scheme dated 26th February 1964, as amended by a Scheme dated 6th October 1969, approved and established by the Charity Commissioners of England and Wales under the Charities Act 1960. The Charity deregistered as a Registered Social Landlord with effect from 24th November 1998.

Management and governance arrangements

The body of Trustees shall consist when complete of 9 competent persons being 6 nominative Trustees and 3 co-optative Trustees. Three nominative Trustees appointed by the Vicar and Churchwardens for the time being of the Ecclesiastical Parish of St. John Baptist, Cirencester (V & C) and three by Cirencester Town Council (CTC). Each such nominative appointment is made for a term of 4 years at a meeting convened and held according to the ordinary practice of the appointing body. The person appointed may be, but need not be, a member of the appointing body. The co-optative Trustees (co-opt) shall be persons residing or carrying on business in or near the area of the Ancient Parish of Cirencester. Each co-optative Trustee is appointed for a term of 5 years by a resolution of the Trustees passed at a meeting. Co-optative Trustees are selected with a view to the nature of their skills and experience so as to achieve a balance of relevant skills amongst the body of Trustees as a whole. The Chairman of Trustees (with the assistance of the Clerk) is responsible for the induction of new Trustees which involves awareness of Trustees' responsibilities, the governing document, administrative procedures, the history and philosophical approach of the Charity.

The Trustees who served during the year were:-

Mr G T Adams (CTC)
Mrs M Blumsom (CTC)
Mrs M Cobbett (CTC)
Mr P Cottey (V&C)

Mr J E Franklin (V&C)
Mr R Richardson (Co-opt) (Resigned June 2022)
Mrs S P Robbins (V&C) (Resigned December 2022)

The Trustees annually review the risks that the Charity faces.

Achievements and performance of the Charity

The main activity of the Trust remains the maintenance of the almshouses and the support to residents. With 24 properties, one of which is let on commercial terms and some of which are very old, there have been appropriate renovations to ensure that they are both sound, but that increasing attention has been paid to sustainability. The work of the surveyor appointed by the Trust is particularly important in assessing and managing the need for renovations suitable for elderly people.

**ST JOHN'S HOSPITAL AND OTHER ALMSHOUSE CHARITIES
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

The Trust is also the owner of two large allotment sites (with a total of 150 plots). These continue to be fully occupied by local people and form a valuable green space for well-being through vegetable and other horticultural growing. The management of these is assisted by voluntary managers on each site. There is major tree work underway at one site to improve the amenity of the site; the other site will need attention in coming years.

Finally, the Trust is also the owner/custodian of a historic property, the Chantry of St John the Evangelist which was formerly part of the hospital of the Abbey of St Mary in Cirencester. There have been prolonged discussions with Historic England about the conservation of this property, which is about 700 years old. Whilst the surveyor keeps a watching brief on the property, there is need for major conservation work as some of the pillars supporting the building have been damaged over the years. A proposal to place iron railings around the columns was rejected by Historic England and temporary wooden railings are now in place pending a longer term solution.

The most significant change during the year came with the change of Clerkship, the first change since 1998. The new Clerk had an induction programme which began on 2nd January 2022 and gradually took over full responsibility for all aspects of the Charity's work so that by the end of March 2022, she was fully responsible for all the running of the Charity's activities although not all the documents had been transferred as agreed. This change of Clerk has also prompted a major review of policies and practice to ensure that the Charity is now up to date on all governance matters. It has also triggered changes to the Scheme and governance of the Charity which will move it over the coming years to a Charitable Incorporated Organisation as a firmer basis for managing the Trust in the 21st century. The Trustees have been pleased with the way the new Clerk has been able to inject energy into the organisation.

Financial review, investment policy and reserves

Net receipts for the year were £65,358 (2022 - net payments £64,381).

The Trustees' investment objective is to provide the best financial return in terms of income and capital growth for the Charity, having regard to the risks involved. Cash balances are held in bank accounts. Reserves not needed for immediate purposes and the Endowment Fund have been invested in M & G Multi- Asset Fund (formerly the National Association of Almshouses Common Investment Fund) and in a diversified portfolio with Brewin Dolphin, stockbrokers. During the year the Trustees carried out a detailed review of their cash reserves having regard to a comprehensive property maintenance schedule prepared in conjunction with the Charity's surveyor and determined to increase the amount invested by opening an account with C.C.L.A. After careful consideration the Trustees had also decided to transfer the funds invested in the portfolio with Brewin Dolphin to C.C.L.A., which arrangement was concluded during the year.

It is the policy of the Charity to maintain unrestricted funds, which are the free reserves of the Charity, at a level which provides sufficient funds to cover anticipated property expenses and managerial and administration costs. The adequacy of the reserves policy is reviewed annually.

The Trustees have considered carefully the impact of the COVID-19 crisis on the Charity and consider that it has sufficient reserves to withstand any anticipated financial implications.

**ST JOHN'S HOSPITAL AND OTHER ALMSHOUSE CHARITIES
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

Public benefit

In planning the Charity's activities for the year the Trustees kept in mind the Charity Commission's guidance on public benefit at their meetings.

Statement of Trustees Responsibilities

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the receipts and payments of the Charity for that period.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and subsequent Acts as well as the provisions of the trust deed. They are also responsible for the safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Trustees, professional advisers and correspondence address

Trustees:	Mr. G. T. Adams (CTC)	Mr. P. Cottey (V&C)
	Mrs. M. Blumsom(CTC)	Mrs. M. Cobbett (CTC)
	Mr. J. E. Franklin (V&C)	

Mr R Richardson (Co-opt) (Resigned June 2022)
Mrs. S. P. Robbins (V&C) (Resigned December 2022)

Clerk to the Trustees:	Mrs. J. H. Winstanley
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Independent Examiner:	Gaynor Hutton Think Whole Limited t/a The NumberCrunchers Crunch Central 14 London Road Cirencester GL7 1AE
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Bankers:	Lloyds Bank PLC 14 Castle Street Cirencester Glos GL7 1QJ
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Correspondence Address:	The Bathurst Estate Office Park Street Cirencester Glos GL7 2BU
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This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemptions.

On behalf of the Trustees -

Mrs Meg Blumsom(Chair)

Mr John Franklin

Dated: 5/12/2023

08:01:24

8.1.24

**Report to the
trustees**

St John's Hospital and Other Almshouse Charities

On accounts for the year ended 31st March 2023

Charity number 204808

Set out on pages 1 to 5

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2023.

Responsibilities and basis of report

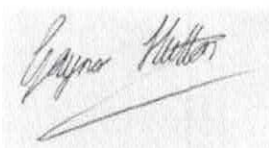
As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust'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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or the accounts did not accord with the accounting 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.



Signed:

Date: 05/12/2023

Name: GAYNOR HUTTON ACCA

**Relevant professional
qualification(s) or
body (if any):** Chartered Certified Accountant

Address: Think Whole Limited
14 London Road
Cirencester, GL7 1AE.

The NumberCrunchers

ST JOHN'S HOSPITAL AND OTHER ALMSHOUSE CHARITIES
INCOME & EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2023

	General Funds	Endowment Funds	Year ended	Year ended
	31 March	31 March	31 March	31 March
	2023	2023	2023	2022
	£	£	£	£
Income				
Income from Property	141,218		141,218	148,154
Donations	295		295	6,478
Investment Income	32,275		32,275	30,864
Total Income	<u>173,789</u>	<u></u>	<u>173,789</u>	<u>185,496</u>
Expenditure				
Property Costs				
Repairs	1 167,998		167,998	54,149
Property Management	30,928		30,928	5,793
Insurance	6,495		6,495	1,540
Heat & Light	3,289		3,289	11,014
Council Tax & Water Rates	9,626		9,626	-
Sundry Property Expenses	362		362	-
Vacant Property Expenses	2,958		2,958	
Clerks Fees	17,283		17,283	16,500
Bad Debts	2,461		2,461	
Resident Sundries	450		450	
Governance Costs				
Administration	6,000		6,000	8,250
Accounting & Inspection	2,640		2,640	2,987
Investment Managers Fees				837
Subscriptions & Courses	710		710	224
Legal Fees	15,388		15,388	
Sundry	1,151		1,151	
Total Expenditure	<u>267,738</u>	<u></u>	<u>267,738</u>	<u>101,294</u>
Surplus/(deficit)	<u>(93,950)</u>	<u></u>	<u>(93,950)</u>	<u>84,202</u>

The notes on page 10 form part of these financial statements

ST JOHN'S HOSPITAL AND OTHER ALMSHOUSE CHARITIES
BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023 £	2022 £
Fixed assets			
Property at cost	2	318,941	318,941
Investments		<u>965,803</u>	<u>965,803</u>
		1,284,744	1,284,744
Current assets			
Debtors		1,410	5,983
Cash at Bank		<u>74,355</u>	<u>139,948</u>
		75,765	145,931
Current liabilities			
Other creditors	3	(52,545)	(28,762)
Net current Assets		<u>23,220</u>	<u>117,169</u>
Total assets less current liabilities		1,307,964	1,401,913
Creditors: amounts falling due after more than one year	4	<u>(230,639)</u>	<u>(230,639)</u>
		<u>1,077,325</u>	<u>1,171,274</u>
Reserves			
Endowment Funds		341,464	341,464
General Funds		<u>735,861</u>	<u>829,810</u>
Total Reserves		<u>1,077,325</u>	<u>1,171,274</u>

ST JOHN'S HOSPITAL AND OTHER ALMSHOUSE CHARITIES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

1 Repairs

Commercial	80
20 Barton Lane	2602.2
22 Barton Lane	2317.17
24 Barton Lane	4329.58
26 Barton Lane	3572.1
28 Barton Lane	711.76
5 Spitalgate Lane	4998.67
7 Spitalgate Lane	32046.45
9 Spitalgate Lane	4419.41
1 Chantry Close	7280.93
2 Chantry Close	55381.4
3 Chantry Close	209.44
4 Chantry Close	342.42
6 Chantry Close	10710.32
7 Chantry Close	2627.76
8 Chantry Close	381.08
9 Chantry Close	514.71
9 Lewis Lane	1104.86
11 Lewis Lane	746.07
15 Lewis Lane	511.99
17 Lewis Lane	10810.11
19 Lewis Lane	4045.5
21 Lewis Lane	1124.61
7 Querns Lane	283.35
9 Querns Lane	919.59
11 Querns Lane	3220.42
Chantry Ancient Monument	7958.67
Other - TBS	422.29
Barton Lane Allotments	575
Cheltenham Road Allotments	3750
	<u>167,997.86</u>

ST JOHN'S HOSPITAL AND OTHER ALMSHOUSE CHARITIES
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

2 Tangible Fixed Assets	2023	2022
	£	£
Net Book Value at 31st March 2022 and 2023	318,941	318,941

The housing properties were constructed many years ago. There is no record of the original cost and no value has been attributed thereto. The above relate to improvements carried out since 1970, where were partly funded by Social Housing Grants.

For insurance purposes the value of the Almshouses is £7.1m

3 Creditors: amounts falling due within one year	2023	2022
	£	£
Other creditors	<u>52,545</u>	<u>28,762</u>

4 Creditors: amounts falling due after more than one year	2023	2022
	£	£
Other creditors	<u>230,639</u>	<u>230,639</u>

Not wholly repayable within five years	<u>230,639</u>	<u>230,639</u>
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The amount of other creditors relates to the Social Housing Grants received for the improvements to the properties since 1970