



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
Hospital of St John the Baptist

**On accounts for the year  
ended**

31 December 2021

**Charity no  
(if any)**

213573

**Set out on pages**

CC16A pages 1-2  
TAR pages 1 - 6

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2021.

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, 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 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:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do 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 order to enable a proper understanding of the accounts to be reached.

**Signed:**

*George Dylan Message*

**Date:**

17.10.2022

**Name:**

George Dylan Message

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

ACA  
CTA

**Address:**

30-32 Gildredge Road  
Eastbourne, East Sussex  
BN21 4SH

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

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CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name  
**Hospital of St. John the Baptist**

No (if any)  
213673

CC16a

## Receipts and payments accounts

For the period from	Period start date 01-Jan-21	To	Period end date 31-Dec-21
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Weekly maintenance charges	25,409	-	-	25,409	25,120
Investment income	1,249	2,514	3,993	7,756	9,202
Other	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>26,658</b>	<b>2,514</b>	<b>3,993</b>	<b>33,165</b>	<b>34,322</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>26,658</b>	<b>2,514</b>	<b>3,993</b>	<b>33,165</b>	<b>34,322</b>
<b>A3 Payments</b>					
Repairs and Renewals	5,023	-	-	5,023	4,185
Health & Safety (incl. Lifeline)	1,040	-	-	1,040	607
Insurance	1,157	-	-	1,157	1,124
Administration	913	-	-	913	958
Legal fees re Documents	1,074	-	-	1,074	5,156
Legal fees re possible overage	2,568	-	-	2,568	3,225
Legal fees re Funds	-	-	-	-	1,203
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>11,775</b>	<b>-</b>	<b>-</b>	<b>11,775</b>	<b>16,458</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Investment into other monetary assets	1,249 #	2,514	-	3,763	4,967
Almshouse refurbishment	4,783	-	-	4,783	-
<b>Sub total</b>	<b>6,032</b>	<b>2,514</b>	<b>-</b>	<b>8,546</b>	<b>4,967</b>
<b>Total payments</b>	<b>17,807</b>	<b>2,514</b>	<b>-</b>	<b>20,321</b>	<b>21,425</b>
<b>Net of receipts/(payments)</b>	<b>8,851</b>	<b>-</b>	<b>3,993</b>	<b>12,844</b>	<b>12,897</b>
<b>A5 Transfers between funds</b>	<b>3,993</b>	<b>-</b>	<b>3,993</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>51,999</b>	<b>-</b>	<b>-</b>	<b>51,999</b>	<b>39,102</b>
<b>Cash funds this year end</b>	<b>64,843</b>	<b>-</b>	<b>-</b>	<b>64,843</b>	<b>51,999</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	NatWest bank	56,104	-	-
	Lloyds bank	8,739	-	-
		-	-	-
	<b>Total cash funds</b>	<b>64,843</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

OK

OK

OK


Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	National Savings	59,127	-	-
	M&G Main Fund	-	-	110,302
	M&G ex-Repair Fund	-	86,417	-
	M&G Recoup Fund	42,737	-	-
		-	-	-
	<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	Agricultural land	Endowment	-	21,850
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	7 almshouses at valuation	Endowment	-	1,700,000
	1 almshouse refurbishment at cost	Endowment	4,783	-
	1 almshouse at cost	Endowment	324,642	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	John Boyd Quibell	21/10/2022



# Trustees' Annual Report for the period

		Period start date			Period end date		
From	01	01	2021	To	31	12	2021

## Section A Reference and administration details

Charity name Hospital of St John the Baptist

Other names charity is known by

Registered charity number (if any) 213573

Charity's principal address The Dog House  
Hankham Street

Hankham

Pevensey

Postcode

BN24 5AY

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	John Quibell	Chairman		Co-opted
2	Fr Tony Windross		Resigned 5 <sup>th</sup> July 2021	Ex officio
3	Robert Peasgood			Nominated – Pevensey PC
4	Fr James Vine			Co-opted
5	Andrew Pond	Treasurer		Co-opted
6	Ian Gibson			Nominated – Pevensey PC
7	Victoria Murray-Brewster		Appointed 12 <sup>th</sup> October 2021	Co-opted
8	Rev David Gillard		Appointed 12 <sup>th</sup> October 2021	Ex Officio
9				
10				
11				
12				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

## Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Solicitor (Charity law)	Helen Harvie	H3 Solicitors, 1 Oak Place, Rosier Business Park, Coneyhurst Road, Billingshurst, RH14 9DE
Solicitors (Property)	Simon Baillie-Hamilton	Mayo Wynne Baxter, 3 Bell Lane, Lewes, East Sussex BN7 1JU
Chartered Surveyor	Leo Hickish	Batcheller Monkhouse, No1 London Road, Tunbridge Wells, Kent, TN1 1DH

## Name of chief executive or names of senior staff members (Optional information)

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## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Scheme
How the charity is constituted (eg. trust, association, company)	Scheme regulated by the Charity Commission
Trustee selection methods (eg. appointed by, elected by)	Up to ten trustees Two ex-officio, being the vicar of St Mary Westham and the vicar of St Nicholas Pevensey Five nominated trustees from the parish councils of Westham (2), Pevensey (2) and Hailsham (1) Three co-opted trustees

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The Charity consists of a board of Trustees, who met on three occasions in 2021, due to problems meeting during lockdown restrictions and difficulties with technology. Safety of residents, repair and maintenance issues and review of the finances of the Charity are standing items discussed at each meeting of the Trustees.

In 2020 the Trustees took the decision in principle to incorporate the charitable trust in to a Charitable Incorporated Organisation, and have agreed the form of the constitution. Due to Covid and other problems it has proved impossible to complete this during 2021. It is currently proposed that the incorporation of the charity will complete at the end of the current financial year.

The trustees have continued to consider the state of the forecourt in front of the six Almshouses in Rattle Road, Westham, with a view to improving the access, particularly for wheelchair and mobility scooter users and improve the safety of the area, whilst also improving its aesthetic look. The Trustees consider that such a product will add value to the properties. This project was put on hold during lockdown but plans have been approved by the Trustees and is currently and is currently in the planning process.

One of the properties was vacated in July 2021 and was refurbished as part of the process of continuous improvement. A new resident has been appointed and moved in during July 2022.

Two new trustees joined the board of Trustees in October 2021, and the board of Trustees continue to seek new trustees with expertise in benefits and occupational therapy to strengthen the board.

## **Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

The charity provides almshouses to poor persons of good character who are not less than 60 years of age and who are resident in the area comprising the ancient parishes of Westham and Pevensey and the Ancient Liberty of Pevensey in the parish of Hailsham.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

The charity's main activity is the provision and management of its eight almshouses.

The Charity is a comparatively small charity and relies on the voluntary work of the Trustees to ensure the almshouses are maintained to a high standard and the residents are safe and comfortable. Tradesmen used for the maintenance and repair of the almshouses are either long term suppliers to the Charity or are vetted prior to appointment, and their work and approach to the residents constantly monitored. The amount spent on repairs and renewals in the year under review was £5,023 as against the previous year's spending of £4,185.

The Charity has been attentive to the needs of its residents, the Trustees personally conducting at least annual checks on the state of the Almshouses in addition to ensuring the necessary statutory checks are completed.

The Trustees consider that all the properties are in good condition and fit for purpose.

The Trustees declare that they have regard to the guidance issued by the Charity Commission on public benefit and consider the funds spent and actions taken have met the objects of the Charity and meet the public benefit criteria.

**Additional details of objectives and activities (Optional information)**

The Charity is dependent on the voluntary services provided by the Trustees. The Trustees have identified that the board would be strengthened by recruiting trustees with expertise in benefits and occupational therapy and are actively trying to recruit such trustees.

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.



## Section D

## Achievements and performance

### Summary of the main achievements of the charity during the year

Seven of the properties were occupied continuously throughout the year, with no changes in occupancy. The Trustees are satisfied that they have ensured the properties have remained in a good condition suitable for the residents.

As indicated in Section B, one of the Almshouses has become vacant in July and the trustees refurbished the property to make it more easily accessible for people with mobility issues.

## Section E

## Financial review

### Brief statement of the charity's policy on reserves

The Trustees are looking at the possibility of making major improvements to the forecourt to the front of six of its almshouses in a single location. This will be paid for from reserves. Reserves are invested in M&G Charity Multi Asset funds. The balance between cash and investments is reviewed annually.

### Details of any funds materially in deficit

There are no funds in deficit.

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The Charity does not undertake external fundraising, but relies on income and capital returns from its investments and a weekly maintenance contribution from its residents.

Spending on repairs and maintenance are seen as necessary to protect the well-being of the residents and to maintain the value of the almshouses, which is the Charity's main asset and the core of its charitable objects.

Plans for future major works on or around the Almshouses will be considered in the light of the benefit to the residents and the protection of the value of the properties.

After accumulating sufficient reserves to fund ongoing and capital maintenance requirements, any surplus reserves will go towards the purchase of a further almshouse.

**Section F****Other optional information**

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**Section G****Declaration**

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	<i>J Quibell</i>	
Full name(s)	John Boyd Quibell	
Position (eg Secretary, Chair, etc)	Chairman	
Date	21/10/2022	