



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 2022

**Charity no
(if any)**

213573

Set out on pages

CC16A pages 1-2
TAR pages 1 - 5

(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 31/12/2022.

**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
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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:

Message

Date:

27.10.2023

Name:

George Dylan Message

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

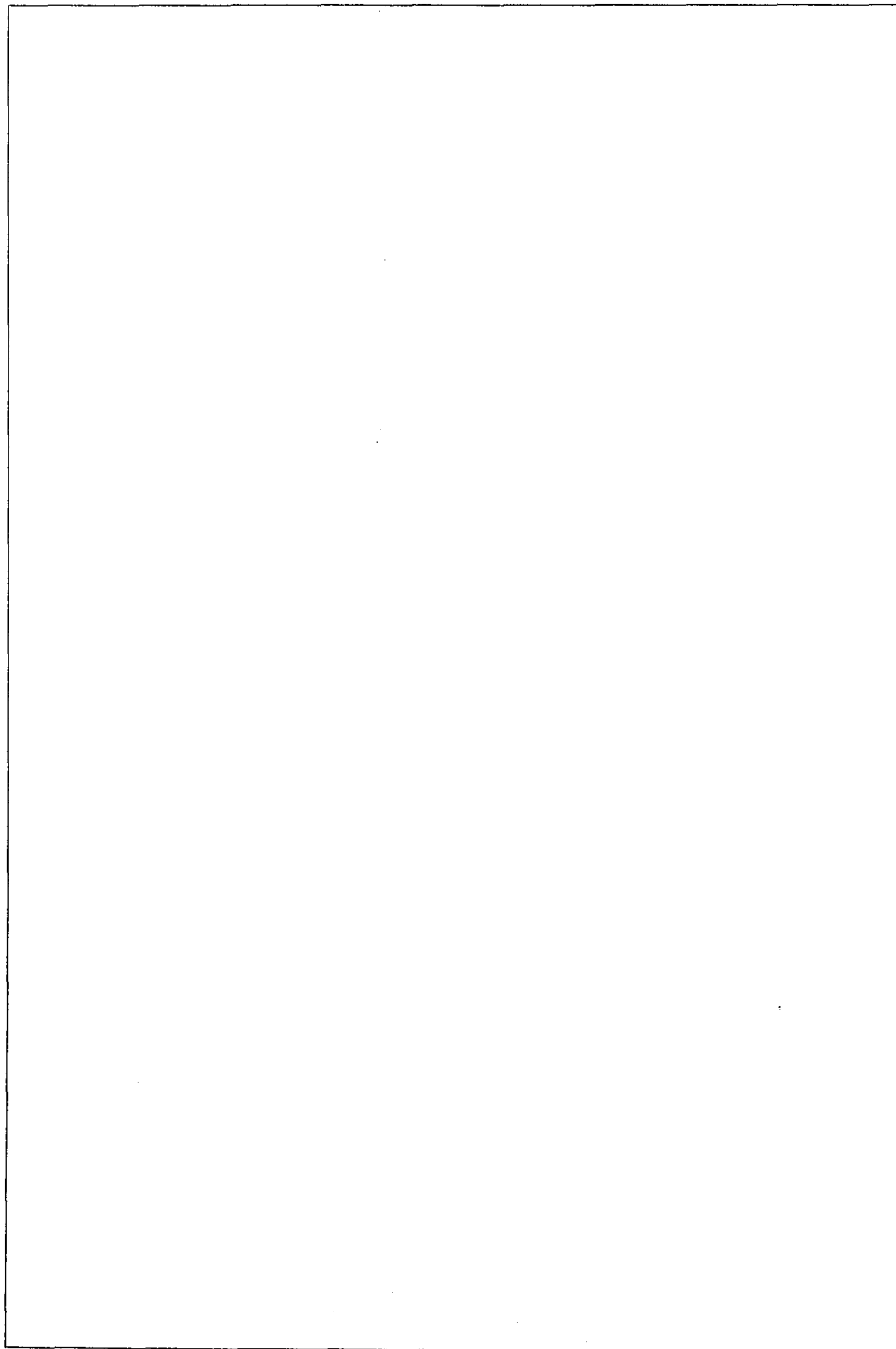
ACA
CTA

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.





CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Hospital of St. John the Baptist Trust

No (if any)
213573

Receipts and payments accounts

CC16a

For the period from	Period start date 01-Jan-22	To	Period end date 31-Dec-22
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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 £
A1 Receipts					
Weekly maintenance charges	28,090	-	-	28,090	25,409
Investment income	1,627	3,213	4,235	9,075	7,756
Other	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	29,717	3,213	4,235	37,165	33,165
A2 Asset and investment sales, (see table).					
Cash received from National savings	59,127	-	-	59,127	-
	-	-	-	-	-
Sub total	59,127	-	-	59,127	-
Total receipts	88,844	3,213	4,235	96,292	33,165
A3 Payments					
Repairs and Renewals	20,788	-	-	20,788	5,208
Health & Safety (incl. Lifeline)	3,284	-	-	3,284	129
Insurance	1,259	-	-	1,259	1,157
Administration	4,105	-	-	4,105	913
Legal fees re Documents	-	-	-	-	1,074
Legal fees re possible overage	-	-	-	-	2,568
Frontage improvement plans	5,368	-	-	5,368	726
	-	-	-	-	-
Sub total	34,804	-	-	34,804	11,775
A4 Asset and investment purchases, (see table)					
Investment into other monetary assets	1,589	3,213	-	4,802	3,763
Almshouse refurbishment	44,389	-	-	44,389	4,783
Sub total	45,978	3,213	-	49,191	8,546
Total payments	80,782	3,213	-	83,995	20,321
Net of receipts/(payments)	8,062	-	4,235	12,297	12,844
A5 Transfers between funds	4,235	-	4,235	-	-
A6 Cash funds last year end	64,843	-	-	64,843	51,999
Cash funds this year end	77,140	-	-	77,140	64,843

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 £
B1 Cash funds	NatWest bank	77,140	-	-
			-	-
		-	-	-
	Total cash funds	77,140	-	-

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	National Savings	-	-	-
	M&G Main Fund	-	-	106,865
	M&G ex-Repair Fund	-	87,100	-
	M&G Recoup Fund	43,075	-	-
		-	-	-
	Total	-	-	-

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

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	7 almshouses at valuation	Endowment	-	1,700,000
	3 almshouse refurbishment at cost	Endowment	42,072	-
	1 almshouse at cost	Endowment	331,742	-
			-	-
			-	-
			-	-
			-	-

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

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

Signature	Print Name	Date of approval
	John Boyd Quibell	26 Oct 2023

Trustees' Annual Report for the period

	Period start date	Period end date	
From	01 01 2022	To 31 12 2022	

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	Andrew Pond	Treasurer		Co-opted
3	Robert Peasgood			Nominated – Pevensey PC
4	Fr James Vine		Resigned 7 th May 2023	Ex-officio
5	Ian Gibson			Nominated – Pevensey PC
6	Rev David Gillard			Ex Officio
7	Victoria Murray-Brewster			Co-opted
8				
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
Solicitors (Charity law)	H3 Solicitors	1 Oak Place, Rosier Business Park, Coneyhurst Road, Billingshurst, RH14 9DE
Solicitors (Property)	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 <small>(eg. trust deed, trust instrument)</small>	Scheme
How the charity is constituted <small>(eg. trust, association, company)</small>	Scheme regulated by the Charity Commission
Trustee selection methods <small>(eg. appointed by, elected by)</small>	Up to ten trustees Two ex-officio, being the vicar of St Mary's 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 generally meet 6 times a year. 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.

The Trustees pursued plans relating to 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. Whilst planning consent has been obtained, the cost of such improvements has proved to be prohibitively expensive.

One of our properties, which was vacated in July 2021, was refurbished as part of the process of continuous improvement. A new resident was appointed and moved in during July 2022. The appointment of a new resident, the first for over six years, allowed the Trustees to update their policies on recruitment of new Almshouse residents.

In 2020 the Trustees took the decision in principle to incorporate the charitable trust into a Charitable Incorporated Organisation. This was completed on 31st December 2022 and beneficial ownership of the business and assets of the Charity were transferred to Hospital of St. John the Baptist CIO (CIO) from that date. There is one asset which is personal to the trustees of the Charity and could not be transferred to the CIO, namely overage rights over land previously owned by the Trustees. The Charity has agreed to hold such rights in trust for the CIO and will

therefore continue as a dormant entity until either a payment is received in relation to such rights or the overage rights expire.

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. There was a major step-up in maintenance activity. In addition to a complete refurbishment of the Almshouse which was vacated in 2021, many of the Almshouses required replacement doors, windows and kitchens. The amount spent on repairs and renewals in the year under review was £20,788 as against the previous year's spending of £5,208.

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)

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

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

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.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

From July 2022, all 8 Almshouses were occupied.

The Trustees stepped up the maintenance of the Almshouses, with a constant view to making the houses more accessible for elderly residents with increasing mobility issues. In addition, the insulation in the lofts of all the Almshouses was upgraded in an attempt to help residents use less fuel to keep their houses warm in the face of increasing fuel costs.

The Trustees consider that they are being more responsive to the needs of their residents and, with properties showing signs of age, are more willing to replace items such as windows and doors which are coming to the end of their useful life.

Section E

Financial review

Brief statement of the charity's policy on reserves

The Trustees have been using cash reserves built up to implement improvements to the properties. Reserves are invested in M&G Charity Multi Asset funds. The balance between cash and investments are 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.

Whilst maintenance issues, such as the replacement of doors and windows and refurbishment of kitchens and bathrooms has to date been dealt with on a reactive basis, the Trustees are planning to look at future spending on major items on a more pro-active basis, planning to upgrade all the Almshouses to a schedule over a period of time.

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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)		
Full name(s)	John Boyd Quibell	

Position (eg Secretary, Chair, etc)	Chairman	
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Date	26th October 2023
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