CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/01/2025 to 31/12/2025

Charity name: Hospital of St John the Baptist CIO

Charity registration number: 1200364

Objectives and Activities

	SORP reference	
Summary of the purposes of the Charity as set out in its governing document	Para 1.17	The Charity provides Almshouses to poor persons who are not less than 60 years of age and who at the time of appointment are resident in the area of benefit comprising the ancient parishes of Westham and Pevensey and the Ancient Liberty of Pevensey in the parish of Hailsham..
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The Charity's main activity is the provision and management of its eight almshouses.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees of Hospital of St. John the Baptist CIO confirm that they have had regard to the guidance issued by the Charity Commission on public benefit when reviewing the Charity's aims and objectives and in planning future activities. This adherence ensures that all activities are conducted in line with the public benefit requirements as set out by the Charity Commission.

Additional information (optional)
You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The Charity has a policy enabling it to make grants to residents. No grants were awarded in the year in question
Policy on social investment including program related investment	Para 1.38	

Contribution made by volunteers	Para 1.38	The Charity does not engage volunteers and is reliant on its trustees to conduct the work of the Charity.
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the Charity, identifying the difference the Charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The Charity's main activity is the provision and management of its eight almshouses. In January 2025, two new residents moved into houses that had been refurbished in late 2024. In July 2025, a couple moved into an almshouse, the internal refurbishment of which was completed in June 2025.The previous resident had let the garden there go into rack and ruin, so the garden was completely reconfigured to make it easy for the new residents to maintain and enjoy. New combi boilers were fitted into three of the almshouses, so now all the charity's almshouses have modern, fuel efficient boilers, helping the residents to spend less on fuel. A wet room was fitted into one almshouse, in line with the charity's policy to instal wet rooms to make showering accessible to all residents. These activities lead to the Charity providing safe accommodation to its beneficiaries (residents) in which they can live in most cases for the rest of their lives. With all the refurbishment and improvement works which the Charity has undertaken in past few years, maintenance costs are significantly reduced

Additional information (optional)
You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The objective in 2025 was to complete the refurbishment of the last of the properties to have been vacated in 2024, and to allow the new residents to settle in, which the charity achieved. A standing objective is to ensure all the properties are well maintained and the residents comfortable, and as commented above, with the large amount of work we have done to the properties over the past few years, we are now having to spend less on maintenance. We have also successfully increased the income we receive by raising the Weekly Maintenance Charge in line with the increase in benefits. As most of our residents claim housing benefit, these increases are covered by a commensurate rise in the housing benefit paid to the residents.
Performance of fundraising activities against objectives set	Para 1.41	The Charity does not fundraise externally.
Investment performance against objectives	Para 1.41	The Charity sought and obtained consent from the Charity Commission to borrow from its Endowment Fund, and so its investments have been substantially reduced. These will be built back up over the years, with a requirement that the loan from the Endowment Fund will be repaid by acquiring investments in the Endowment Fund over a period of 12 years. The Charity invests in units in M&G Charity Funds, as they appear to represent a fair balance between risk, growth and income.
Other		The Charity is dependent on the voluntary services provided by the Trustees, and some trustees gave a large amount of time to ensure the smooth running of the trust throughout 2025.

Financial Review

Review of the Charity's financial position at the end of the period	Para 1.21	As in 2024, the cost of finishing refurbishment works in 2025 meant that the Charity had to borrow from its Endowment Fund as income from its weekly

		maintenance charge was not sufficient to cover the cost of the works completed. Now that the refurbishments have been completed, the Weekly Maintenance Charges set reflect the much improved state of the properties. We have developed a five year plan/cashflow forecast which anticipated the repayment of the loan from the Endowment Fund over 12 years and rebuilding the Charity's Cyclical Maintenance and Extraordinary Repair Funds substantially by £70,000 over the next 5 years, but depending on whether other properties become available, which will require refurbishment.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Non-cash reserves are invested in M&G Charity Multi Asset funds. The balance between cash and investments is reviewed annually.
Amount of reserves held	Para 1.22	As at 31st December 2025, £34,310 in M&G main fund, £2,960 in M&G Ex-repair fund, £2,960 in M&G Recoup fund. £13,905 in Natwest bank account. 8 Almshouses held in the charities name.
Reasons for holding zero reserves	Para 1.22	N/a.
Details of fund materially in deficit	Para 1.24	There are no funds in deficit.
Explanation of any uncertainties about the Charity continuing as a going concern	Para 1.23	No uncertainties.

Additional information (optional)
You may choose to include further statements where relevant about:

The Charity's principal sources of funds (including any fundraising)	Para 1.47	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. The Charity has invested a large amount of money in refurbishing three of its Almshouses and additional drainage and other works, all seen as enhancing the value of the properties and making them more suitable for the residents of the Almshouses as they get older.
Investment policy and objectives including any	Para 1.46	

social investment policy adopted		
A description of the principal risks facing the Charity	Para 1.46	The biggest risk perceived to the Charity is if major and expensive repair work was needed urgently as reserves are currently low. Looking forward, this will be mitigated by strong income from weekly maintenance charges.
Other		

Structure, Governance and Management

Description of Charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution of a Charitable Incorporated Organisation
How is the Charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Up to ten trustees Three ex-officio trustees, being the vicars of the ecclesiastical parishes of St Mary, Westham, of St Nicholas, Pevensey and of St. Luke, Stone Cross with North Langney. Four trustees nominated by the parish councils of Westham (2) and Pevensey (2) Three appointed trustees, but if there is a vacancy by the non-appointment of an ex-officio or nominated trustee for a period of three months or more, then that vacancy can be filled by an appointed trustee.

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	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 Charity's organisational structure and any wider network with which the Charity works	Para 1.51	The board of Trustees is currently comprised of a Chairman, a Treasurer and 5 trustees.
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Hospital of St. John the Baptist CIO
Other name the Charity uses	Hospital of St. John the Baptist
Registered Charity number	1200364
Charity's principal address	The Dog House Hankham Street Pevensey 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		Appointed
2	Andrew Pond	Treasurer		Appointed
3	Rev David Gillard			Ex Officio
4	Victoria Murray-Brewster			Appointed
5	Rev. Andrew Guy Partridge			Appointed
6	Roy Jeive			Nominated by Pevensey Parish Council
7	Kieron Quinn			Nominated by Pevensey Parish Council
8				
9				
10				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the Charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the Charity on whose behalf the assets are held and how this falls within the custodian Charity's objects	
Details of arrangements for safe custody and segregation of such assets from the Charity's own assets	

Additional information (optional)

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

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

Exemptions from disclosure

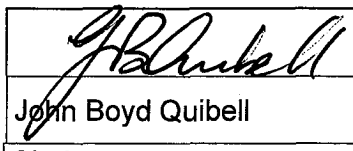
Reason for non-disclosure of key personnel details

Other optional information

Declarations

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	

Date	23/10/2026

CHARITY COMMISSION FOR ENGLAND AND WALES

Charity Name	No (if any)
Hospital of St. John the Baptist Trust CIO	1200364

Receipts and payments accounts

CC16a

For the period from	Period start date 1.1.25	To	Period end date 31.12.25

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	47,225		-	-	47,225	31,465
Investment income	473	#	109	1,729	2,311	7,615
			-	-	-	-
Other	-		-	-	-	-
Land rental	-		-	-	-	8,750
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
Sub total *(Gross income for AR)*	47,698		109	1,729	49,536	47,830
A2 Asset and investment sales, (see table).						
			-	-	-	
M&G funds	60,000		-	-	60,000	170,224
Sub total	60,000		-	-	60,000	170,224
Total receipts	107,698		109	1,729	109,536	218,054
A3 Payments						
Repairs and Renewals	35,609		-	-	35,609	15,508
Health & Safety (incl. Lifeline)	- 35		-	-	- 35	1,454
Insurance	1,323		-	-	1,323	1,282
Administration	1,318		-	-	1,318	1,903
Land rental costs	6		-	-	6	-
Empty property costs	1,302		-	-	1,302	-
	-		-	-	-	-
Sub total	39,523		-	-	39,523	20,147
A4 Asset and investment purchases, (see table)						
M&G funds				6,375	6,375	-
Investment into other monetary assets	109	#	109	-	218	2,303
Almshouse refurbishment	101,000		-	-	101,000	188,904
Sub total	101,109		109	6,375	107,593	191,207
Total payments	140,632		109	6,375	147,116	211,354
Net of receipts/(payments)	- 32,934		-	- 4,646	- 37,580	4,934
A5 Transfers between funds	- 4,646		-	4,646	-	-
A6 Cash funds last year end	51,485		-	-	51,485	46,551
Cash funds this year end	13,905		-	-	13,905	51,485

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

B1 Cash funds

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	NatWest bank	13,905	-	-
			-	-
		-	-	-
	Total cash funds	13,905	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
National Savings	-	-	-
M&G Main Fund	-	-	34,310
M&G ex-Repair Fund	-	2,960	-
M&G Recoup Fund	2,960	-	-
	-	-	-
Total	-	-	-

B3 Investment assets

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

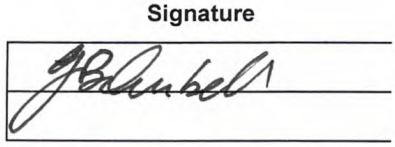
B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
7 almshouses at valuation	Endowment	-	1,700,000
1 almshouse at cost	Endowment	331,742	-
4 almshouse refurbishment at cost	Endowment	357,835	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

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

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

Signature	Print Name	Date of approval
	John Boyd Quibell	23/10/26

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name Hospital of St John the Baptist CIO		
On accounts for the year ended	31 December 2025	**Charity no (if any)**	1200364
Set out on pages	CC16A pages 1 - 2 TAR pages 1 - 9 (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 31/12/2025.

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:		**Date:**	23/10/2026
Name:	George Dylan Message		
Relevant professional qualification(s) or body (if any):	FCA CTA		
Address:	30-32 Gildredge Road Eastbourne, East Sussex BN21 4SH		

Section B	Disclosure
	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.	