Charity Registration No 200176

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Financial statements for
the year ended 31 December 2025

The Hospital of
St John The Baptist

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The Hospital of St John The Baptist

Charity Information
For the year ended 31 December 2025

Charity information

Trustees	David Wilson (Chairman) Harry Fowler Simon Lousada John Mingay Rajesh Regmi Andrea Spice Jane Walker John Wheeler Rev Helen Stewart Sarah Wheeler (appointed on 17 April 2025) Julie Clay (appointed on 17 April 2025)
Clerk	Twin Otter Ltd
Charity number	200176
Principal address	3 Saxon House End, Harrold Bedford MK43 7FS
Auditors	HW Bedford Limited Woburn Court, 2 Railton Road, Woburn Road Ind Est Kempston Bedford MK42 7PN
Bankers	Handelsbanken Clifton House 4a Goldington Road Bedford MK40 3NF HSBC UK Bank PLC 12 Allhallows Bedford MK40 1LJ
Solicitors	Bates Wells 10 Queen Place London EC4R 1BE Palmers Solicitors Hasset House Bedford MK40 1HA
Investment advisers	Harpur Wealth Management Ltd 19 Goldington Road Bedford MK40 3JY

The Hospital of St John The Baptist

Charity Information
For the year ended 31 December 2025

Investment managers	HSBC Global Asset Management (UK) Ltd. 8 Canada Square Canary Wharf London E14 5HQ RBC Brewin Dolphin Ltd 12 Smithfield Street London EC1A 9BD

The Hospital of St John The Baptist

Trustees' report
For the year ended 31 December 2025

The Trustees present their Report, Statement of Financial Activities and Balance Sheet for the year ended 31 December 2025. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and the Charities Statement of Recommended Practice (second edition) and Financial Reporting Standard FRS 102.

Structure, Governance and Management

The Charity is a registered charity, number 200176, and is governed by a trust deed as adopted by a Charity Commission scheme dated 7 October 2020. The Charity was set up by the St John's Hospital Bedford Act 1881 as varied or affected by schemes of the Charity Commissioners of 26 November 1957, 14 January 1976, 16 September 2015 and in the matters of the Charities Acts to date. The Schedule to the St John's Hospital Bedford Act 1881 sets out the Scheme under which the Charity operated until the Trustees adopted the new Trust Deed by resolution on 1 October 2020. The Trust Deed dated 7 October 2020 supersedes and replaces all former governing documents of the Charity.

The charity also known as St John's Hospital Trust and its assets are under the management and control of its trustees. The number of trustees shall be at least three but no more than twelve.

The Rector for the time being of the parish of Saint John the Baptist in Bedford shall be a trustee ex officio. The remaining trustees shall be appointed following nomination as follows:

- A maximum of four by the council of the Borough of Bedford;
- One by the Harpur Trust Bedford;
  One by the trustees of the Municipal Charities of Bedford;
- The remainder shall be appointed by the other or remaining Trustees of the Charity for the time being. If the Council, the Harpur Trust or the Municipal Charities fail to so nominate the vacancy or vacancies shall be filled by persons appointed by the existing Trustees.

Each Trustee holds an initial office of three years, followed by a further two consecutive terms of three years renewable by re-appointment. A Trustee who has served a continuous term of nine years shall remain out of office for at least one year before they can be re-appointed, unless the Trustees decide it is not in the best interests of the charity for that Trustee to take a break from office.

The trustees meet quarterly to discuss the management of the investment properties and to discuss and approve the payment of pensions and the making of grants to bodies for charitable purposes.

The day to day administration of the charity has been delegated to the clerk, Twin Otter Ltd.

Objectives and Activities

The objects of the charity are:

1) To relieve financial hardship by paying grants to beneficiaries who have lived in Bedford for not less than fifteen years provided that, the trustees may suspend or terminate the appointment of a beneficiary if the continuing payment of the grant would have the effect of relieving public funds; and

2) For use in Bedford or for the benefit of persons who are residents of Bedford for the public benefit for all purposes that are charitable under the laws of England and Wales from time to time.

The Hospital of St John The Baptist

Trustees' report
For the year ended 31 December 2025

Achievement and Performance

In setting the charity's objectives and planning its aims and objectives and future activities the Trustees have given consideration to the Charity Commission's general guidance on public benefit.

The objectives for the year, as set out by the trustees, were as follows: to

attempt to obtain rental income at a satisfactory level
to continue to review, monitor and evaluate the financial performance of investments
to attempt to maintain pension payments at a consistent level with hopes of being able to continue to make payments to Bedford charities during the year

The trustees believe these objectives were met.

Fundraising standards information

The charity does not carry out any significant fundraising activities.

Grant Making Policy

The trustees have a policy of making grants to local charitable institutions. Grants will be made upon consideration of an application supported by the institution's financial statements.

Financial Review

Investment Policy

The trustees consider that the charity has sufficient funds for them to be invested in the longer term ensuring sufficient funds are available to meet the costs and objectives of the charity.

Financial Review (continued)

Review of the Year

During the year the Trust made payments to suitable pensioners at £75 per quarter. These payments were made via the BACS system to between 470-479 (2024: 483-493) pensioners, who qualified under the trusts conditions for payment. The payments are not for a specific purpose but are to help towards improving the recipient's standard of living.

During the year grants to local charitable organisations were made of £81,833 (2024: £65,048).

Quoted investments have achieved a gain of £192,187 which the Trustees were expecting in the light of the market conditions during the year (2024: £165,230). The investments held will continue to be reviewed and monitored during 2025, so that satisfactory growth and return is achieved commensurate with the trustees judgement on balancing risk and return.

The charity's portfolio of investment properties was reviewed in the year and the trustees have concluded that there has been no significant change in value. The value of the properties and land stood at £4,492,500 at the year end.

Reserves Policy

The reserves held by the charity are intended to provide the required income to enable the charity to provide pensions and donations. The Trustees consider the current level of reserves to be sufficient to meet this requirement as the income generated is sufficient to cover the pensions and donations expenditure. There are no restricted funds and therefore all funds are held for unrestricted purposes

At 31 December 2025 the amount of reserves in the general fund amounted to £2,055,760 (2024: £1,883,701). There was no designated funds during the year (2024: £200,000). The endowment fund saw a gain of £158,041 giving endowment funds at 31 December 2025 of £4,695,351. Total reserves at the year end are £6,751,111 (2024: £6,421,011).

Risk Management

The trustees consider that the main risks that affect the Trust are:

- those inherent in holding investments
- those inherent in maintaining the investment properties

The trustees consider that by employing third party specialists to advise and manage these areas that the risk is minimised.

Trustees' report
For the year ended 31 December 2025

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 incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of Disclosure to the Auditors

We, the trustees of the charity who held office at the date of approval of these Financial Statements, as set out above, each confirm so far as we are aware, that:

- there is no relevant audit information of which the charity's auditors are unaware; and
- we have taken all the steps that we ought to have taken as trustees in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Approved by the Trustees on 31/7/2026

And signed on their behalf by

David Wilson
Trustee

Independent auditors' report to the Trustees of The Hospital of St John The Baptist

Opinion

We have audited the financial statements of The Hospital of St John The Baptist {the charity) for the year ended 31 December 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) {ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Trustees' Report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the Trustees' Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Independent auditors' report to the Trustees of The Hospital of St John The Baptist

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the Trustees' Report; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities set out on page 5, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud, is detailed below:

- We obtained an understanding of the nature of the sector in which the charity operates, including the legal and regulatory framework applicable to the charity. We consider that the most significant are the Charities Statement of Recommended Practice, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and the charity's Trust Deed.
- We obtained an understanding of how the charity complies with these requirements by discussions with those charged with governance and reviewing the minutes of Trustee meetings.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with those charged with governance.
- We inquired of those charged with governance about their own identification and assessment of the risk of irregularities, including any known actual, suspected or alleged instances of fraud.
- We discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to irregularities or fraud.

Auditor's responsibilities for the audit of the financial statements (continued)

- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

In addition to the risk of management override of controls, we have identified the valuation of investment property and grant applications as the areas where the financial statements are most susceptible to material misstatement due to fraud. Audit procedures performed included review of grant application paperwork and a review of the independent valuer's property valuation reports.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation (i.e. gives a true and fair view).

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit

Independent auditors' report to the Trustees of The Hospital of St John The Baptist

Use of report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Alberto Di Lorenzo FCA
Senior Statutory Auditor
HW Bedford Limited,
Statutory Auditor Accountants and Registered Auditors
Woburn Court, 2 Railton Road
Woburn Road Ind Est
Kempston
Bedford
MK42 7PN

Date: 21/7/2026.

HW Bedford Limited is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

Independent auditors' report to the Trustees of The Hospital of St John The Baptist

Statement of Financial Activities (including income and expenditure account)
For the year ended 31 December 2025

	Notes	2025 Unrestricted Funds £	2025 Endowment Funds £	2025 Total Funds £	2024 Total Funds £
Income and endowments from:					
Donations and legacies		-	-	-	-
Investments	2	279,015	2,261	281,276	281,705
Total income		279,015	2,261	281,276	281,705
Expenditure on:					
Costs of raising funds:					
Investment management costs	3	23,164	2,329	25,493	23,168
Expenditure on charitable activities:					
Grant making	5	239,756	-	239,756	228,221
Property management	4	12,614	-	12,614	39,525
Total expenditure		275,534	2,329	277,863	290,914
Net gains/(losses) on investments	10	168,578	23,609	192,187	165,230
Gains on revaluation of investment property	11	-	134,500	134,500	-
Net income		172,059	158,041	330,100	156,021
Transfers between funds	15	-	-	-	-
Net movement in funds for the year		172,059	158,041	330,100	156,021
Reconciliation of funds:					
Total funds brought forward		1,883,701	4,537,310	6,421,011	6,264,990
Total funds carried forward	14,15,16	2,055,760	4,695,351	6,751,111	6,421,011

All income and the notes on pages 13 to 23 form part of these financial statements.

The Hospital of St John The Baptist

Balance sheet
As at 31 December 2025

	Notes	2025 £	2024 £
Fixed assets:			
Fixed asset investments	**10**	1,988,947	1,785,584
Investment property	**11**	4,492,500	4,358,000
Total fixed assets		**6,481,447**	**6,143,584**
Current assets:			
Debtors	**12**	246,102	265,001
Cash at bank and in hand		52,602	74,933
Total current assets		**298,704**	**339,934**
Liabilities:			
Creditors: amounts falling due within one year	**13**	(29,040)	(62,507)
Net current assets		**269,664**	**277,427**
Total assets less current liabilities		**6,751,111**	**6,421,011**
Net assets		**6,751,111**	**6,421,011**
The funds of the charity:			
Unrestricted funds	**14**	2,055,760	1,883,701
Endowment funds	**15**	4,695,351	4,537,310
Total charity funds	**16**	**6,751,111**	**6,421,011**

The notes on pages 13 to 23 form part of these financial statements.

The financial statements were approved by the trustees

on 31/7/2026

And signed on their behalf by



David Wilson
Trustee

The Hospital of St John The Baptist

Statement of cash flows
For the year ended 31 December 2025

	Notes	2025 £	2024 £
Cash flows from operating activities:			
Net cash used in operating activities	**18**	(142,989)	(319,548)
Cash flows from investing activities:			
Interest and dividend income		25,482	29,209
Rental income		235,999	232,723
Other investment income		8,845	8,574
Revaluation gains on investment properties		(134,500)	-
Payments for investment management fees		(14,942)	(12,817)
Payments to acquire listed investments		(823,345)	(742,913)
Payments for disposal of listed investments		823,119	766,715
Transfers (to)/from listed investment portfolio		-	-
Net cash used in investing activities		120,658	281,491
Change in cash and cash equivalents in the year		**(22,331)**	**(38,057)**
Cash and cash equivalents at the beginning of the year		74,933	112,990
Cash and cash equivalents at the end of the year		**52,602**	**74,933**

Notes to the financial statements
For the year ended 31 December 2025

1 Accounting policies

1.1 Accounting convention

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The charity is unincorporated. The address of its registered office and principal place of business is disclosed in the charity information. The financial statements are presented in Sterling to the nearest whole pound, and this is the functional currency of the charity.

The charity constitutes a public benefit entity as defined by FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognized at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a true and fair view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable to the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern, due to the fact that sufficient reserves are held to cover any necessary period of scaling down of activities. The most significant area of judgement within the financial statements is the valuation of the investment properties which has been carried out by an independent valuer.

1.2 Incoming resources

All incoming resources are included in the Statement of Financial Activities when the charity becomes legally entitled to the income, the amount can be measured reliably and it is probable that the income will be received. Rental income is recognised on a straight-line basis over the period of the lease even if payments are not made on such a basis. Other income is recognised when it is receivable.

1.3 Resources expended

Expenditure, which is charged on an accruals basis, is allocated on the Statement of Financial Activities between:
Expenditure incurred directly relating to the management of investments (investment management costs)
Expenditure incurred directly to the fulfilment of the charity's objectives, including management and administration (charitable activities)
Expenditure incurred in the management and administration of the charity and compliance with constitutional and statutory requirements (governance costs)
All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis that reflects the use of the resource
The remuneration and expenses of the Clerk are allocated 80% to support costs of the charitable activities and 20% to governance costs
Grants are accounted for on a paid basis except where a constructive or legal obligation arises. Liabilities are recognised in the period to which they relate.

1.4 Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for expenditure on the general objectives of the charity.

Endowment funds represent those assets that are to be held permanently by the charity and not expended on the charity's activities. Income arising from the endowment funds are freely available to fund the charity's activities.

1.5 Financial instruments

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

1.6 Investments

Fixed asset investment in listed securities are valued at market value at the balance sheet date. Traded securities are valued by HSBC Global Asset Management and Brewin Dolphin. Gains and losses on these investments are recognised in the Statement of Financial Activities.

Investment property for which fair value can be measured reliably without undue cost and effort is measured at fair value, or open market value, at the balance sheet date. The gains and losses on revaluation of such properties are recognised in the Statement of Financial Activities.

Depreciation is not provided in respect of freehold investment properties. Leasehold investment properties are not amortised when the expired term is over twenty years.

2 Investment income

	2025 £	2024 £
Insurance receivable	8,845	8,574
Rents receivable	235,999	232,723
Income from investments	25,482	29,209
Profit on sale of investments	10,950	11,199
	281,276	281,705

3 Investment management costs

	2025 £	2024 £
Portfolio management	14,942	12,817
Fire and other insurances	9,615	9,439
Agent Fees	936	912
	25,493	23,168

4 Charitable activities costs

2025

	Grant funded activity £	Support and governance costs £	2025 Total £
Property portfolio management	-	12,614	12,614
Grant making (see note 5)	222,758	16,998	239,756
	222,758	29,612	252,370

2024

	Grant funded activity £	Support and governance costs £	2024 Total £
Property portfolio management	-	39,525	39,525
Grant making (see note 5)	211,223	16,998	228,221
	211,223	56,523	267,746

5 Analysis of grants

2025

	Grants to institutions	Grants to individuals	Support costs	2025 Total
	£	£	£	£
Personal retirement grants	-	140,925	8,499	149,424
Local charity grants	81,833	-	8,499	90,332
	81,833	140,925	16,998	239,756

2024

	Grants to institutions	Grants to individuals	Support costs	2024 Total
	£	£	£	£
Personal retirement grants	-	146,175	8,499	154,674
Local charity grants	65,048	-	8,499	73,547
	65,048	146,175	16,998	228,211

Recipients of institutional grants:

	2025	2024
	£	£
Harpur Trust (Bedford Giving)	-	20,000
Friends for Life Bedfordshire	-	3,000
Progressability	-	5,000
MS Therapy	-	5,000
Country Days Ltd	3,000	3,000
Chums	5,000	-
Carers in Bedfordshire	-	2,796
Philharmonia	-	3,000
Autism in Bedfordshire	5,000	4,260
Project 229	-	1,392
Creating Memories	5,000	3,000
Bolnhurst Stables	3,000	8,000
Ailsa'a Aims	1,200	-
Blues Foundation	13,500	-
BookTastic	4,000	-
Food	3,000	3,600
Bedford Tigers	2,980	-
FLAG	1,913	-
Linking Lives	2,500	-
Link to Change	5,000	-
Rivertree Free School	15,000	-
Schoolreaders	3,000	-
Sue Ryder	5,000	-
Wootton Upper School	3,740	-
Elisabeth Curtis Riding Centre for the Disabled	-	3,000

	81,833	65,048

6 Allocation of governance and support costs

Governance costs:

	2025	2024
	£	£
Auditors remuneration for audit work	7,200	8,400
Legal Fees	11,429	3,989
Accountancy fees	-	-
Clerk's remuneration	3,600	3,873
Clerk's expenses	31	665
	22,260	16,927

The breakdown of support costs and how these have been allocated between governance and support costs is shown below.

2025

Cost type	Support costs	Governance costs	2025 Total	Basis of apportionment
	£	£	£	
Property costs	1,969	-	1,969	Invoiced cost
Surveyors fees	1,885	-	1,885	Invoiced cost
Bank charges	1,070	-	1,070	Invoiced cost
Miscellaneous expenses	100	-	100	Invoiced cost
Clerk's remuneration	14,400	3,600	18,000	Time spent
Clerk's expenses	125	32	157	Time spent
Auditors remuneration for audit services	-	7,200	7,200	Governance
Bad Debt Expense	(12,198)	-	(12,198)	Related Debtor
Legal Fees	-	11,429	11,429	Governance
	7,351	22,261	29,612	

6 Allocation of governance and support costs (continued)

2024

Cost type	Support costs £	Governance costs £	2024 Total £	Basis of apportionment
Property costs	16,803	-	16,803	Invoiced cost
Surveyors fees	3,480	-	3,480	Invoiced cost
Bank charges	1,029	-	1,029	Invoiced cost
Miscellaneous expenses	130	-	130	Invoiced cost
Clerk's remuneration	15,492	3,873	19,365	Time spent
Clerk's expenses	2,662	665	3,327	Time spent
Auditors remuneration for audit services	-	8,400	8,400	Governance
Legal Fees	-	3,989	3,989	Governance
	39,596	16,927	56,523	

7 Remuneration of key management personnel

The charity has no employees (2024: none) and therefore had no member of staff that received remuneration of more than £60,000 (2024: £60,000).

Day-to-day management of the charity is delegated to the Clerk who received remuneration of £18,000 during the year (2024: £19,365) and was reimbursed for expenses totaling £157 (2024: £3,327). At the year end, the amount of remuneration included in other creditors and paid the following year was nil (2024: £1,500).

8 Trustees' remuneration and benefits

There was no Trustees remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

There were no Trustees expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

9 Related party transactions

There are no related party transactions which require disclosure in the accounts (2024: none).

10 Fixed asset investments

	Listed Investments £
Market value	
At 1 January 2025	1,785,584
Additions	823,345
Disposals	(812,169)
Revaluations	192,187
At 31 December 2025	1,988,947
Carrying value	
At 31 December 2025	1,988,947
At 31 December 2024	1,785,584

The fair value for listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

11 Investment property

	As restated £
Market value	
At 1 January 2025	4,358,000
Revaluation	134,500
At 31 December 2025	4,492,500
Net book value	
At 31 December 2025	4,492,500
At 31 December 2024	4,358,000

During the prior year, the investment land were revalued by a professional surveyor, Brown & Co, for all land held at 31 December 2025. The investment property held was not formally revalued in the year. The Trustees have considered the value and do not consider there to be a change in value in 2025.

12 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	54,830	71,380
Other debtors	8,190	8,267
	63,020	79,647

	2025 £	2024 £
Amounts falling due after more than one year:		
Other debtors	183,082	185,355
	183,082	185,355

	2025 £	2024 £
Aggregate amounts:		
Other debtors	246,102	265,002

13 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	29,040	62,507
	29,040	62,507

Included in other creditors is deferred income arising from rents received that relate to a future financial period. The movement on deferred income in the year is analysed as follows:

	2025 £	2024 £
Balance brought forward	53,567	64,952
Amounts released to income	(53,567)	(64,952)
Amounts deferred in year	21,599	53,567
Balance carried forward	21,599	53,567

14 Unrestricted funds

		Movement in year			
	Balance at 1 Jan 2025	Incoming Resources	Resources Expended	Transfers	Balance at 31 Dec 2025
	£	£	£	£	£
General fund	1,683,701	447,593	(275,534)	200,000	2,055,760
Designated funds:					
Gratuities fund	120,000	-	-	(120,000)	-
Grants fund	30,000	-	-	(30,000)	-
Property fund	50,000	-	-	(50,000)	-
	1,883,701	447,593	(275,534)	-	2,055,760

Up to and including 31 December 2024, the Trustees agreed to have three designated funds for the following purposes:

Gratuities fund: To set aside funds for pension payments
Grants fund: To set aside funds for grant payments
Property fund: To set aside funds for unforeseen emergency property costs

The Trustees decided from 1 January 2025 that the charity should no longer operate designated funds and transfers were made to clear the designated funds to the general fund.

15 Endowment funds

During the previous financial years, the Trustees became aware that, although the Trust deed said that the Endowment should not be spent, there had been no value attributed to the Endowment in the charity's accounts historically. The Trustees therefore identified the assets which they believe should be classified as a permanent endowment which are valued at £4,646,080 as at 31 December 2020. A transfer of £4,646,080 was made from unrestricted funds to endowment funds during the year ended 31 December 2020 to reflect the fact that these endowed assets are to be permanently held by the charity, with only the arising income being used for the charity's activities. The endowment fund comprises the investment properties £4,492,500 plus the investments held in Brewin Dolphin of £202,851.

16 Net assets held by funds

	Fixed Assets	Cash & Investments	Other Assets	Creditors	Total
	£	£	£	£	£
General fund	-	1,838,698	246,102	(29,040)	2,055,760
Endowment fund	4,492,500	202,851	-	-	4,695,351
	4,492,500	2,041,549	246,102	(29,040)	6,751,111

17 Operating leases and financial commitments

The charity has investment properties that are leased to third parties. The future minimum lease payments receivable under those non-cancellable leases are as follows:

	2025 £	2024 £
Not later than one year	197,039	198,455
Later than one year and not later than five years	549,072	584,405
Later than five years	6,188,063	6,299,769
Total future minimum lease payments	6,934,174	7,082,629

Lease arrangements are entered into for a period of up to 99 years with an option for renewal at the end of the lease at the option of the lessee. There are no contingent rental purchase option clauses.

There were no capital commitments at 31 December 2025 or 31 December 2024.

18 Reconciliation of net expenditure to net cash flow from operating activities

	2025 £	2024 £
Net surplus/(deficit) for the year	330,100	156,021
Rents received from investment properties	(235,999)	(232,723)
Investment income from listed investments	(25,482)	(29,209)
Other investment income	(8,845)	(8,574)
(Gains)/losses on investments	(192,187)	(165,230)
Profit on sale of investments	(10,950)	(11,199)
Decrease/(increase) in debtors	18,900	(38,759)
Increase/(decrease) in creditors	(33,468)	(2,692)
Investment management fees paid from portfolio	14,942	12,817
Net cash flow from operating activities	-	-
	(142,989)	(319,548)

The Hospital of St John The Baptist

Detailed Statement of Financial Activities
For the year ended 31 December 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS FROM:		
Donations and legacies	-	-
Investment income:		
Insurance receivable	8,845	8,574
Rents receivable	235,999	232,723
Income from investments	25,482	29,209
Profit on sale of investments	10,950	11,199
Total Income	281,276	281,705
EXPENDITURE ON:		
Raising funds:		
Investment management costs:		
Portfolio management	14,942	12,817
Fire and other insurances	9,615	9,439
Agent Fees	936	912
	25,493	23,168
Charitable activities:		
Clerk's remuneration	14,400	15,492
Clerk's expenses	125	2,662
Surveyors' fees	1,885	3,480
Legal fees	11,429	3,989
Bank charges	1,070	1,029
Property costs	1,969	16,803
Miscellaneous expenses	100	130
Bad Debt Expense	(12,198)	-
Grants to individuals	140,925	148,575
Grants to institutions	81,833	65,048
	241,538	254,808
Governance costs		
Auditors remuneration	7,200	8,400
Accountancy fees	-	-
Clerk's remuneration	3,600	3,873
Clerk's expenses	32	665
	10,832	12,938
Total expenditure	277,863	290,914
Net gains/(losses) on fixed asset investments	192,187	165,230
Gain/(Loss) on revaluation of investment property	134,500	-
Net income	**330,100**	**156,021**

This page does not form part of the statutory financial statements.