THE HOSPITAL OF ST JOHN, HEYTESBURY
TRUSTEES' ANNUAL REPORT
Year Ended 31st March 2026

PARTICULARS

Registered Charity No 200669
Almshouse Association Membership No 190

The Charity was founded in 1449; it was endowed in 1472 and is now governed by a Scheme of the Charity Commission dated 5th January 1989, amended on 8th June 2018.

Trustees holding office during the year and/or prior to the date of this report were:

Revd Dr Kenneth Padley (Ex Officio)
Revd Robin N Hungerford (ex officio)
Mrs Christine L Sitwell (ex officio)

Co-opted Trustees:	Mr Timothy A Etchells (Chairman of Trustees) Mr Jonathan Wansey (Vice Chairman of Trustees) Mrs Amanda Cheesley Mr Charles Marment Mr Clive Gibson Mr Richard Blandy Mrs Emily Tulloch
Officers:	Colonel P V Budd OBE (Administrator)
Principal Address:	Heytesbury, Warminster, Wiltshire BA12 0HW
Bankers:	Lloyds Bank PLC, Warminster CCLA
Independent examiners:	Berkeley Hall Marshall Limited, 6 Charlotte Street, Bath

OBJECTIVE

The objective of the Trustees is to administer and manage the property of the Charity in accordance with the Scheme of the Charity Commission, to provide accommodation and services for people in need, such as to allow them to live independently in a caring environment.

ORGANISATION

The affairs of the Charity are determined by the Trustees, who receive no remuneration. The ex-officio Trustees are nominated by the Scheme of January 1989 as amended in June 2018. The co-opted Trustees are local competent persons each appointed for a 4-year term by a resolution of the Trustees passed at a special meeting. The Trustees hold quarterly Ordinary meetings; and to allow for the continuous conduct of activities between Ordinary meetings, the Trustees appoint each year, committees from their number to deal with Finance, Maintenance and Insurance, and House matter. These committees may co-opt members of staff of the Charity as appropriate. The committees report to the Ordinary meeting of the Trustees each quarter for confirmation of their actions and recommendations.

The Charity employs the following staff:

Administrator	*(part-time, non-resident)*
House Supervisor	*(full-time, resident)*
Site Supervisor	*(full-time, resident)*
Chaplain	*(part-time, non-resident)*
Domestic Cleaners	*(part-time, non-resident)*

The Administrator is responsible to the Chairman and the other Trustees. All other staff, apart from the Chaplain, are responsible to the Administrator and through him to the Trustees. The Chaplain is administered by the Administrator and receives spiritual support and guidance through a nominated Trustees, currently Revd Robin Hungerford.

The Administrator conducts all the day-to-day business of the Charity including the financial accounts and handling new applications for residence. Applicants must be over 50 years of age; priority is given to inhabitants of Heytesbury and its surrounding area. The trustees give priority to applicants over the age of 60.

The House Supervisor is on duty from 8 am to 5 pm, Monday to Friday. At all other times, there is no emergency cover for the residents, they are required to dial 999 for assistance. The more frail are encouraged to install a commercial lifeline The Charity does not provide any personal. nursing or medical care.

The Site Supervisor keeps the grounds in good order and monitors security on the site. They operate the heating and hot water system and carry out simply maintenance tasks. The cleaners care for the common areas of the property including the Residents' Hall, Chapel. Laundry and Guest Flat.

The Chaplain conduct regular services in the Charity's Chapel many of which are open to villagers. The Chaplain also provides pastoral care to the residents and staff.

TRUSTEES

The Reverend Robin Hungerford remained an ex-officio Trustee representing the Chancellor of the Cathedral Church of Salisbury. The position of ex-officio Trustee filled by the Rector to the Ecclesiastical Parish of Heytesbury with Tytherington and Knook has recently been filled but the incumbent has not yet taken up his trusteeship. Mrs Christine L Sitwell was appointed as an ex-officio Trustee representing the parish of Heytesbury with Tytherington and Knook on 9th March 2020. Mrs Amanda Cheesley was appointed as a co-opted Trustee also on 9th March 2020. Mr Jonathan Wansey was appointed as a co-opted Trustee on 7th December 2020 and is Vice Chairman of Trustees and Chair of the House Committee. Mr Charles Marment was appointed in September 2025, Mr Clive Gibson in March 2022, Mr Richard Blandy was appointed in July 2022 and Mrs Emily Tulloch in February 2025. Mrs Susan Neville has stood back for the time being for family reasons

PROPERTY

The Hospital is located in the village of Heytesbury on a site of approximately two acres. There are 37 units of accommodation in total of which two are allocated as a residence for the Site Supervisor and House Supervisor, one is set aside as a Guest flat for the use of Residents' visitors and one as the Office for the Administrator. Of the 33 Almshouses, some are for single occupancy, some are suitable for single or double and some are exclusively for double occupancy. The accommodation is contained in several buildings ranging from a Georgian Grade 2 Listed building to blocks of flats and bungalows constructed between 1970 and 1976. In addition, there is a Chapel, a Residents' Hall with a kitchen for communal use and laundry for use by all Residents.

REVIEW OF ACTIVITIES

At the start of the year, there were no vacant dwellings. The charity's policy is to maintain the Almshouses at standards appropriate to today's expectations. During the year three properties were refurbished. Resident numbers were 43 at the start and 40 at the end of the period. A steady flow of enquiries, leading to applications resulted in an occupancy rate during the year of 98% being achieved. There were three temporarily empty dwellings at the end of the period.

The resident staff continue to work tirelessly to ensure the safety and security of the residents, maintaining a clean environment in the communal areas and liaising with others for the provision of shopping, prescriptions and a host of other needs. In addition to continuing to make the grounds more accessible there has been a focus on improving general access for those residents with reduced mobility especially to the Hall and Chapel. Over a third of residents now work allotments on the site which is most encouraging.

The Patronal Festival marked St John's 553rd year and took place on 24th June with our Patron Lord Heytesbury in attendance. The Carol Service in December 2025 once again involved the local school choir and was a joyous occasion followed by a well-attended residents' and trustees tea. Other seasonal activities such as the preschool nativity play performed in the Hall were also successful.

St. John's sets out to offer independent living in a supported environment, encouraging residents to help one another and join together in activities if they wish. The Social Committee has expanded its programme during the year will imaginative events.

STAFF

Colonel Paul Budd has continued in post as Administrator.

Ms Karen Riggs is now established in her role of Site Supervisor and has taken the lead in developing the gardens. Not all residents welcome such changes, but the majority approve of it being more nature-friendly.

Mrs Helen Johnson continues as an outstanding House Supervisor.

There has been stability with our Chaplaincy support over the year but Revd Dr Ian Mack is in post and is very widely appreciated by Trustees, staff and residents. He has done much to develop the spiritual bonds between St John's and the Village.

SPECIAL RESTRICTIONS

The Scheme of the Charity Commissioners which governs the Charity imposes certain restrictions which impact the organisation and operation of the Charity. These include that residents must be at least 50 years old and those residents must not be absent for more than 42 nights in any year. In practice, it would only be in exceptional cases that applicants under 60 would be considered for residency.

RISK MANAGEMENT

The Trustees have examined the major strategic, business and operational risks that the Charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

CAPITAL FUNDS and RESERVES POLICY

The Charity's capital on 31st March 2026 amounted to £2,705,990

The Extraordinary Repair Fund (ERF) is a Designated Reserve Fund for future major expenditures.

The General Reserve Fund (GRF) is an Unrestricted Fund and is used for the day-to-day income and expenditure incurred in the operation of the Hospital.

The reserves policy and long-term financial strategy are to ensure that St John's has adequate reserves to meet any requirement during financially challenging periods.

INVESTMENTS

The Charity's investments are held as Common Investment Funds (COIF) with CCLA Investment Management. The market value of the investments with CCLA stood at £2,328,559 on 31st March 2026 (2025 - £2,543,119). The trustees have noted the underachievement of CCLA's investment strategy and are in discussion with CCLA about their retention if this situation does not improve.

INCOME and EXPENDITURE

The Charity's income during the year amounted to £372,799 and was derived as to £62,459 from interest earned by the investment portfolio and as to £292,740 from contributions provided by the residents of the Almshouse units by way of weekly maintenance charges, other contributions for water, heating, sewage and small charges for garages and other incidental income, totalling £17,600. There were no fundraising activities. Expenditure amounted to £395,712, all related to the running of the Charity with the post-COVID 'catch-up' expenditure now completed.

ASSETS

The principal asset of the Charity, apart from its investment portfolio, is its freehold property consisting of its buildings and site at Heytesbury. The book value of the property, based on historic costs, remained £312,232. The site is entirely used for Almshouse purposes. There are no investment properties. A professional replacement cost valuation for insurance purposes was carried out in 2011, for £6,760,000. The buildings on the site are currently insured for a total of £10,246,375.

FINANCIAL POSITION

The Charity's financial position is sound and all Funds are adequate to meet any foreseeable demands that may be made on them. A Quinquennial Survey took place in the Summer of 2022 and has identified the 1-10 year needs for major maintenance works. To meet the additional expenditure funds from the ERF were drawn upon and has now been committed.

There are no significant financial obligations outstanding. The Charity is not dependent at all upon the support of any individuals, corporations or classes of donors. No unusual financial events or changes in the asset base have taken place between the balance sheet date and the date of this report.

Approved by the trustees on 28th September 2023 and signed on their behalf by:

T A Etchells
Chairman of Trustees

Independent Examiner's Report to the Trustees of The Hospital of St John, Heytesbury

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2026 which are set out on pages 6 to 12.

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 charity's accounts carried out under section 145 of the 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

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records[; or
3. the accounts do 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 this report in order to enable a proper understanding of the accounts to be reached.

M G Small

Matthew Small
FCA
Berkeley Hall Marshall Limited
6 Charlotte Street
Bath
BA1 2NE

Date: 6/10/26

The Hospital of St. John, Heytesbury
Statement of Financial Activites (including Income & Expenditure Account)
for the year ended 31st March 2026

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	2026 £	Total 2025 £ Note 8
Income and endowments from:						
Charitable activities	2	292,740	0	0	**292,740**	**288,834**
Investments		62,459		0	**62,459**	**65,323**
Other		17,600	0	0	**17,600**	**14,935**
Total		**372,799**	**0**	**0**	**372,799**	**369,092**
Expenditure on:						
Charitable activities and governance costs	3	381,764	0	0	**381,764**	**529,709**
Other (including governance costs)	4	13,948	0	0	**13,948**	**16,883**
Total		**395,712**	**0**	**0**	**395,712**	**546,592**
Net income (expenditure)		**(22,913)**	**0**	**0**	**(22,913)**	**(177,500)**
Transfers between funds	14	0	0	0	**0**	**0**
		(22,913)	**0**	**0**	**(22,913)**	**(177,500)**
Other recognised gains or losses						
Gains /(losses on investment assets	10	**(214,560)**	0	0	**(214,560)**	**(125,477)**
benefit pension schemes			0	0	0	0
Net movements in funds		**(237,473)**	**0**	**0**	**(237,473)**	**(302,977)**
Reconciliation of funds						
Total funds brought forward		**2,631,232**	0	312,232	**2,631,232**	**2,934,209**
Total funds carried forward	14	**2,393,759**	0	**312,232**	**2,393,759**	**2,631,232**

The Statement of Financial Activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing activities.

The Hospital of St. John, Heytesbury
Balance Sheet at 31st March 2026

	Note	2026 £	2025 £
Fixed assets			
Land and Buildings	9	312,232	312,232
Investments	10	2,328,559	2,543,119
		2,640,791	2,855,351
Current assets			
Debtors	11	20,688	21,005
Cash at bank & in hand		47,126	70,370
		67,814	91,375
Creditors: amounts falling due within one year	12	2,615	3,262
Net current assets / liabilities		65,199	88,113
Total net assets	13	2,705,990	2,943,464
Funds			
Capital funds	14	312,232	312,232
Restricted funds	14	0	0
Unrestricted funds			
Designated funds	14	377,936	259,854
General funds	14	2,015,822	2,371,378
		2,705,990	2,943,464

These financial statements have been approved by the Trustees on 18th September 2026 and signed on their behalf by:

T. Etchells
Chairman of the Trustees

The Hospital of St. John, Heytesbury
Notes on the Financial Statements for the year ended 31st March 2026

1 Accounting policies

a *Basis of accounting*
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

b *Fund accounting*
Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Hospital of St John.

Designated funds are unrestricted funds earmarked by the Trustees for particular purposes.

Restricted funds are subject to restrictions on their expenditure imposed by the donor or the terms of the Charity Commission Scheme.

The permanent capital fund represents the original endowment to provide accommodation at The Hospital St John.

c *Incoming Resources*
All incoming resources are included in the Statement of Financial Activities when the Charity is entitled to the income and the amount can be determined with reasonable accuracy. The following specific policies are applied to particular categories of income:
Contributions from residents are recognised in the period in which they are received.
Investment and interest income is recognised in the period in which the Charity is entitled to receipt.

d *Resources expended*
Expenditure is recognised on an accrual basis as the liability is incurred, and includes any VAT that cannot be recovered:

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the audit fees and costs linked to the strategic management of the Charity.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; others are apportioned on an appropriate basis as set out in notes 3 and 4.

e *Investments*
Investments held are included at the closing mid-market value at the balance sheet date. Any gain or loss is taken to the Statement of Financial Activities.

f *Fixed Assets*
The Hospital of St. John has been constructed over many centuries and there is no record of original cost and no value is attributed thereto in the books of the Charity. The housing property cost relates to improvements carried out in the latter part of the 20th Century funded by the Charity's own resources. Depreciation is not charged on the housing land and buildings as the residual value is considered to be higher than the carrying value.

Purchases of other minor assets are written off in the year of purchase.

2 Charitable Activities - Income

	2026 £	2025 £
Accommodation	235,028	232,326
Heating and laundry	52,532	51,608
Use of guest room	990	900
Use of garages	4,190	4,000
	292,740	288,834

3 Charitable activities - Expenses

	2026 £	2025 £
Salaries, household staff	94,427	93,956
Salaries, management	41,664	39,045
Staff travel and hospitality	909	1,417
Staff costs (see Note 6)	137,000	134,418
Water and Environment Agency	9,648	6,592
Insurance and Council Tax	11,266	10,627
Hospital overheads	20,914	17,219
Repairs and refurbishment	169,954	310,396
Warden alarm maintenance	3,467	2,718
Survey fees	-	-
Garden	3,085	1,423
Garden equipment	1,064	1,328
Hospital maintenance	335,484	315,865
Oil	33,617	47,685
Electricity	6,796	10,350
Functions	100	-
Residents' amenities	2,206	1,187
Patronal festival and other functions	521	1,109
Cleaning and refuse	3,040	1,876
General running expenses	46,280	62,207
	381,764	529,709

4 Governance costs

	2026 £	2025 £
Office equipment	184	75
Telephone	2,909	2,751
Independent examination	768	768
Accountancy and book-keeping	4,084	3,960
Professional fees	683	6,023
Bank charges and interest	110	133
Advertising, stationery and postage	610	684
Donations, subscriptions and training	2,720	2,062
Training	450	45
Sundry costs	1,430	382
	13,948	16,883

5 **Remuneration of the Trustees**

No Trustee received any remuneration in the year (2025 - £nil).

6 **Staff costs and numbers**

	2026 £	2025 £
Salaries and wages	127,281	122,430
Social security costs	4,839	6,479
Pension Costs	3,971	4,092
Staff travel and hospitality	909	1,417
	137,000	134,418

No employee received emoluments of more than £60,000

The average weekly number of employees during the year, calculated on a full time equivalent basis, was 5 (2025- 6).

The Charity operates a pension scheme for its employees. Two employees have taken advantage of the scheme. The Charity makes contributions to the scheme

7 **Taxation**

The charity is exempt from corporation tax on its charitable activities.

8 **Analysis of funds - 2025**

Income and Endowments	Unrestricted Funds	Restricted Funds	Endowment Funds	Total
Donations	0	0	0	**0**
Charitable Activities	288,834	0	0	**288,834**
Investments	65,323	0	0	**65,323**
Other	14,935	0	0	**14,935**
Total	**369,092**	**0**	**0**	**369,092**
Expenditure on:				
Raising funds	0	0	0	**0**
Charitable Activities	529,709	0	0	**529,709**
Other	16,883	0	0	**16,883**
	546,592	**0**	**0**	**546,592**
Net income and expenditure	**(177,500)**	**0**	**0**	**(177,500)**
Transfers between funds	**0**	**0**	**0**	**0**
Gains/(losses on investments	(125,477)	0	0	**(125,477)**
Net movement in funds	**(302,977)**	**0**	**0**	**(302,977)**

9 Fixed Assets

	Land and buildings Improvements	Original Endowment	Total
	£	£	£
	244,815	67,417	312,232

The valuation of the land and buildings and improvements in 2026 (for insurance purposes) was £10,246,375

10 Investments

	2026 £	2025 £
Market value at 1st April 2025	2,543,119	2,768,596
Disposals	00	(100,000)
Transfer to Lloyds current account	0	0
Transfer from CMF Fund	-	-
Gains/(losses) in the year	(214,560)	(125,477)
Market value at 31st March 2025	2,328,559	2,543,119
Historical cost at 31st March 2026	1,184,559	1,184,559

Investments with a market value of £2,328,559 (2025 £2,543119) are held as COIF Charity Funds with CCLA Investment Management Limited.

11 Debtors

	2026 £	2025 £
Amounts owing by residents	1566	20
Accrued income	15,500	15,700
Prepayments	3,622	5,285
	20,688	21,005

12 Creditors: amounts falling due within one year

	2026 £	2025 £
Creditors	(76)	3,107
Accruals and Accrued Expenses	2,691	155
	2,615	3,262

13 Analysis of net assets between funds

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Capital Funds £	Total Funds £
Tangible fixed assets	0	0	0	312,232	312,232
Investments	2,068,705	259,854	0	0	2,328,559
Current assets	67,814	0	0	0	67,814
Current liabilities	(2,615)	0	0	0	(2,615)
	2,133,904	259,854	0	312,232	2,705,990

14 **Movements in funds**

	Balance at 1st April 2025	Incoming resources	Outgoing resources (inc. losses)	Transfers	Balance at 31st March 2026
	£	£	£	£	£
Capital funds					
Permanent capital funds	312,232				312,232
Total capital funds	312,232	0	0	0	312,232
Restricted Funds					
Total restricted Funds	0	0	0	0	0
Designated Funds					
Extraordinary repair fund	259,854	0			259,854
Total designated funds	259,854			0	259,854
Unrestricted Funds					
General reserve fund	2,371,378	0	(237,474)	0	2,133,904
	2,371,378	0	(237,474)	0	2,133,904
Total funds	2,943,464	0	(237,474)	0	2,705,990

Purpose of the permanent capital funds
The permanent capital funds represent the original endowment to provide accommodation at the Hospital of St John

Purpose of designated funds
The extraordinary repair fund exists to fund repairs or improvements outside the normal scheme of works

Purpose of Unrestricted Funds
The general reserve fund represents those funds which are unrestricted and not designated for other purposes.