HOSPITAL OF ST MARY MAGDALEN

CHARITY COMMISSION NUMBER 236722

ACCOUNTS FOR THE YEAR ENDED

12 DECEMBER 2025

HOSPITAL OF ST MARY MAGDALEN

ANNUAL TRUSTEES REPORT FOR THE YEAR TO 12 DECEMBER 2025

Governance & Management

The Hospital of St Mary Magdalen c/o 2, Bridge Street, Christchurch, Dorset, BH23 1ED is an unincorporated trust registered with the Charity Commission (No 236722). The Charity has adopted a working name, "the Christchurch Magdalen Trust", to reflect its modern non-medical objects and it's area of benefit, Christchurch.

The Christchurch Magdalen Trust was regulated by a Charity Commission Scheme dated 28 February 1986 as amended by a further scheme 10th April 1997 and a special resolution of the trustees dated 13th June 2013 until 26th November 2025 when it adopted a new constitution which is awaiting final approval by the Charity Commission. Just after the end of the financial year, on 13th December 2025, the Trustees accepted appointments as trustees of Legate's Charity (Charity No. 215712) another local Christchurch charity which helps those in need in the Town. An application has been made to the Charity Commission to link the charities. This report refers only to the Christchurch Magdalen Trust.

The Charity is administered by a body of Trustees comprising:

Chair:	Andrew Barfield
Other Trustees:	Christine Ann Cook
	Tara Jane Fox
	Julie Sephton
	Ian Charles Marshall

The Charity has adopted a recruitment and retention policy. This recognises that Christchurch is a small town of approximately 55,000 people and the number of people who may be suitable trustees may be limited. As such, whilst the policy recognises the need to recruit people with appropriate skills, it is not prescriptive in method of recruitment and seeks to avoid barriers to suitable candidates, for example, by convening meetings at suitable times & venue and doing what it can to manage conflicts of interest and subsidise the cost of childcare, if appropriate. There are no appointed officers from among the Trustees except the Chair. As such, the induction procedure is informal. The Clerk explains the Charity's objectives and structure and supplies the new trustee with copies of the documents necessary to understand the trustee's responsibilities. Advice and guidance are readily available both from the Clerk, or any other trustee.

The Clerk receives a salary of £12,000 p.a. (increased from £11,000 during the year) together with a further sum of £5,000 p.a. to reflect his work in connection with the redevelopment of the Charity's land in Barrack Road. This will end when the redevelopment is completed. The Charity is managed on a day-to-day basis by the Clerk. The Charity adopted an Investment Policy during the year and has in place the following policies to provide guidance and consistency and help to ensure appropriate standards of governance:

The Common Reporting Standard (relating to tax domicile of applicants and beneficiaries).
Data Protection and Privacy;
Internal Controls & Delegation
Income Generation Publicity & Grant Giving
Recruitment & Retention
Reserves
Safeguarding
Investment

Whilst the Charity has informal working relationships with other organizations in the locality, there are no formal relationships with any other party other than funding agreements relating to the provision of services by other organizations.

Constitutional Objectives

The objective of the Charity is to provide relief in need and relief in sickness either generally or individually to residents of Christchurch, Dorset, or (in circumstances defined by it's constitution) to those immediately outside Christchurch. The Charity can also make or receive donations or subscriptions to or from other organisations which provide similar services as well as liaise with other caring organisations and public bodies.

Under its constitution the Charity must maintain its properties and pay all property costs, and costs incidental to the administration of the Charity, from its income before distributing the remaining income in pursuit of its objectives

Sources of Income

The Charity's main sources of income are interest and dividends on investments and rents received from the Charity's properties. Most of the investments and all the freehold property is permanently endowed. Investments are held in the name of a nominee, Charles Stanley and Company Ltd, stockbrokers, to avoid having to alter holder's names each time there is a change in trustees and to facilitate the purchase and sale of investments. The endowments are managed by Charles Stanley in accordance with the Charity's Investment Policy.

The Charity's Properties

The Charity has freehold properties registered in the names of the following trustees: Andrew Gordon Barfield, Christine Ann Cook, Julie Sephton and Tara Jane Fox.

One of the Charity's two freehold properties is divided into two flats and the other is divided into a flat on the first floor and business premises on the ground floor, let to a local charity at a market rent but without security of tenure.

The Charity has obtained vacant possession of the property divided into two flats whilst the other is fully let. The Charity is considering the best long-term use for them.

Achievements and Performance

A. Overview

The Trustees have referred both to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and planning its activities, and also to the Charity's own constitution which permits help both to those who are infirm as well as those in need either directly or through other caring organisations. However, the Charity has adopted a Publicity, Income and Grant-Giving Policy to ensure consistency in its allocation of funds and has adopted guidelines in relation to those who do not necessarily have a permanent residence in Christchurch or may live immediately outside it. For example, the homeless and those in temporary accommodation such as a hostel or refuge.

The Charity fulfils its Objects by giving cash grants and continues to target organizations rather than (but not to the exclusion of) individuals to enable the Charity to benefit the widest possible section of households. The Charity maintains continuing contact with those organisations, and seeks to promote the work the Charity does, so that sight is not lost of the help the Charity can give. It is hoped that this will over time give the Charity a better view of demand for grant funding and therefore whether the Charity should seek further sources of income.

When the Charity receives a direct application from an individual or household because of financial need it usually refers to another charity better able to help, often the Foodbank+ where the Charity already funds the Home Equip, CMA Debt advice and Hardship Schemes. The Charity will assist a direct application when a referral is not possible, or the referral itself is received from another caring organisation. This is often the case when the application is because of infirmity.

The Charity will not consider applications for help for counselling, which pose problems for the Charity both in assessment and in providing the necessary funds

Cash grants given by the Charity in each year since 2020 together with a total for each year can be found in the Help Given page of the Charity's website: https://cmtrust.org.uk. The increase in grant aid from £37,308 in 2022, to £53,399 in 2023, to £81,720 in 2024 and then to £87,372 in 2025 is a direct result of the increased income from the money received from the sale of the land to the rear of the Charity's properties in Barrack Road.

B. Grants Made during the Year

1. **The Hardship Scheme**

This was established by the Charity during the pandemic and is administered by two local charities, Faithworks Wessex through Christchurch Foodbank+, and the Christchurch Community Partnership. Broady speaking, but not exclusively, the Foodbank helps families and younger persons whilst the CCP helps those who are elderly. The Scheme provides cash grants up to £200 for households and individuals in dire financial need. No limit is placed on the overall funds that the Charity is prepared to commit to the scheme and the maximum sum per application is £200. The cost of the scheme in 2025 was £16,734. 166 households were helped by the Scheme generally, with a further 35 households receiving help with gas & electricity top-ups. Thanks go to the Christchurch Charitable Trust for its donation of £5,000 towards the funding of the scheme in 2025. The Trustees are particularly encouraged by the breadth of referrers which include various departments of BCP, doctors & social providers, schools, health visitors, churches, and Sovereign Housing Association, to name a few, showing the reach of the scheme within Christchurch.

2. **Grants to Charities, Groups and other Organisations**

- **The CAB.**

The Charity continues to fund specialist benefits advice provided by Citizens Advice, Bournemouth Christchurch & Poole. (Grant in 2025: £15,169). "Specialist" advice relates to the reconsideration of, and appeals against, benefit assessments as well as applications for Personal Independence Payments; the Over 65 Attendance Allowance & Childs Disabled Living Allowance in view of complexities inherent in such applications. 49 families comprising 96 adults and 37 children were helped in 2025. Clearly, cases are ongoing but in 2025 there was a total income gain from benefits of £57,596

- **The Christchurch Foodbank+ Debt Advice Service**

The Charity continues to fund the CMA debt advice service provided by Faithworks Wessex through the Christchurch Foodbank+. (Grant: £18,370 in 2025 as part of a three-year funding round). It welcomes the development of the service to include early-intervention advice designed to prevent individual debt increasing to unmanageable levels. The CMA dealt with 37 families in 2025 of which 13 were new applicants for help, requiring 118 interviews illustrating the complex nature of some of the issues raised. The new early-intervention approach saw 194 people interviewed after dropping onto the Foodbank without appointment. Figures are stark. In 2025: total debt identified: was £580,130 with an average debt per family of £15,879. The CMA managed to reduce debt by £41,855, in addition to £96,389 being the subject of only token repayments and £42,885 being the subject of a debt relief order which releases debts after 12 months.

- **The Christchurch Foodbank+ Home-Equip Furniture Project**

The Charity continues to assist the Faithworks Wessex Christchurch Foodbank+ Home Equip Furniture Project with a grant of £6,000 which is part of a five-year funding round. The Project provides household goods and furniture to those in need. Not only does this provide essential goods to those who could not otherwise afford them, but also triggers, in addition to items purchased, further goods obtained without cost to the Project. Contact with the families enables Christchurch Foodbank+ to identify issues within households requiring further input and support. In 2025 the Home-Equip project benefitted 131 homes with an additional 32 households being helped on a smaller scale by collecting day-to-day household items from the Foodbank.

- **Diverse Abilities**

The Charity supported the Diverse Abilities CHAOS programme for young people with profound learning and physical disabilities by providing a grant to fund 120 play sessions at it's new Treehouse facility at Hurn. (Grant for 2025/26: £5,303). The Charity expressed a willingness to consider support for the Diverse Abilities benefits advice service for those who are profoundly disabled which will be considered in 2026.

- **The Somerford Arc**

The Charity again funded the Somerford Arc Breakfast and Craft Clubs in 2025 with a grant of £8,294 to provide support and nutrition to families from Somerford, and to provide an avenue for advice and guidance to parents and carers on such matters as debt and benefits from advisers who are regularly in attendance. In 2025 40 households obtained debt/benefit advice from the CAB, 29 households sought other CAB advice, Sovereign Housing provided debt/benefit advice to 6 households, and 26 Foodbank+ vouchers were issued.

- **Dorset Mind**

The Charity match-funded a private benefactor with £3,154 to continue its Connected Minds programme in Christchurch which provides early intervention for 10–13-year-olds with emotional issues which produce school-related challenges.

- **Christchurch Support Kabin**

A grant of £1,500 to cover electricity costs was made to the Christchurch Support Kabin which supports the local street homeless and sofa surfers with hot food and other issues such as benefit and housing applications

- **Green Door Families**

The Charity again supported the Green Door Families' MAST programme with a grant of £500. The programme provides acute help to very vulnerable men, a number of which have been close to taking their own lives. The group has now grown from 30 to over 50. About 50% attend any one event, but the charity keeps in touch with them all on a regular basis and now links with social providers at doctor's surgeries in Christchurch. Of particular interest is their Discovery Group which focuses on individuals connecting with others in the group, and society.

- **Prama Life**

The Charity sponsored the charity through the Rotary Living Advent Calendar for £500 and as a result has encouraged the charity to apply in 2026 for a grant towards it's Memory Lane and Carers groups which meet in Christchurch and support those with dementia and their carers.

- **The Christchurch Recovery Breakfast Club**

The Charity continued its support for this informal breakfast gathering which supports those recovering from addiction with a grant of £840 to cover room hire and food.

- **The Honeypot Childrens Charity and MYTIME Young Carers**

The Charity helped both these charities with grants of £2,946 and £3,309 respectively to provide support and respite for young carers in Christchurch.

- **Ashleys Birthday Bank**

The Charity continued its support with a grant of £3,000 to help Christchurch families with children in financial difficulties or who have escaped domestic violence neglect human trafficking or abuse.

3. Grants to Individuals and Households

In accordance with its policy of referring to other charities more able to help, three requests for help received via the website were referred to the Foodbank+. A request from the BCP Christchurch Family Hub for help with food was redirected to Ashleys Birthday Bank and the Foodbank+ for food and children's Christmas gifts. The Charity will work with other charities where appropriate. For example, the Charity referred a lady to the Foodbank+ for budgeting advice and thereafter provided her with a small grant for the repair of her mobile home roof. A lady with motor neurone disease referred to the Charity and Foodbank+ by Macmillan Caring Locally was helped by the Foodbank but the Charity made an offer to help further if Foodbank funds were insufficient.

Where alternative help is not available, the Charity has, in accordance with its policy, provided direct assistance. The Charity continued grant aid for another year for two ladies originally referred through Macmillan Caring Locally to enable them to rent personal alarms which allow them to remain at home and the Charity provided a grant for a lady referred through the local social providers for a recliner chair necessary to elevate her legs.

Financial Review

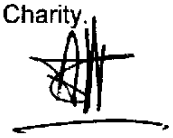
The Charity increased again its grant aid compared with previous years and expenditure of the Charity exceeded income by £68,739 during the year to 12th December 2025. The Charity ended the year with a closing unrestricted cash balance of £20,466. This was considered sufficient to fund ongoing activities.

Furthermore, the Charity has a substantial non-permanent endowment fund of £624,027 that can be called upon if appropriate. Additionally, the Charity holds a permanent endowment fund of £2,899,560.

Reserves Policy

The Charity seeks to apply all income received in any financial year in satisfaction of all administration expenses arising in that year and in furtherance of its charitable objects. The Charity would seek to reinvest any surplus arising at the end of the financial year if they were satisfied that the ongoing needs of the Charity (either in its administration or in furtherance of its charitable objects) could be met in the medium term by income arising during that period. In the event of continuing annual surpluses, the Trustees will take such action as is appropriate to ensure that insofar as is possible income in fully utilised annually whether by seeking to extend the number of referrals for assistance or by re-examining the objects or area of benefit of the Charity.

Andrew Barfield
Chair



HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2025

I report to the trustees on my examination of the accounts of The Hospital of St Mary Magdalen (the Charity) for the year ended 12 December 2025.

Responsibilities and basis of report

As the Charity' 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 2011 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

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.

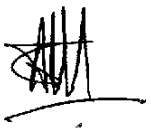
I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Jonathan Poulter FCA CTA
ICAEW
Rothmans LLP
Chartered Accountants
Chilworth Point
1 Chilworth Road
Southampton
SO16 7JQ

Date: 23 July 2026

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2025

The Receipts and Payments accounts set out on page 9 for the financial year ended 12 December 2025, and the Statement of Assets and Liabilities at that date set out on page 10 are approved by the Trustees.



Andrew Barfield– Chair
Trustee authorised to sign on behalf of all Trustees

Date 10/6/2026

The accounts are forwarded by Mr J A G Hoare, Clerk to the Trustees, 2, Town Bridge House, Bridge Street, Christchurch, Dorset BH23 1ED

HOSPITAL OF ST MARY MAGDALEN
CHARITY COMMISSION NUMBER 236722
FOR THE YEAR TO 12 DECEMBER 2025

A Receipts and Payments Account

	2025				2024
	Unrestricted	Restricted	Endowment	Total	Total
	£	£	£	£	£
Income Receipts					
Dividends/ Interest received	93,218	-	-	93,218	101,756
Donations	-	5,000	-	5,000	8,542
Rents from property	16,440	-	-	16,440	23,190
Other Income	-	-		-	150
Gross Income	**109,658**	**5,000**	**-**	**114,658**	**133,638**
Sale of investments	-	-	1,120,913	1,120,913	1,362,262
Total receipts	**109,658**	**5,000**	**1,120,913**	**1,235,571**	**1,495,900**
Direct Charitable Expenditure					
Payments to people in need	1,766		-	1,766	4,107
Payments to charitable & other institutions	80,606	5,000	-	85,606	77,613
	82,372	5,000	-	87,372	81,720
Property Costs					
Property refurbishment, repair & maintenance	7,101	-	-	7,101	10,231
Property insurance, management & professional fees	6,976	-	-	6,976	11,500
Property Redevelopment costs	49,127	-	-	49,127	15,092
	63,204	-	-	63,204	36,823
Other Expenditure					
Examination fees	1,836	-	-	1,836	2,136
Salaries	12,000	-	-	12,000	16,000
Day to day costs	1,866	-	-	1,866	1,383
Trustees indemnity Insurance	391	-	-	391	414
Investment manager's charges	-	-	15,666	15,666	15,329
Website costs	1,020	-	-	1,020	1,051
Bank charges	42	-	-	42	60
	17,155	-	15,666	32,821	36,373
Gross Expenditure	**162,731**	**5,000**	**15,666**	**183,397**	**154,916**
Purchase of investments	-	-	1,210,156	1,210,156	1,255,349
Total Payments	**162,731**	**5,000**	**1,225,822**	**1,393,553**	**1,410,265**
Net Receipts (Payments) for the Year	**(53,073)**	**-**	**(104,909)**	**(157,982)**	**85,635**
Cash Funds at 12 December 2024	73,539	-	344,031	417,570	331,935
Cash Funds at 12 December 2025	**20,466**	**-**	**239,122**	**259,588**	**417,570**

B Statement of Assets and Liabilities

Cash Funds	2025 £	2024 £
Bank and cash balances		
Bank Account	27,568	81,954
Cash held within investment portfolio	232,020	335,616
Total Cash Funds	259,588	417,570

Investment Assets	2025 Cost £	2025 Valuation £	2024 Cost £	2024 Valuation £
Permanent Endowment				
Property				
Freehold land and buildings held as an investment to provide income for the Charity				
43 and 47 Barrack Road, Christchurch	-	725,000	-	785,000
(Both properties are maintained in an appropriate manner)				
(The original cost of these properties is not easily attainable as they have been held for many years.)				
(The buildings were last revalued in May 2020)				
Investments				
Mixture of government stocks, managed funds, shares in listed companies and cash funds held by stockbrokers	2,264,461	2,899,560	2,144,299	2,754,221
Non-permanent Endowment				
Investments				
Mixture of government stocks, managed funds, shares in listed companies and cash funds held by stockbrokers	412,252	624,027	419,134	580,498

Liabilities	2025 £	2024 £
Examination Fees	1,836	1,836
Rent Deposits held by Charity	750	750
	2,586	2,586

Note: Rent deposits above relate to 43A Barrack Road.

C Notes to the Accounts

The accounts are prepared on a receipts and payments basis and comply with the appropriate legal requirements.