



ST JOHN'S
FOUNDATION EST.1174

**CHANGING LIVES.
FOR GOOD.**

ANNUAL REPORT

**AND CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31
DECEMBER 2025.**

**REGISTERED CHARITY 201476
ST. JOHN'S FOUNDATION EST.1174
GOVERNED BY ST JOHNS' HOSPITAL
TRUSTEE LIMITED
1 QUEEN SQUARE, BATH, BA1 2HA
PATRON: HER MAJESTY THE QUEEN**

TABLE OF CONTENTS

4	CHAIR'S FOREWORD	FINANCIAL STATEMENTS
5	WELCOME FROM OUR CEO	48 STATEMENT OF TRUSTEE RESPONSIBILITIES
6	2025 HIGHLIGHTS	49 INDEPENDENT AUDITOR'S REPORT
7	INTRODUCTION	53 CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
8	THE LANDSCAPE WE WORK IN	54 CONSOLIDATED BALANCE SHEET
9	OUR HISTORY	55 CHARITY BALANCE SHEET
11	OUR ALMSHOUSES	56 CONSOLIDATED STATEMENT OF CASHFLOWS
13	OUR ACTIVITY PROGRAMME	58 NOTES TO THE FINANCIAL STATEMENTS
15	OUR CRISIS PROGRAMME	
18	BEST START IN LIFE	
22	STRATEGY UPDATE	
23	2025 PARTNERSHIPS	
24	PLANS FOR THE FUTURE	
25	FUNDRAISING	
25	DONATIONS	
25	CHAPEL COLLECTION	
25	OUR APPROACH	
26	ST JOHN'S HOSPITAL TRADING COMPANY	
29	OUR PEOPLE	
30	STRENGTHENING OUR PEOPLE PRACTICES	
40	FINANCIAL REVIEW	



**I LOVE LIVING HERE,
I COULD NOT HAVE
ASKED FOR A
BETTER PLACE TO
BE."**

FOREWORD

A central focus for the Board of Trustees this year has been governance and stewardship. We have revised our Board Committee structures and enhanced our governance oversight, drawing on the principles of the Charity Governance Code to help shape the way we govern and steward the charity. We took time to review our charitable objectives, asking ourselves some important and necessary questions: where can St John's have the greatest impact and make lasting change, who are we best placed to support, and how do we ensure our resources are directed to those most in need? The clarity from this review has been essential in helping lay the strategic groundwork to make confident, evidence-based decisions about the charity's future direction and focus.

As a result, we have increased our focus on supporting older people, particularly those who are vulnerable, isolated or struggling to remain secure in their homes. The need for safe, affordable housing for older adults in Bath and North East Somerset is clear, compelling and growing, and St John's has a responsibility, and an opportunity, to respond and help meet this need with safe and affordable, community-based, quality housing.

We are therefore delighted that in 2025, we committed to developing new almshouses, alongside investing in our existing homes for residents to ensure they are fit for the future. This represents a significant step forward for the charity, building on our very long history of the provision of almshouses while addressing very real and present-day needs in our community.

St John's Foundation has been part of the community in Bath and North East Somerset for over eight centuries. That longevity brings with it a duty to adapt, to listen, and to act with integrity and care. We are confident that the decisions taken this year place the charity on a strong footing for the years ahead to support the needs of older and vulnerable people and those in crisis.

Our thanks go to our current trustees for their dedication and support throughout 2025, and to those trustees who stepped down during the year for their valued contribution to St John's. We would also like to thank our hardworking, compassionate and caring staff who truly make a real difference to the lives of so many we are here to serve.



WELCOME FROM OUR CEO

Across St John's Foundation, I have seen the difference that thoughtful, everyday work makes to the lives of residents and to those across Bath and North East Somerset who need support. Whether it's providing a secure home, responding quickly in a moment of crisis, or helping someone feel less isolated, the impact of this charity is felt in very real ways.

Having been appointed as permanent Chief Executive in early 2025, after a period as Interim, this year has given me the opportunity to spend more time with residents, staff and partners, and to see first-hand the care, professionalism and commitment that runs through the organisation. I am constantly struck by how much pride our staff take in their work, and by the trust residents place in us every day.

One of our most important pieces of work this year was taking a step back to look clearly at where St John's can make the greatest difference. That has led to a sharper focus on supporting older people. The need for safe, affordable housing is growing in our area and we are in a position to respond to this.

I am proud that in 2025, we committed to building new almshouses, and investing in our existing homes, enabling us to welcome more older people into the St John's community. This is practical, people-focused work that responds directly to need.

Alongside this, in 2025 we announced that our Best Start in Life programme is coming to a planned close in 2026. This work has supported thousands of children and families over many years, and I feel it important to recognise the dedication and care of the teams who delivered it. The impact of that work will continue to be felt long after it ends.

None of this would be possible without our staff. Across every team, people bring skill, compassion and consistency to their roles, often in challenging circumstances. This report reflects their work, their commitment, and the difference they make every day.

As we look ahead, St John's Foundation enters the next phase of its work with clarity, confidence and momentum. Our focus is clear, our purpose strong, and our ambition rooted in making a real difference to the lives of the people we exist to serve.

CATHARINE BROWN, CHIEF EXECUTIVE



2025 HIGHLIGHTS

104 RESIDENTS LIVED IN OUR ALMSHOUSES.

100% OF OUR RESIDENTS SAID THEY
FEEL TREATED WITH KINDNESS
AND DIGNITY.

363 AGED 55+ TOOK
PART IN OUR
ACTIVITIES, INCLUDING **138** NEW PARTICIPANTS.

546 BENEFICIARIES
SUPPORTED THROUGH
OUR CRISIS PROGRAMME.

£5M PROGRAMME ANNOUNCED
TO UPGRADE AND CREATE
NEW ALMSHOUSES.

INTRODUCTION

The past year has been a period of thoughtful transition and renewed focus for St John's Foundation. Founded over 850 years ago as a place of refuge for those in need, St John's has always existed to provide security, help and stability to people who need it. That purpose remains unchanged today. At our core, we are an almshouse charity, and this work is the foundation of everything we do.

Following a review of our charitable objectives in 2025, the Trustees have reaffirmed two clear priorities: providing almshouse accommodation, and supporting people in need because of age, ill-health, disability or financial hardship through practical and financial help.

This clarity has enabled St John's to return firmly to its original focus: providing safe, affordable homes and practical support to older people who need it most. In a time of growing pressure on housing and support services, this work has never been more important.



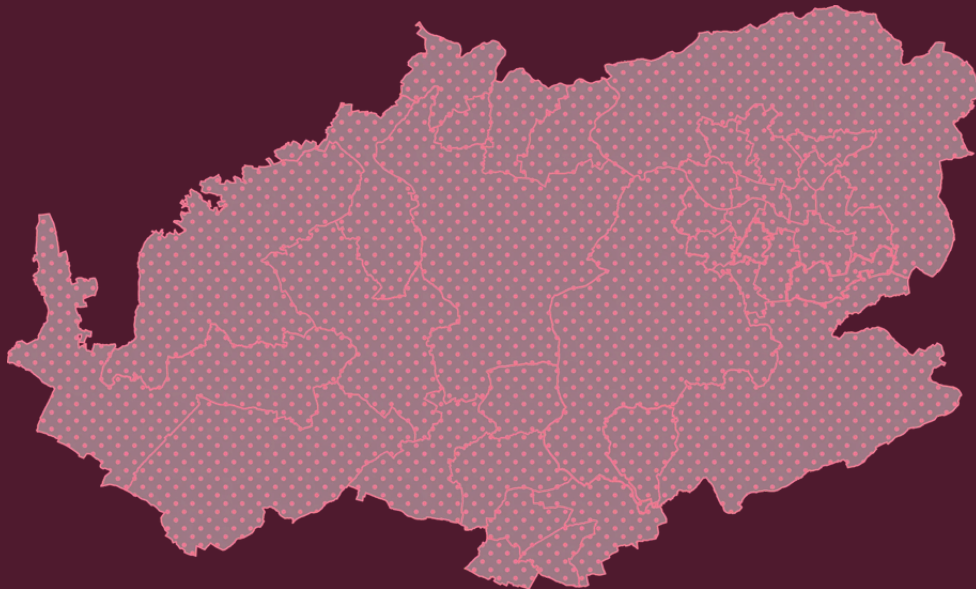
We are immensely proud of our Best Start in Life programme, which has supported thousands of children and families, and made a meaningful contribution to early years outcomes across Bath and North East Somerset. As we bring this work to a planned close, we do so with confidence in its legacy, and with a renewed commitment to our core mission.

St John's Foundation enters the next phase of its work focused, grounded and clear in purpose, continuing a tradition of care and support that has lasted for more than eight centuries.

THE LANDSCAPE WE WORK IN

In Bath and North East Somerset, house prices are more than **13 times the average salary**, making it one of the least affordable areas in the UK. Social housing is in short supply, and the number of households living in temporary accommodation is at its **highest level in over 20 years**. For older people on fixed incomes, these pressures can be acute.

Many older residents spend a significant proportion of their pension on housing, delay essential repairs, or remain in homes that no longer feel safe or suitable. At the same time, the population is ageing.



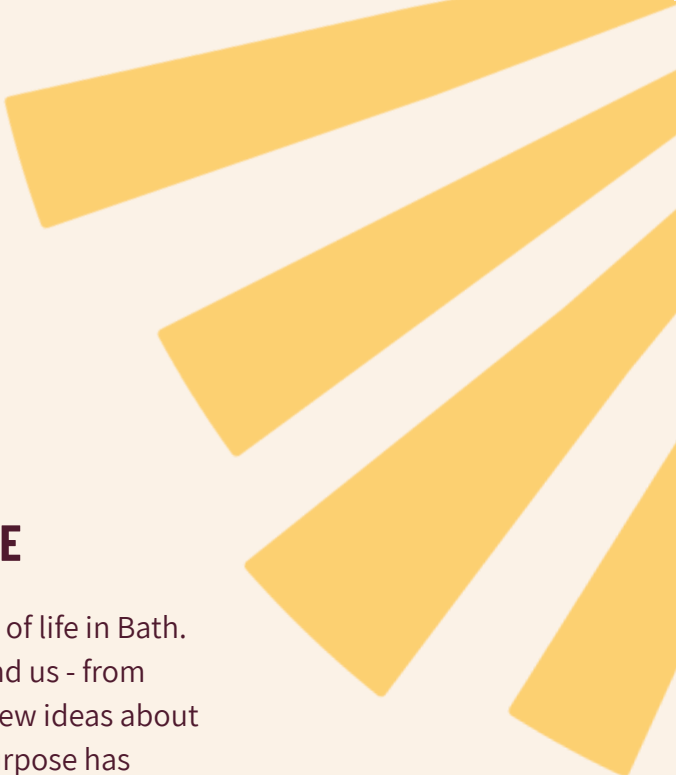
22% of the Bath and North East Somerset population is now aged 65 or over - around 40,000 people - compared with 19% nationally. **By 2028, the number of people aged 65 and over locally is expected to increase by 15%**, with the 85+ population projected to grow by 36% by 2030, faster than the national average.

With fewer social homes than the national average, older people in Bath and North East Somerset are increasingly exposed to housing insecurity, with knock-on effects for health and wellbeing.

Almshouses play a vital role in responding to this challenge. They provide safe, affordable homes alongside something equally important: community. Living in a supportive environment with opportunities for connection helps reduce loneliness and supports independence. Research shows that older people living in almshouse communities may live up to two and a half years longer.

In a city facing rising housing pressures and an ageing population, St John's Foundation provides a vital lifeline - combining secure homes with connection and long-term stability for older people.

OUR HISTORY



ROOTED IN HISTORY, FOCUSED ON THE FUTURE

For more than 850 years, St John's Foundation has been part of life in Bath. Over that time, we have seen the city change and grow around us - from shifting social structures and changing patterns of work, to new ideas about how communities care for one another. Through it all, our purpose has remained clear: to provide shelter, stability and support to people in need.

While the world around us has evolved, St John's has adapted carefully and responsibly, responding to changing need. That ability to balance tradition with progress is what has allowed the charity to endure for so long.

Today, our focus is firmly on the future. We are investing in new almshouses and improving existing homes so that more older people can live safely, affordably and with dignity. This work will enable us to welcome more residents into our community and place St John's among the top two per cent of almshouse providers in the country.

As demand continues to grow, our role is as important now as it has ever been. Grounded in our history and guided by clear purpose, St John's is focused on supporting more older adults to live well - today and for generations to come.

OUR CHARITABLE WORK



OUR ALMSHOUSES

Almshouses are often described as charitable housing, but at St John's Foundation they mean something far more human. They are welcoming places where people can live independently in safety, while being part of a community.

We currently provide 94 almshouses across two sites for people aged 65 and over who are experiencing financial hardship. Each home offers a secure, affordable place to live, with the reassurance of support close by if it's needed.

Our team works alongside residents every day, offering advice, guidance and help with maintenance and repairs. Beyond the homes themselves, there is a strong sense of community. Regular coffee mornings, quiz afternoons and shared meals bring people together, helping friendships grow and ensuring no one feels isolated.

At St John's, our almshouses are not just somewhere to live. They are places where people can feel settled, supported and free to enjoy later life on their own terms.

In 2025, 104 residents called St John's home.

- 96% of our residents say they felt safe living here.
- 98% of our residents said they receive the advice they need, and 98% said staff support them when they ask.
- Our residents rated their experience of engaging with staff at 94%, and 100% said they feel treated with kindness and dignity.
- 96% of our residents described a strong sense of neighbourliness in their building.
- 84% of our residents attend activities regularly, with favourites including our monthly Cook and Eat class, which had 19 residents attend throughout 2025.
- 100% of our residents said they never feel discriminated against because of who they are.

*Source of data: St John's Foundation 2025 resident survey



A RESIDENT'S STORY



I used to live in a small estate, where I never felt safe, there were lots of people doing drugs and the police were always there. The accommodation itself was absolutely awful – it was meant to be supported living for people over 55 in a little cul-de-sac area but unfortunately nothing was done in the properties - the bathrooms were diabolical and I never felt safe in that area at all.

Once I got to St John's it was amazing. You can feel the actual love in the building, it's just full of it. It's amazing. When the staff showed me around it got better and better. The flat I was offered was incredible. I couldn't believe it.

The feeling of contentment and pure safety is unbelievable – it's hard to explain. Everyone has the feeling here, it's so peaceful and perfect.

Staff are amazing. I've often wondered where they find them - every member of staff has something about them that fits in. They treat you like family with care and compassion.

I never felt like I was treated like a person before where I used to live - you were invisible, you didn't mean anything to anyone – whereas here at St John's you're treated with respect in every way.

Another reason I love living here is the feeling of safety - the building is so exceptional and so well maintained. It's a beautiful place to live."



OUR ACTIVITY PROGRAMME

Staying active and connected becomes increasingly important as we get older. Regular movement, learning something new and spending time with other people all help protect against cognitive decline, lift mood and support physical health.

That's why St John's activities matter. They give older people in Bath and North East Somerset a place to socialise, try something new and stay engaged in ways that feel manageable and enjoyable.

IN 2025, 363 OLDER ADULTS TOOK PART IN 1,022 ACTIVITIES, ADDING UP TO MORE THAN 7,100 ATTENDANCES ACROSS THE YEAR. WE WELCOMED 138 NEW ATTENDEES LAST YEAR, INCREASING THE NUMBER OF OLDER ADULTS CONNECTING WITH ST JOHN'S THROUGH OUR SESSIONS.

- 99% of attendees said they strongly enjoyed attending St John's activities
- 92% of attendees said they had gained new skills or knowledge from the sessions they attend.
- 82% of attendees said they feel less isolated
- 100% of attendees said they value the social interaction of the classes

*Source of data St John's Foundation 2025 activity attendees survey



AN ACTIVITY ATTENDEE'S STORY



This is very much my personal, special place. I have a life at home that is a good life but I am a carer for my husband who has Parkinson's disease and it's just the two of us so I am the sole carer which is why when I come out here on a Tuesday so I can just forget and join in with a lovely group of people and talk about everyday things.

I look forward to it so much. It's the socialising part of it - you meet people, you talk to people - it opens up a whole conversation for us, that's the reason I love coming so much.

I find to be able to connect with people is a great opener for me - not only that we can look out for each other - it's the sort of course if you're not having a good day it really doesn't matter - you can come and sit down and talk to people and have a cup of tea. The lovely part about it is we can sit there, talk together and eat. If I could come every day I would - I really would."



OUR CRISIS PROGRAMME

Financial insecurity can arise for many reasons. Systemic issues such as rising housing costs, insecure employment, low incomes and the rising cost of living mean that many households are only one unexpected event away from crisis. Ill health, relationship breakdown, job loss, or the need to move home can quickly push families into situations where essential needs cannot be met.

In Bath and North East Somerset, 1 in 5 children lives in poverty. Our Crisis Programme provides one-off financial support to households struggling to make ends meet, helping people through moments of acute hardship.

Support is targeted at the most essential needs. This can include funding for items such as fridges, freezers, washing machines, beds or other basic furniture, as well as support with counselling, debt advice or other practical assistance that helps people regain stability.

Individuals cannot apply directly to the programme. Instead, we work with trusted local partners including charities, housing associations, schools and support services who refer people they are working with and who are experiencing significant financial difficulty. This ensures help reaches those most in need.

IN 2025, ST JOHN'S SUPPORTED 546 BENEFICIARIES ACROSS BATH AND NORTH EAST SOMERSET, WITH GRANTS TALLING £221,000.

A CRISIS PROGRAMME BENEFICIARY'S STORY

Lucy* is in her thirties and has five children, all aged under 10. She recently separated from her husband following a relationship marked by emotional and financial abuse, including controlling and coercive behaviour.

When Lucy and her children moved into a new privately rented home, they were forced to leave with very few belongings and her former partner refused to provide financial support.

St John's provided funding for essential items, including beds for Lucy and each of the children, as well as wardrobes and a dining table. This support helped ensure their new home was safe, functional and liveable at a time of significant upheaval.

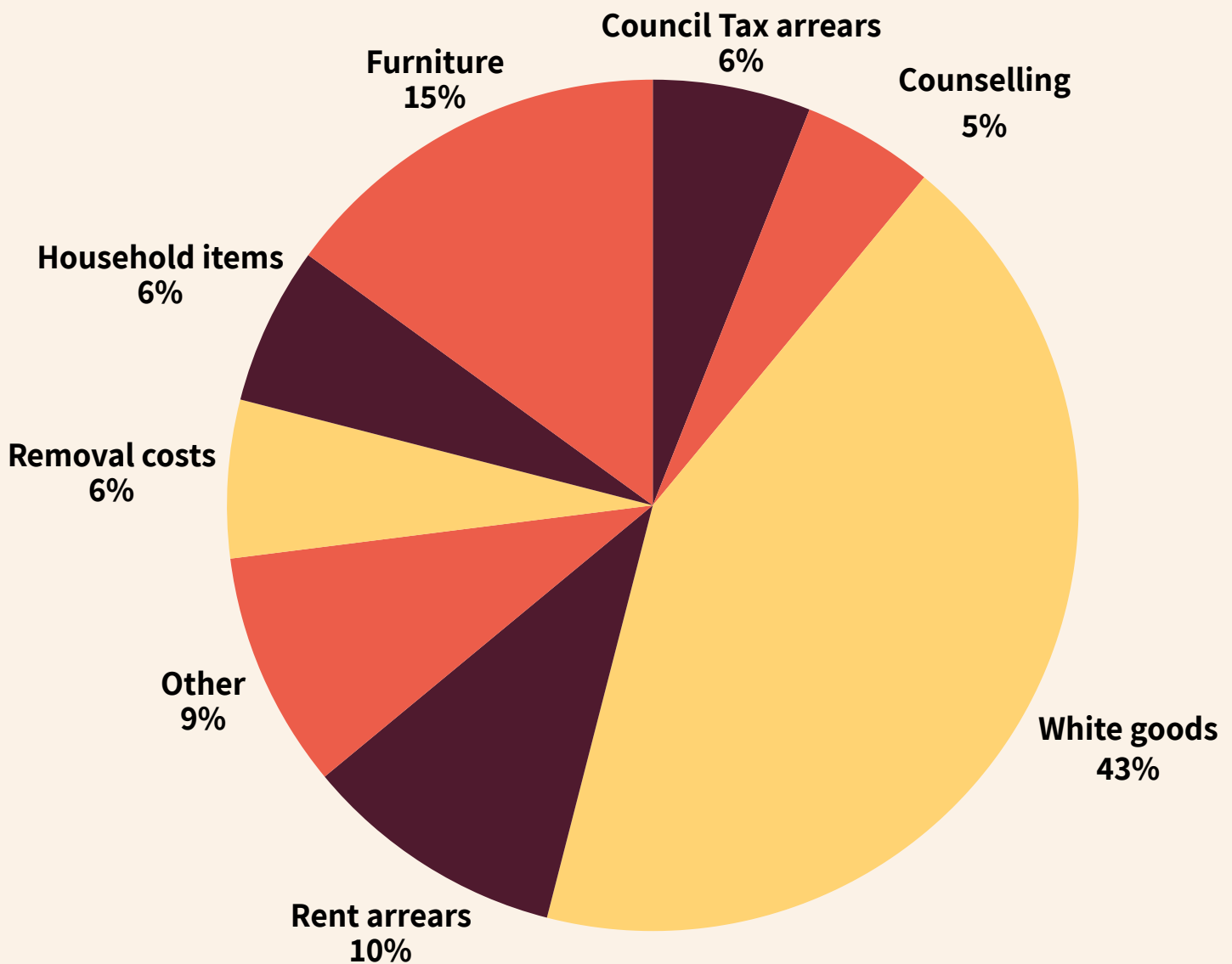
OTHER EXAMPLES OF SUPPORT

Our Crisis Programme helps people facing a wide range of circumstances, including:

- A family whose washing machine broke down and could not afford a replacement while managing high rent and childcare costs.
- An older resident living alone who needed urgent support to replace a broken fridge and maintain safe food storage.
- A household experiencing severe financial strain after illness forced the main earner to stop working.
- These one-off grants provide practical help at a critical moment, preventing situations from escalating and helping people regain stability.

*Names and identifying details have been changed to protect confidentiality.

A CRISIS PROGRAMME BENEFICIARY'S STORY



BEST START IN LIFE

St John's ambition with Best Start in Life was to give all children the best possible start, supporting their wellbeing, development and learning so they can thrive as they grow.

The Charity's work focuses on reducing the educational attainment gap for children at Key Stage 2. The attainment gap measures the difference in educational outcomes between children eligible for free school meals and those who have never received free school meals. St John's has been addressing this through early intervention and targeted support, helping children who are under-served as early as possible.



SUPPORTING PRE-SCHOOL CHILDREN

The Early Nurture Service provides early support for young children experiencing social, emotional and mental health challenges in areas of high deprivation. By strengthening assessment, support and staff capacity within nurseries, the service helps children build strong foundations for learning.

Through Language for Life, early years practitioners are trained to use the WellComm assessment toolkit. This enables earlier identification of speech, language and communication needs and helps ensure children are better prepared when they start school.

SUPPORTING PRIMARY SCHOOL CHILDREN

The Primary Empowerment Programme delivers targeted academic and emotional support for children, alongside training and specialist guidance for teachers to strengthen classroom practice and improve outcomes.

SUPPORTING HOUSEHOLDS

Our Nutritious Food programme addresses food insecurity by supporting local initiatives that increase access to healthy food, recognising the vital role nutrition plays in children's wellbeing, learning and development.

As part of a strategic review in 2025, St John's Foundation took the decision to bring Best Start in Life to a planned close as current programmes and partnerships reach their natural conclusion in 2026. Since launching in 2020, the initiative has supported thousands of children and families across Bath and North East Somerset, helping strengthen support in schools, nurseries and local communities. We are incredibly proud of the impact this work has had, and of the lasting legacy it leaves behind through stronger local systems, partnerships and approaches that will continue beyond the programme itself.

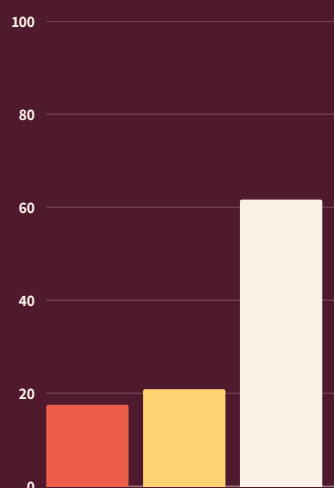
LANGUAGE FOR LIFE

Early support through Language for Life identifies speech and language issues as early as possible and helps address them quickly, reducing the risk of children falling behind when they start school. The aim is for children receiving support to begin school with language and communication skills in line with their peers.

If a child required continued support when starting Reception, this was shared with teachers through handovers with their pre-school setting so appropriate support could continue.

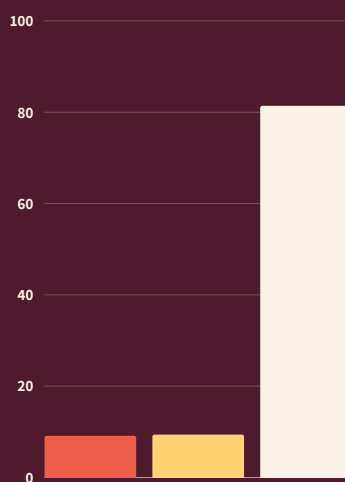
**TOTAL CHILDREN
ACROSS ALL
SETTINGS
2024/25**
(OUT OF 1074 SCREENED)

■ High level of support needed
■ Some support needed
■ On track



**TOTAL CHILDREN
ACROSS ALL
SETTINGS
2024/25**
(OUT OF 1161 SCREENED)

■ High level of support needed
■ Some support needed
■ On track



1,161 children were assessed and supported through the Language for Life programme in 2024–25.

This graph shows the children assessed and supported through the programme during the year.

- Red represents children with severe speech and language needs
- Amber represents children with moderate speech and language needs
- Green represents children whose speech and language development is on track

The graph illustrates the progression made between children's first and final assessments. The total number assessed in the final assessment was 1,161 (there are some differences between the children included in the first and final screenings).

PRIMARY EMPOWERMENT PROGRAMME

The programme supports children with reading, writing, mathematics and oracy, alongside their emotional and behavioural needs.

IN 2025, £339,300 OF FUNDING WAS DISTRIBUTED, SUPPORTING SEVEN LOCAL PRIMARY SCHOOLS ACROSS BATH AND NORTH EAST SOMERSET. A TOTAL OF 1,561 CHILDREN WERE SUPPORTED THROUGH THESE SCHOOLS.

St John's also funded **44,356 hot school lunches for 372 children** who were not eligible for free school meals.

HOUSEHOLD SUPPORT

The programme aimed to increase access to nutritious food for under-served families in our local community.

IN 2025, ST JOHN'S WORKED WITH PARTNERS TO RESCUE AND DISTRIBUTE 96,970KG OF FOOD ACROSS BATH AND NORTH EAST SOMERSET - THE EQUIVALENT OF 230,880 MEALS.

Through this work:

- 2,712 individuals experiencing food insecurity were reached
- Community food partners saved the equivalent of £344,190 in retail food costs, allowing more funding to be directed to front-line services
- 20 community groups benefited from this support

A TEACHER'S STORY



The reading funding has enabled life-changing individual interventions, supporting children who might otherwise leave primary school unable to read. We've got one lad now who will leave us at the end of Year 6. He is going to a specialist provision, but he leaves us reading, which he wasn't doing back in Year 3/4. And that's because of the extra hours and the Teaching Assistant who has read with him every day, using the fresh start materials. He leaves Year 6 now as a reader, which I don't think he probably would have done without the extra funding."

Another success story from the same school highlights the power of targeted interventions for those pupils who are in most need of more intensive direct support.



We've got a boy at the moment who was illiterate, completely illiterate when he came to school. And now that he's got that one-to-one time with me (the reading lead), and his teachers are sprinkling in the words he's learning during his class time. That's been brilliant. He's been improving in leaps and bounds."

STRATEGY UPDATE

Following a strategic review in 2025, St John's took the decision to bring the Best Start in Life initiative to a close once all current programmes and partnerships reach their natural conclusion in summer 2026. Since its launch in 2020, the initiative has supported more than 6,000 children, strengthened support in schools and nurseries, and improved access to nutritious food for families during a particularly challenging period that included the pandemic and the cost-of-living crisis. We are proud of what this work has achieved and the stronger systems and partnerships it has helped create locally. As these programmes are now embedded within schools, early years settings and wider government provision, we believe others are well placed to carry this work forward.



2025 PARTNERSHIPS

Alongside our direct programmes, St John's also supports a number of local charities and community organisations whose work improves the lives of people across Bath and North East Somerset. In 2025, we provided over £125,000 in funding and in-kind support to partner organisations and initiatives that strengthen our local community.

Ageing Well Bath and North East Somerset (£40,000 over 2024–25)

We continued our support for the Ageing Well partnership, working alongside more than 60 organisations including Age UK BaNES, Bath & North East Somerset Council, the Royal United Hospital, both local universities, community groups and 3SG. The partnership brings organisations together to help make BaNES a more age-friendly community through collaboration, shared learning and coordinated action.

Citizens Advice debt caseworkers (£50,337)

Funding supported specialist debt caseworker roles focused on income maximisation and debt reduction. Over six years, this support has helped generate more than £1.5 million in financial outcomes for local residents.

ReMind – Healthy Brain Clinic (£15,000)

Funding supported ReMind's Healthy Brain Clinic, which helps people identify early risk factors and take practical steps to maintain cognitive wellbeing for as long as possible.

Pets As Therapy sessions

83 residents attended sessions designed to improve wellbeing and reduce isolation through visits from trained volunteers and their therapy dogs.

Free community space for local charities

13 local organisations used our community spaces free of charge, including The Bubble at Chapel Court and the Royston Tucker Room at Combe Park. Groups included Bath Mind, U3A, Bath Welcomes Refugees, BANES Climate Hub and Sight Support Southwest.

3SG core funding (£20,000)

Core funding supported the Director role at 3SG, Bath and North East Somerset's third sector network, helping provide leadership and coordination for the local voluntary sector during a period of significant funding and commissioning changes.



PLANS FOR THE FUTURE

Looking ahead, we will continue to manage our resources and investments to support two core aims:

- Providing high-quality almshouse accommodation and expanding capacity so more older people can benefit from living with us.
- Providing financial support for people in crisis, helping individuals and families facing acute hardship.

We will also be bringing our Best Start in Life to a planned conclusion in 2026.

KEY DEVELOPMENTS IN 2026

2026 will be a significant year for delivery. St John's head offices will relocate to 1 Queen Square, and we will begin building work on new almshouses at Chapel Court, increasing our capacity to provide up to 110 almshouse apartments.

STRENGTHENING THE ORGANISATION

In parallel with these developments, we will focus on strengthening the foundations of the charity to ensure we make the best use of our endowment and maximise efficiency. This includes:

- Completing a review of our property portfolio and assessing opportunities for future income and capital growth
- Supporting the Board to review and implement a new investment strategy
- Continuing to improve operational efficiency, performance, and governance, with strong assurance and reporting arrangements in place.

BEST START IN LIFE

As announced in 2025, our Best Start in Life work is coming to a planned close as current commitments are fulfilled through 2026. This work has supported meaningful change for children and families, helped strengthen local systems, and raised awareness of the deep-rooted challenges around educational inequality.

LOOKING AHEAD

St John's will continue to review the impact of its work, collaborate with partners, and adapt where needed to ensure we are delivering against our charitable aims. With a clear focus and strong foundations, we are well placed to meet the challenges ahead and continue supporting people across Bath and North East Somerset.

FUNDRAISING

St John's Foundation is registered with the Fundraising Regulator and follows the Code of Fundraising Practice.

We do not actively fundraise as a charity. Instead, our work is primarily supported through our assets.

DONATIONS

From time to time, we receive unsolicited donations from individuals and organisations who wish to support our work. All donations are used responsibly and in line with our charitable objectives, ensuring they deliver clear benefit to the people we support.

CHAPEL COLLECTIONS

Weekly collections are taken in Magdalen Chapel. These funds are shared between maintaining the historic chapel buildings and supporting the wider community. Typically, around 30–35% of collections are donated to local charities, with the remaining funds used to care for and maintain the Chapels themselves, ensuring they remain welcoming, accessible spaces for all.

OUR APPROACH

We are committed to openness and good practice in everything we do. We do not use professional fundraisers, cold calling or pressure-based fundraising methods. Anyone who chooses to support St John's Foundation does so freely and without obligation.

ST JOHN'S HOSPITAL TRADING COMPANY

St John's Hospital Trading Company plays a vital role in supporting the work of St John's Foundation. As a wholly owned subsidiary, the Trading Company's purpose is to generate income to be reinvested directly into the charity's mission.

St Catherine's Hospital and the House of St John's are more than operational sites, they are purposeful ventures. As these enterprises grow, the profits they generate are returned to St John's Foundation, helping to fund its work across the city. Every stay, every membership and every meeting room booking contributes to creating homes, stability and support for those who need it most.

ST CATHERINE'S HOSPITAL

Formerly almshouse accommodation, St Catherine's Hospital became unsuitable for older residents due to its narrow corridors and historic layout. It has since undergone a sensitive restoration and has been transformed into ten high-quality, one-bedroom serviced apartments. Remaining part of the St John's Foundation property portfolio, it now generates income through the Trading Company to help fund the charity's work.



HOUSE OF ST JOHN'S

The House of St John's operates from 1 Queen Square, a property gifted to St John's Foundation in 1953 by the Whittington sisters, whose family held long-standing ties with the charity. Established in 2022, the House continued to expand in 2025, further strengthening its position as a flexible working and events venue. It offers co-working and dedicated desks, complemented by a unique setting for meetings, events and celebrations. The House also hosts intimate wedding ceremonies, combining Georgian character with contemporary design. The first wedding took place in February 2025, followed by eight more throughout the year.



TRADING COMPANY UPDATE

2025 marked a period of transition for St John's Hospital Trading Company, as the business continued to mature and evolve following its initial set-up phase. As anticipated at this stage, the Trading Company recorded a trading loss during the year.

As part of the Charity's new almshouse project, which will create additional almshouse units in the city centre, the Charity has relocated to 1 Queen Square in Spring 2026. This move will allow redevelopment work to begin at the former head office. The House of St John's will continue to operate from 1 Queen Square, adopting a refined business model that is better aligned with demand and long-term sustainability. In line with this shift, the House has reduced its private office provision and increased its focus on meetings, events and weddings, areas that have shown strong growth over the past year. At the same time, the focus will be on St Catherine's Hospital continuing to strengthen its performance as a short-term lets business, increasing occupancy levels and enhancing its position in the market.

These changes represent a significant milestone in the development of the Trading Company. Throughout 2025, work focused on reshaping the cost base, strengthening the commercial offer, and establishing firm foundations for the future. From 2026, new arrangements between the charity and the Trading Company will create a more streamlined operation, enabling both to work more closely together and increase the long-term benefit returned to St John's Foundation.

Together, these steps made 2025 a year of consolidation and preparation, positioning the Trading Company to move into its next phase with greater clarity, resilience and purpose.

OUR PEOPLE

At the heart of St John's Foundation is a dedicated and talented team of people who care deeply about the work we do and the community we serve. Across every part of the organisation, our staff bring professionalism, compassion and commitment to their roles, ensuring we deliver meaningful support. Our culture is guided by our values of Trust, Courage and Kindness. These values shape how we work with each other, how we support our residents and partners, and how we make decisions across the organisation.

Communication and engagement remain an important part of maintaining a strong workplace culture. Staff come together regularly through monthly all-staff meetings, while a fortnightly internal newsletter keeps teams informed about developments across the organisation and celebrates the achievements of colleagues.



STRENGTHENING OUR PEOPLE PRACTICES

During 2025, the HR team focused on strengthening the systems and support in place for staff across the organisation.

Regular HR clinics were introduced across operational sites, providing staff with dedicated opportunities to raise queries in a confidential and supportive environment. While HR support remains available at any time, these sessions ensure employees with busy schedules have consistent access to guidance.

An improved performance management process was also introduced, establishing clear, measurable objectives for staff. This has helped provide greater clarity around expectations, strengthen accountability, and better align individual performance with the organisation's wider goals.

The HR team has also increased its presence across departments through regular engagement and informal check-ins. This has helped foster a culture of openness and trust, making it easier for staff to share feedback, raise concerns and seek support when needed.

Work is currently underway to develop more consistent onboarding and offboarding processes, ensuring staff receive clear information and structured support throughout their time with St John's. Alongside this, a staff recognition and reward framework is being developed to ensure employee contributions are recognised in a fair, transparent and meaningful way.



LOOKING AHEAD

As St John's continues to grow and evolve, strengthening our people practices remains a key priority.

Our trustee Juliet Crisp took on the role of Engagement Trustee, bringing additional oversight and support to the organisation's people strategy.

We will also be strengthening the senior leadership team through the recruitment of a Head of People, Head of Risk & Compliance, and Head of Finance, ensuring we have the expertise and capacity needed to support the charity's next phase of development.



LEGAL STRUCTURE

ST JOHN'S HOSPITAL TRUSTEE LIMITED

COMPANY NUMBER: 08188066

ST JOHN'S FOUNDATION EST.1174

CHARITY NUMBER: 201476

**ST JOHN'S HOSPITAL
TRADING COMPANY LTD**

COMPANY NUMBER: 08632453
(ACTIVE)

**ST JOHN'S HOSPITAL
DESIGN & BUILD LTD**

COMPANY NUMBER: 15213021
(DORMANT)

Entity structure under the Charity's framework

ST. JOHN'S FOUNDATION EST. 1174 | CHARITY NUMBER: 201476

CHARITABLE OBJECTS

1. The provision of almshouses for persons resident in the City of Bath or the surrounding area who are aged 65 years and over and who are in need by reason of financial hardship; and
2. The relief of persons resident in the City of Bath or the surrounding area who are in need by reason of age, ill-health, disability, financial hardship or other disadvantage.

GOVERNANCE

The Charity is governed by St John's Hospital Trustee Ltd, a trustee company with a Board of unpaid directors. St John's Hospital Trustee Ltd acts as a corporate trustee of St. John's Foundation Est. 1174.

Company number: 08188066

COMPANY OBJECTS

- Act as the Corporate Trustee of St John's Foundation, in accordance with the Charity's governing document
- Further the charitable objects of St John's Foundation and exercise the powers of Corporate Trustee in the promotion, administration and management of the Charity
- Undertake all lawful activities necessary or incidental to carrying out these responsibilities

ST JOHN'S HOSPITAL TRADING COMPANY LTD | COMPANY NUMBER: 08632453

The Trading Company is owned by the Charity.

PURPOSE AND ACTIVITIES

The Trading Company generates income to support the Charity through:

- Letting serviced apartments at St Catherine's Hospital
- Providing co-working, meetings, event space and weddings at the House of St John's

Wherever possible, taxable profits are gift-aided to St John's Foundation, with the long-term aim of returning 100% of profits to support the Charity's work.

COMPANY OBJECTS:

The Trading Company exists to carry on commercial activities in order to generate profits, which are gifted to St John's Foundation, or to any charitable body that succeeds to its charitable purposes.

ST JOHN'S HOSPITAL DESIGN AND BUILD LTD | COMPANY NUMBER: 15213021

St John's Hospital Design and Build Ltd is owned by the Charity. It is currently dormant.

COMPANY PURPOSE:

The company is established to operate as a general commercial company, supporting the delivery of property development and construction activity associated with the Charity's work.

BOARD OF DIRECTORS

ROLES AND RESPONSIBILITIES

The Board is established under the authority of the Corporate Trustee and in accordance with the Articles of Association. The Board's main purpose is to ensure that the Charity (including any trading subsidiaries) is well managed, operates in accordance with all governing documents and has a strategy aimed at delivering and sustaining charitable activities in accordance with its Charity Scheme.

The business to be conducted by the Board and its committees is set out in the respective Terms of Reference and underpinned by the 'Matters Reserved by the Board and Scheme of Delegation.'

SKILLS AND EXPERIENCE

Together, the Board members bring a wide range of skills and experience to the Charity.

The composition, balance of skills and experience of the Board and its Committees were reviewed in the year by the Governance and Nominations Committee and changes to composition were approved by the Board at the Quarter 4 2025 meeting.

RECRUITMENT, TRAINING AND DEVELOPMENT

The Board agreed clear procedures for appointing new directors, including how roles were advertised and the use of an external recruitment agency. This approach helped attract candidates from a wide range of professional backgrounds. Appointment terms and interview processes were agreed by the Board, with interviews conducted by at least two existing directors. Recommendations were then put to the full Board for approval.

In April 2025, a new Governance and Nominations Committee was established and took responsibility for Board recruitment going forward.

All Board members receive a structured induction, including an induction day, a Board Handbook and access to key documents via the Board portal. As part of this process, directors identify their skills and development needs, with further training offered where appropriate.

During the year, the Board also undertook collective training through Board away days, including legal briefings on trustee roles, responsibilities and directors' duties. Ongoing development opportunities are offered on a voluntary basis, with directors reflecting on their skills as part of the annual appraisal process.

DECLARATION OF INTERESTS

A Register of Interests is maintained for both the Board and the Trading Company Board.

GOVERNANCE STRUCTURE

In accordance with the Articles of Association of St John's Hospital Trustee Limited, the Board of Directors must comprise between 10 and 14 members. Our Board composition was reviewed in 2026 and amended to be 'not less than 7 and not more than 12.' Our articles can be found on the Companies House website.

DIRECTORS OF ST JOHN'S HOSPITAL TRUSTEE LIMITED

- Madeleine Musslewhite, Interim Chair: appointed 11th June 2026
- Reverend Roger Driver
- Jeff Hayes OBE
- Eric Zwickel
- Karen MacGregor
- Helen Mee: appointed 26th June 2025
- Alun Branigan: appointed 1st April 2025
- John Bearman: appointed 1st April 2025
- Juliet Crisp: appointed 1st April 2025
- Sandy Forbes, Chair: appointed 2nd January 2025, ceased to be a director on 21st May 2026
- John Lakin: ceased to be a director on 26th September 2025
- Bryan Sergeant: appointed 1st April 2025, ceased to be a director on 14th October 2025
- Carole Stott: ceased to be a director on 19th August 2025
- Ken Scott: ceased to be a director on 31st December 2025
- Richard Brown: ceased to be a director on 14th May 2025
- Lorraine Coward: ceased to be a director on 13th February 2026

EXECUTIVE DIRECTORS AT ST JOHN'S FOUNDATION EST.1174

- Catharine Brown, Chief Executive: appointed 30th January 2025
- Laura Alexander, Director of Operations
- Jo Killip, Interim Director of Finance: appointed 22nd April 2025
- Caroline Bee, Director of Finance: ceased to be a director on 17th April 2025

DIRECTORS OF ST JOHN'S HOSPITAL TRADING COMPANY LIMITED

- Ken Scott, Chair: ceased to be a director on 31st December 2025
- William Riordan, Chair and Non-Executive Director: appointed 1st April 2025, appointed as Chair 1st January 2026
- Jeff Hayes OBE: appointed 12th January 2026
- Karen MacGregor
- Laura Alexander
- Graham Leech, Non-Executive Director
- Bryan Sergeant: appointed 1st April 2025, ceased to be a director on 14th October 2025
- Caroline Bee, Director of Finance: ceased to be a director on 16th April 2025

OUR COMMITTEES

**FINANCE
& INVESTMENT**

AUDIT & RISK

**CHARITABLE
STRATEGIC DELIVERY
AND IMPACT**

PEOPLE & CULTURE

**GOVERNANCE &
NOMINATIONS**

**ST. JOHN'S
FOUNDATION
EST. 1174**

**ST JOHN'S
HOSPITAL TRADING
COMPANY LTD**

TRADING COMPANY

The Board of Directors has defined responsibilities set out in its Terms of Reference. These include providing oversight and direction in relation to the Charity's strategy, culture and values; financial reporting, investment management and internal controls; and ensuring strong governance, compliance and safeguarding.

The Board is also responsible for approving business cases and policies, overseeing almshouse management, health and safety, information governance, and for senior appointments and remuneration.

FINANCE & INVESTMENT COMMITTEE (FIC)

The Finance & Investment Committee oversees the Charity's finances, investments and long-term sustainability. It monitors financial performance and capital plans, recommends the investment strategy, and assures the Board that assets and resources are well managed.

AUDIT & RISK COMMITTEE (ARC)

The Audit & Risk Committee supports the Board by overseeing financial reporting, risk management and internal controls. It reviews how risks are identified and managed, ensures controls are effective, and oversees the annual accounts and external audit process.

CHARITABLE STRATEGY, DELIVERY & IMPACT COMMITTEE (CSDIC)

The Charitable Strategy, Delivery & Impact Committee oversees the Charity's strategic direction and delivery. It monitors performance against the charitable strategy, tracks impact and outcomes, and ensures learning and feedback inform future work.

PEOPLE & CULTURE COMMITTEE (PCC)

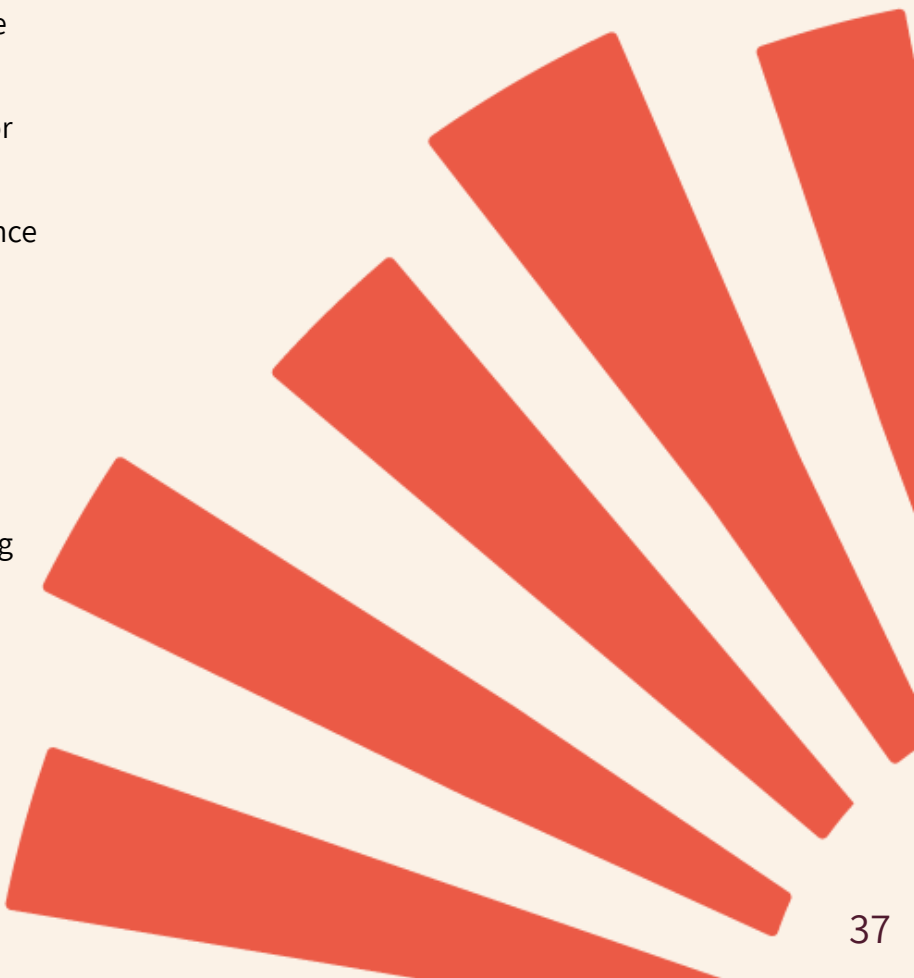
The People & Culture Committee supports the Board in building a strong, inclusive and high-performing organisation. It oversees workforce strategy, culture and policies, ensures legal compliance, and agrees senior leadership remuneration.

GOVERNANCE & NOMINATIONS COMMITTEE (GNC)

The Governance & Nominations Committee ensures strong and effective governance across the Charity. It leads Board and senior leadership appointments, oversees succession planning, and ensures compliance with governance and regulatory requirements.

TRADING COMPANY BOARD (TCB)

The Trading Company Board oversees the governance and performance of the Trading Company. It ensures the business operates compliantly and in the best interests of the Charity and is responsible for the Trading Company's annual report and accounts.



During Q3 and Q4, the Board reviewed and refreshed the Terms of Reference for its committees. Updated remits were agreed for implementation in Q1 2026, providing clearer scope, responsibilities and lines of accountability. This included significant updates to the former Investment Committee and Audit & Risk Committee, as well as clarifying the relationship between the Governance & Nominations Committee and the People & Culture Committee, particularly in relation to remuneration.

Professional advisers attend Board and Committee meetings when required to provide specialist insight and support decision-making.

PUBLIC BENEFIT STATEMENT

The Directors of the Board confirm that they have had due regard to the Charity Commission's guidance on public benefit when exercising their powers and duties.

St John's Foundation exists to provide practical support to people in need across Bath and North East Somerset, with a particular focus on older people and those experiencing financial hardship. This purpose has guided all the Charity's activities during the year.

The Charity delivers public benefit primarily through the provision of almshouse accommodation, offering safe, affordable homes for older people who would otherwise struggle to remain securely housed. These homes provide not only physical security but also stability, independence and a supportive community, helping residents to live well in later life.

Alongside this, the Charity provides financial assistance to individuals and families facing acute hardship through its Crisis Programme. This one-off support helps people meet essential costs at moments of crisis, preventing situations from escalating and reducing longer-term harm.

During the year, the Charity also continued its Best Start in Life work, supporting children and families facing disadvantage through early years, education and food programmes. While this work is coming to a planned close, it has delivered public benefit by supporting children's wellbeing, development and access to education at critical stages.

In all cases, support is targeted at those most in need and delivered either directly or in partnership with trusted local organisations. The Board regularly reviews the Charity's activities to ensure they are aligned with its charitable objects, responsive to local need and capable of delivering meaningful public benefit. The Directors of the Board are satisfied that St John's Foundation's work during the year has provided clear and identifiable public benefit, both to individuals directly supported and to the wider community, and that the Charity continues to use its resources responsibly to deliver lasting benefit now and in the future.

PROFESSIONAL ADVISERS

To support our day to day operations we call upon professional advisors as and when is required. These include the following organisations:

EXTERNAL AUDIT

- Crowe U.K. LLP 4th Floor, St James House, St James' Square, Cheltenham, GL50 3PR

BANKERS

- Handelsbanken Plc 7 Henry St, Bath, BA1 1JR
- Hampdens & Co Plc 20/21 Charlotte Square, Edinburgh, EH2 4DR

SOLICITORS

- Thrings LLP 2 Queen Square, Bath, BA1 2HQ
- Stone King LLP Upper Borough Court, Upper Borough Walls, Bath BA1 1HJ
- Mogers Drewett LLP, St James House, The Square, Lower Bristol Rd, Bath BA2 3BH

INVESTMENT MANAGERS

- Evelyn Partners Investment Management LLP Portwall Place, Portwall Lane, Bristol, BS1 6NA
- Schroder & Co Ltd trading as Cazenove Capital, 1 London Wall Place, London EC2Y 5AU
- Charities Property Fund Savills Investment Management, 33 Margaret Street, London, W1G 0JD

INVESTMENT ADVISORS

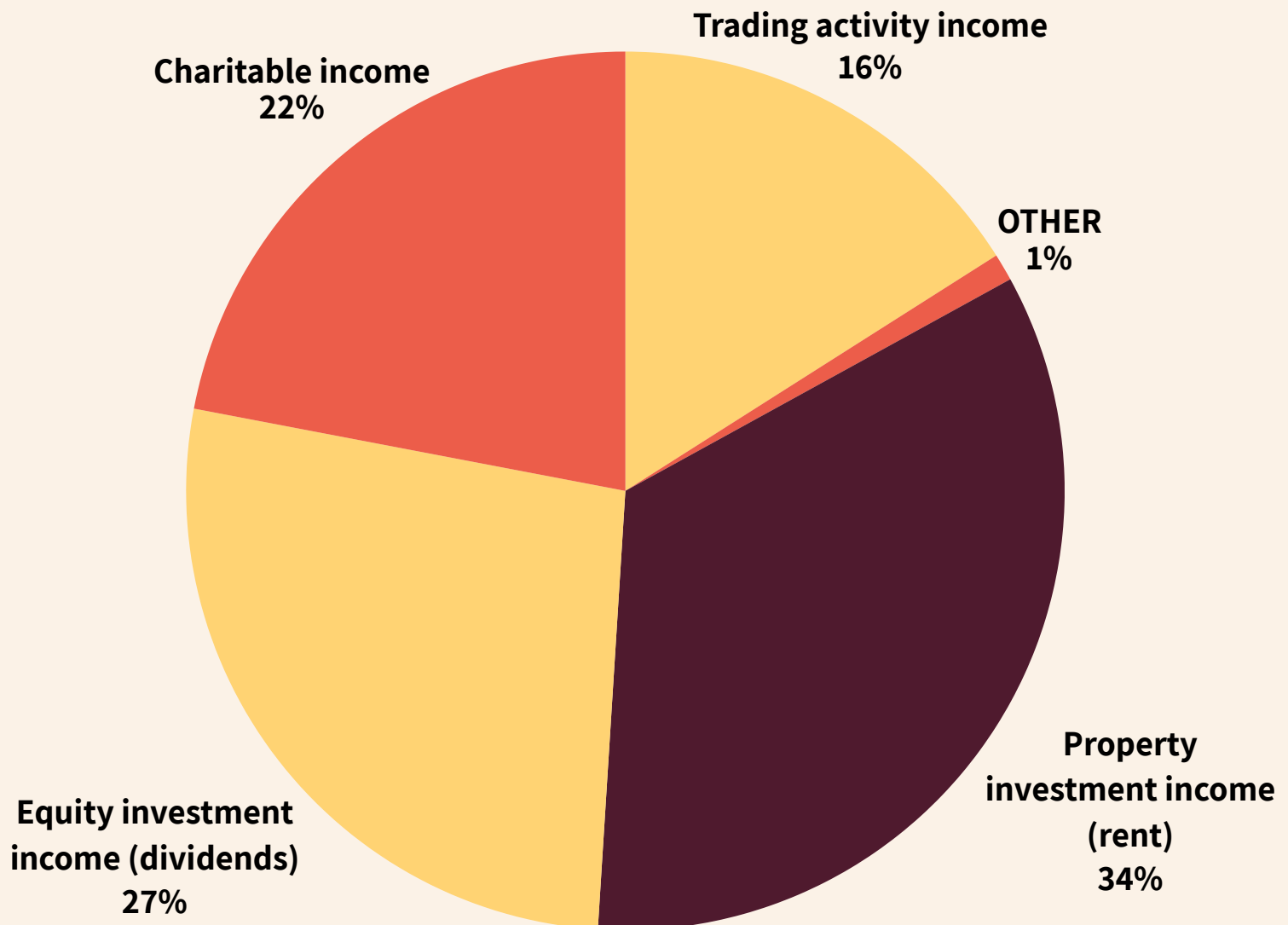
- Stanhope Capital LLP, 35 Portman Square, London, W1H 6LR

CHARTERED SURVEYORS

- Jones Lang LaSalle Ltd 31 Great George St, Bristol, BS1 5QD
- Martin Blake Associates Ltd 8a Bartlett St, Bath, BA1 2QZ
- Carter Jonas 5-6 Wood St, Bath, BA1 2JQ
- C Squared 82 Walcot St, Bath BA1 5BD

FINANCIAL REVIEW

The consolidated income for 2025 was £5.4m (2024: £5.6m). Investment income fell from £3.5m in 2024 to £3.3m in 2025. Whilst income from charitable activities grew, income from trading fell year on year, as a result of challenging trading conditions for the House of St John's.



CHARITABLE INCOME

Income from charitable activities, which includes income from almshouses, increased by £17k (1%) in 2025 compared with 2024.

The monthly maintenance charge paid by almshouse residents was reviewed during the year, with only a modest increase implemented compared to the previous year. This reflected the Local Housing Allowance (LHA) rate remaining unchanged for 2025.

Income from donations increased by £7k in 2025, reaching £20k.

INVESTMENT INCOME

The Charity adopts a total return approach to its investments, focusing on the overall performance of the investment portfolio rather than on income yield alone. Under this approach, capital growth and income are treated as interchangeable, providing greater flexibility, improved diversification, and better protection against inflation. However, accounting regulations require investment income received to be recognised as income in the Statement of Financial Activities (SOFA).

Total investment income received in 2025 was £3.3m (2024: £3.5m). Income from investment property continued to decline as a result of property disposals early in the year. Residential rental income fell by £186k (27%), while commercial rental income fell by £64k (5%). Dividend income from tradable securities also decreased by 5%, from £1.43m to £1.36m.

Property disposals were paused in 2025 to allow a strategic review to be undertaken. A strategy is now in place to refurbish residential properties to a higher standard, enabling improved market rents to be achieved. This strategy will continue to be implemented in 2026 and is expected to result in increased residential property income over time. The strategy for the commercial property portfolio remains under review.

TRADING ACTIVITIES

As noted above, the Trading Company experienced a challenging year, generating total income of £913k, despite improved performance at St Catherine's apartments.

The House of St John's generated income from office rental, event space hire, co-working memberships, and weddings, which were introduced as a new venture in 2025. As anticipated, the business operated at a loss while these income streams continued to develop and in the context of increased competition in the office rental space. Turnover at the House of St John's was £489k in 2025 (2024: £552k), with an overall loss of £200k (2024: £118k).

Following the appointment of new managing agents for St Catherine's in 2024, which initially resulted in lower income and higher costs, performance continued to improve during 2025. Income increased to £424k (2024: £363k), and the operation returned to a small profit of £13k (2024: loss of £27k).

Following the year end, the Trading Company surrendered its lease of 1 Queen Square, from which the House of St John operated, and the parent charity relocated its head office to the building. The Charity and Trading Company have since entered into a new licence agreement under which the Trading Company markets surplus space within the parent charity's head office and pays the parent charity a share of the related revenue. The Charity has also written off the outstanding loan balance and rental arrears arising before 2024.

EXPENDITURE

Total expenditure in 2025 was £6.7m, compared with £7.2m in 2024.

CHARITABLE DELIVERY

Expenditure on charitable delivery was £474k (9%) lower than in 2024, primarily reflecting the planned wind-down of the Best Start in Life grant programme, as explained earlier in the report.

Spending on Older Adults Services totalled £2.73m in 2025 (2024: £2.70m), in line with expectations. Grants of £15k were awarded to projects supporting older people in Bath and North-East Somerset during the year (2024: £79k). Reallocated central overheads were £66k higher than in the prior year, largely due to £70k of external governance support costs. Staff costs also increased year on year, reflecting inflationary pressures and one-off costs.

Spending on Funding and Impact was £2.16m in 2025 (2024: £2.67m), consistent with the planned conclusion of the Best Start in Life programme, while continuing crisis fund activity.

Costs of Raising Funds

Given its significant endowment, the Charity does not actively fundraise. Instead, it generates income from its investment portfolio, which includes both tradable securities and directly managed property, and incurs related management costs.

The cost of raising funds fell by 5% to £997k in 2025. This reduction was driven primarily by lower property management costs, particularly across the commercial estate, where limited lease negotiation activity was required during the year.

Management costs for tradable securities increased to £223k (2024: £214k), reflecting higher portfolio valuations on which fees are based.

Before the allocation of central overheads, property management costs decreased by £104k to £458k (2024: £562k). Repair costs vary year by year and are managed through a rolling 30-year maintenance plan. The strategic asset review is expected to result in increased repair and capital expenditure over the next two years as significant refurbishment is undertaken across the residential portfolio.

Costs associated with new leases and lease renewals on the commercial estate were £41k (87%) lower than in the previous year, reflecting the timing and nature of individual leases.

ANNUAL DEFICIT

The operating deficit for 2025 was £1.28m before investment gains and losses (2024: £1.58m).

Capital gains on tradable securities and the property portfolio resulted in a positive movement in funds of £5.0m (2024: £1.8m), leading to an overall net increase in funds of £3.74m for the year (2024: £240k).

TOTAL RETURN AND INVESTMENT PERFORMANCE

The Charity adopted the total return approach to investments from 1 January 2013. At that date, the core endowment was valued at £35m, with unapplied total return of £46m. The preserved value of the permanent endowment is based on the indexed value of the original gift as at 1 January 1995, with the core endowment increased annually in line with CPI.

The Charity targets a long-term total return of CPI plus 4% per annum. Total return represents the combined effect of income (such as dividends and rental income) and capital growth. The Retail Prices Index (RPI) was historically used by the Charity but, following careful consideration, the trustees decided to move to CPI from 1 January 2021. This helps to ensure the investments grow in line with inflation, protecting their value to support the needs of future generations. In 2025, the permanent endowment was increased by £1.77m to reflect CPI (2024: £1.36m).

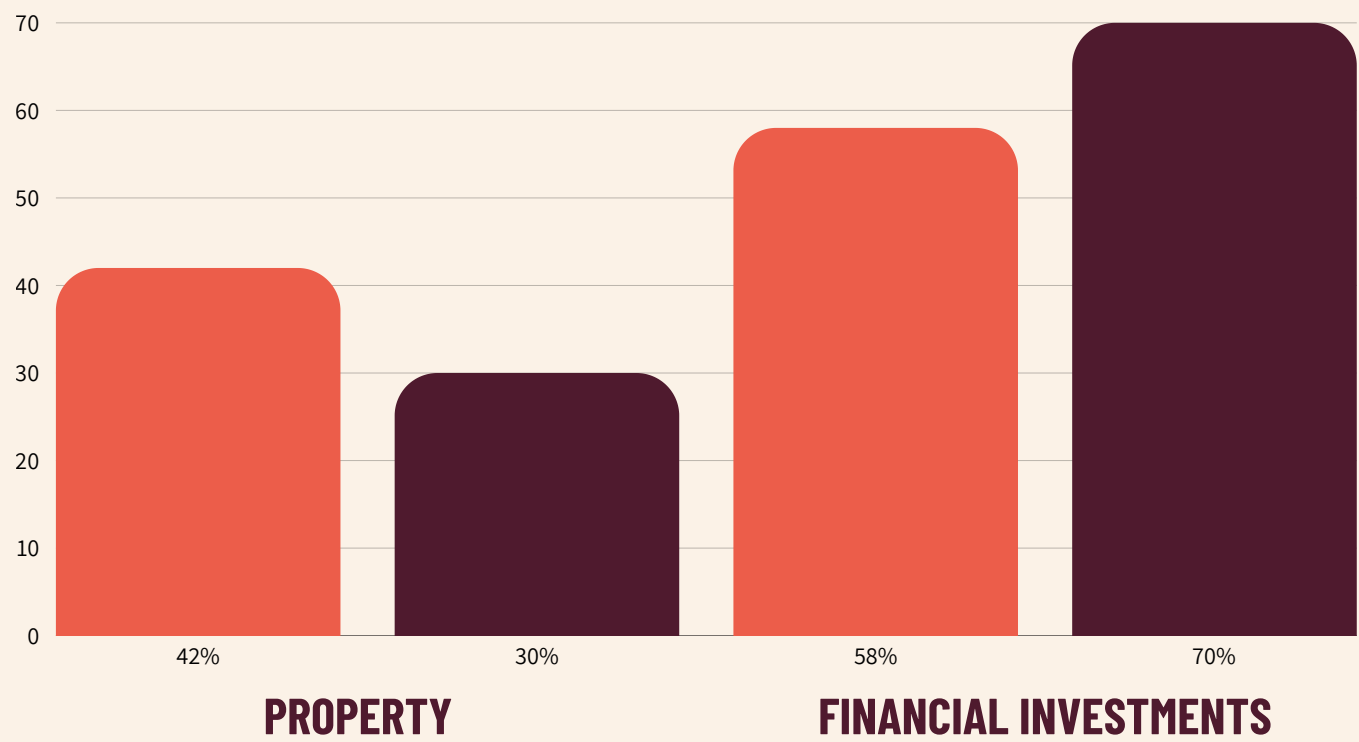
The Charity depends on income and capital growth from its investment portfolio to support its current charitable activities. A real return of 4% above inflation is targeted to provide funds for drawdown and use in supporting today's beneficiaries. In 2025, £5.5m of unapplied total return was allocated to income and a further £464k was allocated in March 2026, with a further £802k allocated in May 2026 (2024: £5.4m).

Given market volatility, annual investment values may fluctuate. The Board therefore assesses performance over rolling five-year periods, reflecting the Charity's long-term objectives and focus on sustaining almshouse provision and charitable support across generations. The total return calculation excludes investment manager fees and property management costs.

INVESTMENTS

At 31 December 2025, investments were valued at £98.6m (2024: £103.9m), of which £40.4m (41%) was property located in Bath (2024: £43.5m, 42%).

The Charity’s Strategic Asset Allocation (SAA) sets out an aspirational mix of asset classes designed to achieve the target return within an acceptable level of risk. Rebalancing is reviewed annually. Other investments, including social loans and cash balances, represent less than 0.5% of total investment value and are excluded from the SAA. The SAA is currently under review by the Finance & Investment Committee.



INVESTMENT POLICY

The Investment Policy places no formal limit on individual asset exposure, though any asset representing more than 5% of the total portfolio is actively monitored by the Finance & Investment Committee.

Investments may be made across most asset classes, excluding derivatives other than for hedging purposes, and individual investments may be excluded where they conflict with the Charity’s objectives. The Charity may also make mixed-motive and social investments where these align with its charitable objects. At present, this includes small concessionary loans to a carers’ centre, which are not material to the overall portfolio.

RESPONSIBLE INVESTING

The Board recognises the importance of responsible investment (RI). In 2021, the Investment Policy was updated to better reflect the Charity's values. The UN Sustainable Development Goals (UNSDGs) are used as a helpful framework and the following goals have been adopted as the Charity's investment values:

- UNSD Goal 1 – No poverty
- UNSD Goal 2 – Zero hunger
- UNSD Goal 3 – Good health and well-being
- UNSD Goal 4 – Quality education
- UNSD Goal 10 – Reduced inequalities
- UNSD Goal 11 – Sustainable cities and communities

The Board does not apply strict exclusion criteria based on these investment values (although appointed investment managers may operate their own baseline exclusions). The investment values are intended to guide investment decision-making and any potential misalignment is discussed quarterly with the Finance & Investment Committee.

The Board is committed to continually improving the alignment of the Charity's investments with its values, while still seeking the best financial return within an acceptable level of risk. The Board's expectations in relation to RI are set out below:

- Investment managers must be signatories to the UN Principles for Responsible Investment (PRI) and report annually to the trustees on performance against the PRI.
- Investment managers must confirm to the trustees any baseline exclusions applied to the Charity's portfolios and keep the trustees informed of any changes to their exclusion policies.
- Where the Charity's funds are placed with third-party managers, investment managers must ensure those third-party managers are also PRI signatories and assess their performance accordingly.
- Investment managers must provide annual reports to the Board on how the Charity's portfolios are performing against RI considerations and, where possible, against the Charity's investment values. The Board recognises that this reporting will evolve and expects it to become more robust over time, enabling the Finance & Investment Committee to track alignment with the Charity's values.
- Investment managers are expected to report quarterly to the Finance & Investment Committee on any breaches of the UN Global Compact by companies held within the investment portfolio.
- Specific investments may be excluded where they are considered to conflict with the Charity's investment values.

PROPERTY STRATEGY AND INVESTMENTS

During 2025, detailed analysis was undertaken to review both current and potential total returns from direct property investments. Following this review, a new interim residential property strategy was adopted, focusing on refurbishing properties to either improve rental performance or secure a higher sale valuation. Further work will be undertaken in 2026 to develop the commercial property strategy.

Five properties were sold during the year, generating gross proceeds of £3.2m. In addition, £7m of equities were sold in response to strong equity market performance and elevated valuations, improving liquidity and reducing the risk of having to sell assets during a market downturn.

CONSOLIDATED RESERVES

Most of the Charity's reserves are held in investments, with the income generated supporting both current beneficiaries and future generations. To protect long-term financial sustainability, the Board designates a significant proportion of reserves for future use. At 31 December 2025, total Group reserves amounted to £118.7m (2024: £115m).

The Charity operates a zero free reserves policy, under which funds are transferred from unapplied total return into unrestricted reserves each year solely to meet planned operational expenditure.

In calculating free reserves, unrestricted assets that are not readily available for immediate use are excluded. These include operational assets and outstanding commitments, specifically:

- Operational fixed assets not already excluded through the functional endowment, such as the head office, totalling £1.8m (2024: £1.7m).
- Committed awards or building contracts not recognised as liabilities in the financial statements, amounting to £1.96m (2024: £1.2m), except where these commitments are covered by the functional endowment.

At 31 December 2025, the Charity reported negative free reserves, resulting in a deficit of £1,266k. This reflects the fact that unrestricted reserves at the year end were insufficient to cover outstanding commitments. This position is consistent with the Reserves Policy adopted in 2021, under which transfers from unapplied total return into unrestricted reserves are made only as required to meet operational expenditure, including committed expenditure at the reporting date.

The Board considers a zero free reserves policy to be appropriate, given the Charity's total return investment approach and the significant level of unapplied total return available to meet expenditure as required. The level of reserves to be transferred must be set prior to the year end and is based on estimates. In December 2025, the Board capped the increase in unrestricted reserves at £5.5m, which proved insufficient once year-end adjustments were finalised, resulting in a free reserves deficit. This position was not considered a cause for concern, as significant unapplied total return of £47.6m was available at the year end. A transfer was subsequently made in 2026 from unapplied total return to unrestricted reserves to eliminate the deficit.

Unapplied total return is managed carefully to balance financial resilience with maximising charitable impact, ensuring that surplus funds are not retained unnecessarily. Long-term financial planning aims to maintain the investment portfolio at a level capable of generating sustainable returns to support the almshouses, the Good Living Service, and grant-making activities for future generations, while protecting spending power against inflation. Any unapplied total return in excess of this requirement remains expendable and may be allocated to Foundation funds or other strategic initiatives by resolution of the Board.

Given the long-term nature of this approach, the level of unapplied total return may fluctuate from year to year. Accordingly, financial planning, budgeting, and spending decisions are informed by the Charity's average long-term position rather than short-term movements in free reserves.

RISKS AND GOING CONCERNS

Risk management is embedded across the Charity, with each team responsible for maintaining its own risk register, ensuring mitigating actions are implemented and risk assessments remain current. Risks assessed as having a high likelihood and/or impact are escalated to the Corporate Risk Register. The Audit and Risk Committee receive quarterly risk updates, reviews the Corporate Risk Register at least annually, and may recommend additional mitigating actions where appropriate.

The Charity's principal risks fall into three broad categories: charitable impact, economic, and people-related risks.

Charitable impact risk

The risk that the Charity fails to achieve, or adequately demonstrates, its intended charitable impact.

Mitigation: Robust due diligence processes are in place for established charitable activities, including the crisis programme and almshouses, to ensure effectiveness and accountability.

Economic risk

The risk that the Charity fails to achieve its targeted total return, reducing the income or capital available to support strategic objectives.

Mitigation: The Charity adopts a long-term investment horizon and employs professional investment managers to support portfolio recovery and growth and to mitigate short-term volatility. The direct property portfolio is proactively managed with specialist advice. The long-term financial plan is regularly refreshed and informs discussions and decision-making at the Finance & Investment Committee and Board. In 2025, extensive analysis of actual and potential total returns from property led to the development of a new interim residential property strategy to further mitigate this risk. Operationally, staff are actively engaged in budgeting and forecasting, contract management, and cost control to ensure financial efficiency in delivering strategic objectives.

People-related risk

The risk that the unexpected absence of a member of staff adversely affects service delivery or creates operational risk due to a lack of information sharing. This risk is inherently higher in a small organisation with specialist roles.

Mitigation: Document storage is centralised to improve visibility and consistency across teams, with controlled access available where approved by the Executive. Teams are encouraged to share knowledge and shadow key tasks to reduce reliance on individuals. The finance system implemented in 2025 provides clear delegation routes, enabling tasks to be redirected during periods of absence. The Charity's collaborative culture promotes effective handover arrangements and team-based support in the event of unplanned absences.

GOING CONCERN

The Board considers that the Charity has adequate resources to continue operating for the foreseeable future and has therefore adopted the going concern basis in preparing the financial statements.

The Board plans for the Charity to operate over the long term, which is reflected in its investment and reserves strategies. These approaches, including the planned level of unapplied total return and the discretion available over expenditure, mean that although the Charity is reliant on investment returns, it is considered resilient to short-term market volatility. Sufficient plans and contingencies are in place to ensure the Charity remains adequately resourced to meet the needs of current and future beneficiaries. To provide additional headroom, overdraft facilities are in place to cover a reasonable worst-case cash flow scenario, and financial investments could be liquidated if required.

VOLUNTEERS

The Charity supports people in Bath and North East Somerset with the valued help of a small team of volunteers who work with the Good Living Service. We are incredibly grateful for the time and effort of the volunteers who support the activities of the Charity.



STATEMENT OF TRUSTEE COMPANY RESPONSIBILITIES

The Trustee Company is responsible for preparing the Trustee's Annual Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice (United Kingdom). The law applicable to charities in England and Wales requires the Trustee Company to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and the group and of the incoming resources and application of resources of the Charity and the group for that period.

In preparing these financial statements, the Trustee Company is required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgments 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; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustee Company is responsible for keeping proper accounting records that are sufficient to show and explain the Charity's transactions, that disclose with reasonable accuracy at any time the financial position of the Charity and enables it to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed.

It is also responsible for safeguarding the assets of the Charity and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustee Company is responsible for the maintenance and integrity of the financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Crowe U.K. LLP have been appointed as auditors in the period. A resolution for the reappointment of Crowe U.K. LLP as auditors for the Charity will be proposed at the forthcoming Annual General Meeting.

The Trustees' Report and this Statement of Trustee Company Responsibilities are authorised for issue by the Board of the Trustee Company on 11th June 2026.

Name: Madeleine Musselwhite

Signature: signed in the original

Name: Alun Branigan

Signature: signed in the original

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ST JOHN'S FOUNDATION EST. 1174

OPINION

We have audited the financial statements of St. John's Foundation Est. 1174 ('the Charity') and its subsidiary ('the group') for the year ended 31 December 2025 which comprise Consolidated statement of financial activities, Consolidated Balance sheet, Charity Balance sheet, Consolidated statement of cash flows and notes to the financial statements, including 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 group's and the parent Charity's affairs as at 31 December 2025 and of the group's 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 group 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 Trustee Company's 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 or the group'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 Trustee Company with respect to going concern are described in the relevant sections of this report.

OTHER INFORMATION

The Trustee Company is responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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 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.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

- the information given in the financial statements is inconsistent in any material respect with the Trustee report; or
- sufficient and proper accounting records have not been kept by the parent Charity; 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 TRUSTEE COMPANY

As explained more fully in the Trustee Company responsibilities statement set out on page 48 the Trustee Company is 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 Trustee Company 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 Trustee Company is responsible for assessing the group's and the parent 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 Trustee Company 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 151 of the Charities Act 2011 and report in accordance with the Acts and relevant regulations made or having effect thereunder.

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. Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

EXTENT TO WHICH THE AUDIT WAS CONSIDERED CAPABLE OF DETECTING IRREGULARITIES, INCLUDING FRAUD

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the Charity and group operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Charities Act 2011 together with the Charities SORP (FRS 102). We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the Charity's and the group's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the Charity and the group for fraud.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustee Company and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be the override of controls by management and investment properties. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, reviewing regulatory correspondence with the Charity Commission, and reading minutes of meetings of those charged with governance and designing audit procedures over investment properties.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

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.

USE OF OUR REPORT

This report is made solely to the Charity's Board, 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 Trustee Company 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 Trustee Company as a body, for our audit work, for this report, or for the opinions we have formed.

Signed in the original

19 June 2026

Crowe U.K. LLP
Statutory Auditor
Fourth Floor
St James House
St James Square
Cheltenham
GL50 3PR

Crowe U.K. LLP is eligible for appointment as auditor of the Charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES

	Note	Unrestricted fund £'000	Restricted funds £'000	Endowment fund £'000	Total 2025 £'000	Total 2024 £'000
Income and endowments from:						
Charitable activities		1,166	-	-	1,166	1,149
Investment income	2a	96	8	3,195	3,299	3,528
Other trading activities		893	-	-	893	937
Donations and legacies	2b	20	47	-	67	13
Transfer to income	17a/21	6,766	-	(6,766)	-	-
Total income		8,941	55	(3,571)	5,425	5,627
Expenditure:						
Expenditure on charitable activities:						
Older adults services		2,615	-	116	2,731	2,696
Funding and impact	7	2,111	48	-	2,159	2,669
Total expenditure on charitable activities	3	4,726	48	116	4,890	5,365
Cost of raising funds	4	675	-	323	998	1,046
Other expenditure	5	819	-	-	819	797
Total expenditure		6,220	48	439	6,707	7,208
Net income/(expenditure) before investment gains		2,721	7	(4,010)	(1,282)	(1,581)
Net gains on investments	13	-	-	5,024	5,024	1,821
Net income		2,721	7	1,014	3,742	240
Transfers between funds	21	(1,094)	-	1,094	-	-
Net (expenditure)/ income & net movement in funds		1,627	7	2,108	3,742	240
Reconciliation of funds:						
Total funds brought forward	22	3,047	16	111,926	114,989	114,749
Total funds carried forward	22	4,674	23	114,034	118,731	114,989

The notes on pages 58 to 86 form part of these financial statements.

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



CONSOLIDATED BALANCE SHEET

	Note	2025 £'000	2024 £'000
Fixed Assets			
Intangible assets	10	55	18
Tangible assets – freehold property	11	12,650	11,683
Other tangible fixed assets	12	564	555
Investments :			
Financial and property investments	13	98,642	103,883
Social investments	14	57	63
		111,968	116,202
Current Assets			
Social investments	14	5	5
Debtors	15	989	1,180
Cash at bank and in hand		8,769	2,344
		9,763	3,529
Creditors: amounts falling due within one year	16a	(1,613)	(3,370)
Net current assets		8,150	159
Total assets less current liabilities		120,118	116,361
Creditors: amounts falling due after more than one year	16b	(1,387)	(1,372)
Total net assets		118,731	114,989
Group reserves			
Invested endowment fund	17a	100,686	99,579
Functional endowment fund	17b	13,193	12,215
Roxburgh endowment fund	18	155	132
Unrestricted general fund	19	4,674	3,047
Restricted funds	20	23	16
		118,731	114,989

The notes on pages 58 to 86 form part of these financial statements. These financial statements were approved and authorised for issue by the Trustee at the meeting held on 11th June 2026 and were signed on its behalf by:

..... Signed in the original

Madeleine Musselwhite

..... Signed in the original

Alun Branigan

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



CHARITY BALANCE SHEET

	Note	2025 £'000	2024 £'000
Fixed Assets			
Intangible assets	10	54	17
Tangible assets – freehold property	11	12,662	11,695
Other tangible assets	12	458	401
Investments :			
Financial and property investments	13	98,692	103,933
Social investments	14	57	63
		111,923	116,109
Current Assets			
Social investments	14	5	5
Debtors	15	1,057	1,945
Cash at bank and in hand		8,653	2,211
		9,715	4,161
Creditors: amounts falling due within one year	16a	(1,442)	(3,216)
Net current assets		8,273	945
Total assets less current liabilities		120,196	117,054
Creditors: amounts falling due after more than one year	16b	(1,387)	(1,372)
Total net assets		118,809	115,682
Charity reserves			
Invested endowment fund	17a	101,669	100,341
Functional endowment fund	17b	13,193	12,215
Roxburgh endowment fund	18	155	132
Unrestricted general fund	19	3,769	2,978
Restricted funds	20	23	16
		118,809	115,682

The notes on pages 58 to 86 form part of these financial statements. These financial statements were approved and authorised for issue by the Trustee at the meeting held on 11th June 2026 and were signed on its behalf by:

Signed in the original
.....

Madeleine Musselwhite

Signed in the original
.....

Alun Branigan

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



CONSOLIDATED STATEMENT OF CASH FLOWS

	2025 £'000	2024 £'000
Cash flows used by operating activities (note A)	(3,547)	(4,693)
Cash flows from financing activity		
Repayments of borrowings	19	(18)
Net cash from / (used in) financing activity	19	(18)
Cash flows from investing activities:		
Dividends, interest and rents from investments	3,299	3,528
Costs of generating funds paid by endowment	(323)	(314)
capital Improvements to investment properties	(110)	(5)
Movement of cash held by brokers to investments	174	(23,001)
Purchase of investments	(15,194)	-
Proceeds from the sale of investments	25,395	26,035
Social investments repaid	6	-
Purchase of property, plant and equipment	(1,201)	(294)
Purchase of intangible assets	(48)	(2)
Net cash provided by investing activity	11,998	5,947
Net increase in cash and cash equivalents	8,470	1,236
Change in cash and cash equivalents in the year	8,470	1,236
Cash and cash equivalents at the beginning of the year	299	(937)
Cash and cash equivalents at the end of the reporting period (note B)	8,769	299

NOTE A: Reconciliation of net income to net cash flow from operating activities

	2025 £'000	2024 £'000
Net income for the year (per Statement of Financial Activities)	3,742	240
Depreciation and amortisation charges	236	239
(Gain) on investments	(5,024)	(1,821)
Dividends, interest and rents from investments	(3,299)	(3,528)
(Increase) / Decrease in debtors	191	(46)
(Decrease) / Increase in creditors	284	(91)
Cost of generating funds from endowed capital	323	314
Cash outflow from operating activities	(3,547)	(4,693)

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

NOTE B: Analysis of cash and cash equivalents

	At start of year £'000	At end of year £'000
Cash	2,344	8,769
Overdraft facility repayable on demand	(2,045)	-
Total	299	8,769

NOTE C: Analysis of changes in net debt

	At start of year £'000	Cash flows £'000	At end of year £'000
Cash	2,344	6,425	8,769
Overdraft facility repayable on demand	(2,045)	2,045	-
	299	8,470	8,769
Loans falling due within one year	(343)	(4)	(347)
Loans falling due after one year	(1,372)	(15)	(1,387)
Total	(1,416)	8,451	7,035



ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

Principal Accounting Policies

Consolidation

The group financial statements consolidate the financial statements of the charity and its wholly owned subsidiary, St John's Hospital Trading Company Ltd ('the subsidiary') for the year ended 31 December 2025. The results of the subsidiary for the year are set out in note 13. The group will be referred to as 'St John's' or 'the charity' throughout these financial statements. All intergroup sales and profits have been eliminated upon consolidation. The Mayor of Bath's Relief Fund (Charity ref. 204649) has not been consolidated as, in line with the exemption granted by the Companies Act 2006, its inclusion is not material for the purpose of giving a true and fair view. The appropriateness of this treatment is reviewed annually. St John's Hospital Design and Build Ltd, an additional subsidiary incorporated on 16 October 2023, has not been consolidated as it is dormant.

Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland ('FRS102 SORP') and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland ('FRS102')(effective 1st January 2019) and the Charities Act 2011 and UK Generally Accepted Accounting Practice.

St. John's Foundation Est. 1174 constitutes a public benefit entity as defined by FRS102 and is an unincorporated Charity; its subsidiary is a limited company. The functional currency of the Group is sterling. The registered address of both the Charity and its subsidiary is 1 Queen Square, Bath, BA1 2HA. The country of incorporation for the subsidiary is the United Kingdom.

Except as set out below, the financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value. Freehold housing properties (operational properties) are shown at deemed cost. Investment properties are shown at their revalued amounts and the investment portfolios are valued at closing market values. These policies have been applied consistently throughout the current and prior year.

The results for the charity and reconciliation of funds are shown in notes 17 to 22. The Charity has also taken qualifying exemptions available to a qualifying entity in FRS 102 from the requirement to present a Charity only cash flow statement.



Notes to the Financial Statements

Principal Accounting Policies (continued)

Assessment of going concern

The Charity considers that it has adequate resources to continue in operational existence for the foreseeable future and has adopted the going concern assumption in preparing these financial statements.

The trustees actively plan for the Charity to exist for many years, and this is reflected in the approaches taken to both long-term planning of investments and reserves, detailed above. These approaches (including the planned level of unapplied total returns held by the Charity and the discretion that it has over its expenditure) mean that whilst heavily reliant on investment returns, the trustees consider the Charity to be resilient to shorter-term volatility in its investments and plans are in place to remain adequately resourced to meet the need of both present and future beneficiaries. To provide ample headroom, overdraft facilities are in place which cover a reasonable worst-case scenario for cash flow and if required, the financial investments could be liquidated.

Income recognition

Income is recognised when the charity has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably. Dividend income is recognised when the dividend has been declared. Interest on capital is recognised when receivable and the amount can be measured reliably. This is upon notification by our investment advisors or the bank of the dividend or interest yield.

Rental income, from investment properties, is recognised over the term of the lease with any lease incentives spread evenly over the lease term. Particular attention has been given this year to assessing the probability of receiving rental income before it is recognised (see accounting policy "key sources of estimation uncertainty"). Almshouse income represents fees from residents and other service user income and is credited to the unrestricted fund. It is recognised in the period to which the almshouse residency relates on an accruals basis.

Donations and grants

Donations are accounted for when received. Donations subject to specific wishes of the donors are carried to the relevant restricted fund.

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

Principal Accounting Policies (continued)

Expenditure

All expenditure is accounted for on an accruals basis and is recognised when there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All costs have been directly attributed to one of the functional categories of expenditure in the SOFA. The cost of raising funds includes investment management costs, for both our listed and property investments. Expenditure on charitable activities includes the cost of running our almshouses, outreach services and our awards programme. Please also refer to the paragraph below regarding the allocation of support costs to activities.

Funding awards payable

Funding awards payable are payments made to third parties in the furtherance of the charity's objects. In the case of an unconditional award offer this is accrued once the recipient has been notified of the award. Where performance-related conditions are attached the cost of the award is not recognised until there is sufficient evidence that the conditions will be met.

Individual awards are recognised on approval of the award. Multi-year awards for core funding are recognised in full on approval of the award where there are no performance conditions attached.

Irrecoverable VAT

Irrecoverable VAT is charged to the SOFA or capitalised as part of the cost of the related asset, where appropriate. The charity has opted to charge tax on certain commercial properties and recovers the associated input VAT. All other expenses are shown inclusive of non-recoverable VAT.

Allocation of support costs

General management expenses (including depreciation, property costs and the cost of supporting teams) and governance costs are apportioned between charitable activities and raising funds. The split of overheads is a close reflection of the time spent on each activity. Governance costs include audit and accounting fees, and Trustee expenses.



Notes to the Financial Statements

Principal Accounting Policies (continued)

Gifts in kind, donated services or facilities and volunteers

These are estimated and included in the period in which they are received. In accordance with the Charities SORP (FRS102), volunteer time is not recognised in the SOFA. More information about their contribution is explained in the Trustee's annual report.

Intangible fixed assets

Intangible fixed assets are those which lack physical substance but provide an on-going economic benefit for the charity. They are recognised at historic cost and subsequently amortised so as to write off the cost over their expected useful lives, as follows:

Website 3 years / 33% per annum

Software & brands 4 years / 25% per annum

Tangible fixed assets

The limit above which assets are capitalised is £500 (for individual purchases) and £1,000 (aggregated). Office and computer equipment, fixtures and fittings and motor vehicles are stated at cost less depreciation and provision for impairment. Depreciation is calculated to write off the cost of such fixed assets over their expected useful lives; the rate used for this purpose in the charity is 5% to 25% per annum on a straight line basis, depending on the asset. In the trading company the rates vary from 10% to 33%.

Housing and administrative properties

Housing and administrative properties are included in the financial statement as freehold fixed assets. The cost of freehold housing properties represents deemed cost at 1st January 2014 under transition to FRS102, plus subsequent additions at cost. Assets are stated at deemed cost less accumulated depreciation and any accumulated impairment losses. Depreciation is calculated to write down the cost less estimated residual value of all tangible fixed assets, other than freehold land, over their expected useful lives, using the straight-line method. The applicable rate is:

Freehold buildings 50 years / 2% per annum

Freehold land is not depreciated. A depreciation rate of 2% is applied to the buildings' cost, which is assessed to be two thirds of the total property value less its residual value.



Notes to the Financial Statements

Principal Accounting Policies (continued)

Fixed asset investments

Investment properties

The charity owns freehold properties and ground rents for long term investment. In accordance with FRS102 these are included in the balance sheet at valuation at 31 December 2025, and the surplus or loss arising on revaluation has been transferred to the relevant reserve. On disposal of investment properties, the net gain or loss on disposal is calculated and transferred to the relevant reserve. The gain or loss is calculated as the proceeds less book value at the previous year end less direct costs of disposal, such as agent and legal fees.

Quoted investments

Investments are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing market bid price. The SOFA includes the net gains and losses arising on revaluation and disposals throughout the year. The surplus or deficit arising on revaluation has been credited or charged to reserves, as appropriate.

The charity does not have any derivatives or other complex financial instruments.

Social investments

Social investments are in the form of concessionary loans to third parties, which aim to generate a financial return whilst furthering the charitable aims of the charity. As such, they have been classified as mixed-motive investments. These loans are initially recognised at the amount drawn down and the carrying amount then adjusted to reflect capital repayments and any accrued interest and impairment in line with paragraph 21.26 of the FRS 102 SORP.

Investment in subsidiary

The investment in the subsidiary is held at cost and reviewed annually for impairment.

Taxation

The Charity does not pay tax, provided any surplus or gains are used for charitable purposes. For the subsidiary, current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted at the balance sheet date.



Notes to the Financial Statements

Principal Accounting Policies (continued)

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Restricted and endowment funds are subject to specific restrictions imposed by the donor of the income or the Charity Commission. Further explanation of each fund held by the charity is contained in notes 17-22 of these financial statements.

Total return accounting

The Charity Commission permitted the charity to adopt the use of total return in relation to its permanent endowment on 25th September 2012. The power permits the Trustee to invest permanent endowments to maximise total return and to make available an appropriate portion of the total return for expenditure each year. Until this power is exercised the total return shall be an 'unapplied total return' and remain as part of the permanent endowment. The Trustee has used the indexed values of the permanent endowment at 1st January 1995 to present the 'preserved value' of the original gift.

Financial instruments

The charity only has financial assets and financial liabilities that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost. Financial assets include the charity's trade and other receivables. Financial liabilities include the charity's trade creditors, accruals and other creditors.

Debtors

Trade, other debtors and accrued income are recognised at the settlement amount due after any discounts offered. Prepayments are valued at the amount prepaid net of any discounts due.

Cash and cash equivalents

Cash and cash at bank comprise short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.



Notes to the Financial Statements

Principal Accounting Policies (continued)

Creditors

Creditors are recognised at their settlement amount after allowing for any trade discounts due.

Pension costs

Employees of the charity are entitled to join a defined contribution scheme. The pension costs charged in the year represent the amount of the contributions payable to the defined contribution scheme in respect of the accounting period. The charity's pension contributions for current employees are charged to the SOFA in the year in which the contribution arises. The charity has no liability beyond making its contributions and paying across the deductions for the employees' contributions.

Key sources of estimation uncertainty

Revaluation of properties

The charity carries its investment property at fair value, with changes in the fair value being recognised in the SOFA. Fair value is determined by independent valuation specialists using discounted cash flow models over an appropriate period, with the net income in the final year capitalised into perpetuity. Allowances are made for voids and the cost of management, repairs and maintenance. The discount rate used reflects the overall level of risk associated with the income.

Useful economic lives of tangible assets

The annual depreciation charge for tangible assets (and amortisation for intangible assets) is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See notes 10-12 for the carrying amount of the property, land, plant and equipment.

Residual value of tangible assets

The residual value of operational properties has been estimated at 25% (the land on which the buildings are situated is not depreciated). This estimate has been reached on the basis that, as sites are actively used by the charity, and the majority are grade I and II listed, they are kept to a high standard of repair. It would therefore not be representative of the assets' ongoing worth to depreciate them fully.

ST. JOHN'S FOUNDATION EST. 1174

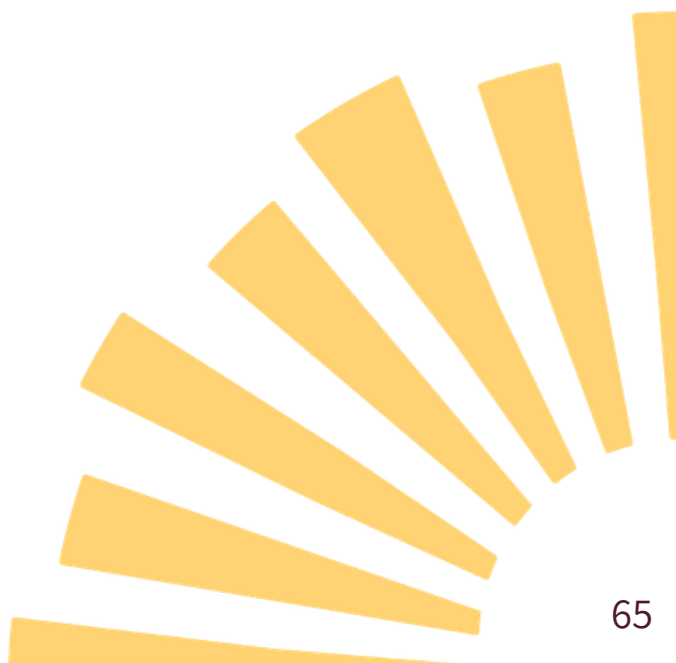
YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

1. Comparative Consolidated Statement of Financial Activities

	Unrestricted fund £'000	Restricted funds £'000	Endowment fund £'000	Total 2024 £'000
Income and endowments from:				
Charitable activities	1,149	-	-	1,149
Investment income	8	8	3,512	3,528
Other trading activities	937	-	-	937
Donations and legacies	13	-	-	13
Transfer to income	5,430	-	(5,430)	-
Total income	7,537	8	(1,918)	5,627
Expenditure:				
Expenditure on charitable activities:				
Residential care & support	2,573	9	114	2,696
Funding and impact	2,657	12	-	2,669
Total expenditure on charitable activities	5,230	21	114	5,365
Cost of raising funds	732	-	314	1,046
Other expenditure	797	-	-	797
Total expenditure	6,759	21	428	7,208
Net income / (expenditure) before investment (losses) / gains	778	(13)	(2,346)	(1,581)
Net gains / (losses) on investments	-	-	1,821	1,821
Net income	778	(13)	(525)	240
Transfers between funds	(137)	-	137	-
Net income and net movement in funds	641	(13)	(388)	240
Reconciliation of funds:				
Total funds brought forward	2,406	29	112,314	114,749
Total funds carried forward	3,047	16	111,926	114,989



ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

2. Income

2a. Investment income

Consolidated	Unrestricted fund £'000	Restricted fund £'000	Permanent endowment fund £'000	2025 £'000	2024 £'000
Commercial investment properties	-	-	1,340	1,340	1,404
Residential investment properties	-	-	494	494	680
Property investment income	-	-	1,834	1,834	2,084
Interest received on social investment	-	-	5	5	5
Listed investments	-	8	1,356	1,364	1,431
Interest on cash deposits	95	-	-	95	2
Other interest	1	-	-	1	6
Non-property investment income	96	8	1,361	1,465	1,444
Total	96	8	3,195	3,299	3,528

2b. Donations and legacies including government grants

No government funding or donations from other charitable foundations were received in 2025. All other donations were small amounts received through the year.

3. Total expenditure on charitable activities

	Staff costs £'000	Depreciation £'000	Other costs £'000	2025 £'000	2024 £'000
Older adults services	1,215	167	1,349	2,731	2,696
Funding and impact	508	9	1,642	2,159	2,669
Total	1,723	176	2,991	4,890	5,365

4. Total cost of raising funds

	Staff costs £'000	Depreciation £'000	Other costs £'000	2025 £'000	2024 £'000
Property investment management costs	219	8	548	775	832
Other investment management costs	-	-	223	223	214
Total	219	8	771	998	1,046

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

5. Other expenditure

	Staff costs £'000	Depreciation £'000	Other costs £'000	2025 £'000	2024 £'000
Trading expenditure	160	55	604	819	797
Total	160	55	604	819	797

6. Governance costs

The charity identifies the costs which relate to the charity's governance function and these are recorded as part of the total costs of raising funds (see note 4) and expenditure on charitable activities (see note 3) and such costs are recorded in other expenditure when incurred by the Trading Company. Governance costs are detailed as follows:

	2025 £'000	2024 £'000
Auditor fees (including irrecoverable VAT):		
- for audit services	27	22
Accountancy and other professional services	5	3
Trustee expenses	15	7
External governance support	69	-
Office hire	18	-
	134	32

These have been split across activities:

Older adults services	66	14
Funding and impact	50	14
Property operational costs	18	4
Other expenditure	-	-
	134	32

Auditor fees for audit services as stated above include irrecoverable VAT and are dependent upon best estimates of accrued costs. In 2025, actual fees (net of VAT) were £23,754 (2024: £19,374).

7. Funding and impact

	2025 £'000	2024 £'000
Individual funding	221	235
Organisational funding	960	1,361
Funding support costs	978	1,073
	2,159	2,669

St John's awarded grants to a number of individuals and organisations in furtherance of its charitable activities. During 2025, a total of 104 (2024: 106) new awards were made to organisations. For awards payable to individuals, the maximum amount payable is usually £1,800 over two years (2024: £1,800 over two years).

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

7. Funding and impact (continued)

Recipients of organisational funding awards:

All organisation awards with a combined total of £15,000 or over paid in the year to charitable groups as part of the £960,000 above are shown below.

Project	Organisation	Amount (£)
Primary empowerment SEMH support	Brighter Futures	£113,700
Primary empowerment speech and language support	HCRG	£75,600
Early Nurture Service	Brighter Futures	£56,820
Debt Caseworkers 2023-2026	Citizens Advice	£50,337
Language for Life	HCRG	£40,333
Language for Life	HCRG	£40,333
Language for Life	HCRG	£40,333
Language for Life	HCRG	£40,333
No Child Go Hungry	FareShare South West	£35,800
Health Improvement Officer	B&NES Council	£34,947
Primary empowerment literacy support	St Michael's Junior Church School	£28,014
Primary empowerment literacy support	Roundhill Primary School	£26,699
Primary empowerment literacy support	St Martin's Garden Primary School	£25,151
Primary empowerment literacy support	Castle School	£22,804
Crisis Project Fund 2025	3SG	£20,000
Language for Life	B&NES Council	£18,338
Language for Life	B&NES Council	£18,338
Language for Life	B&NES Council	£18,338
Language for Life	B&NES Council	£18,338
Primary empowerment literacy support	St Keyna Primary School	£17,449
Primary empowerment literacy support	Twerton School	£15,875



ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

8. Staff costs and remuneration of key management personnel

	2025 £'000	2024 £'000
Wages and salaries	1,727	1,724
Social security costs	190	162
Pension costs	172	162
Other employee benefits	19	13
Agency staff costs	26	74
	<u>2,134</u>	<u>2,135</u>

Included in the above is £77,000 relating to a termination payment to one member of staff in 2025 (2024: termination payments of £194,000 to two members of staff).

The average number of persons employed by the Group during the year and the prior year was:

	2025 number	2024 number
Older adults services	16	13
Funding & impact	3	4
Management, administration & other	21	21
Trading activities	5	3
	<u>45</u>	<u>41</u>

The number of employees whose emoluments were in excess of £60,000 per annum, excluding pension costs and employer's NIC, fell within the following bands:

	2025 number	2024 number
£60,001 - £70,000	1	2
£70,001 - £80,000	1	-
£80,001 - £90,000	-	1
£90,001 - £100,000	1	1
£110,001 - £120,000	1	-
£120,001 - £150,000	1	-
£150,001 - £160,000	-	1
£160,001 - £170,000	-	1
	<u>5</u>	<u>6</u>

St John's considers its key management personnel to comprise the directors of the Trustee and the executive team. The employer pension contributions made in respect of key management personnel to the defined contribution scheme amounted to £31,000 (2024: £34,000).

No enhanced or special terms apply and there are no additional pension arrangements for these employees. The total employment benefits, including employer pension and national insurance contributions of the key management personnel were £460,000 (2024: £629,000).

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

9. Related party transactions and trustees' expenses and remuneration

Transactions between the Charity and the Trading Subsidiary

In 2025, the Charity charged £97,519 (2024:£97,519) for the lease of St Catherine's Hospital to the Trading Company, and it charged £124,169 (2024: £123,122) for the lease of the House of St John's (1 Queen Square). A 12 month rent reduction from £141,000 to £120,000 per annum was granted by the Charity to the Trading Company for 1 Queen Square from 24th June 2024. Also, costs relating to the Trading Company (such as insurance, utilities, repairs and staff time) were recharged to the Trading Company at cost. In 2025, this amounted to £104,097 (2024: £88,215). At the year end, the Trading Company owed the Charity £217,000 in respect of rent and recharges (2024: £950,000).

Trustee expenses

During 2025, all the directors of the Trustee continued to give their time and expertise without any form of remuneration or other benefit in cash or kind (2024: £nil).

Expenses paid to the directors of the Trustee in 2025 totalled £5,158 (2024: £1,743). These expenses were paid to six Trustees (2024: five Trustees) for travel and subsistence. The Charity also incurred catering and accommodation costs for Trustee dinners and Trustee overnight stays prior to Board meetings of £4,316 (2024: £nil).

Trustee indemnity insurance was purchased by the charity on behalf of the Trustee. The sum insured was £5m in both 2024 and 2025. The cost of the policy was £5,285 (2024: £5,285).

Other transactions with related parties are summarised as follows:

Related party	Nature of relationship	Payments made	
		2025	2024
		£	£
Bath Business Improvement District	Mrs C Bee is a Director	-	5,669
Twerton Infant School	Mr D Hobdey is a Governor	-	980
Bath and North East Somerset Third Sector Group CIO	Mr R Driver is a Trustee	-	28,973
Bath Unlimited	Mr D Hobdey is a Director	-	14,340

There were no transactions with the Trustee or other related parties during the year, other than those disclosed above (2024: none). No balances were outstanding to or from related parties at the year-end (2024: none).

ST. JOHN'S FOUNDATION EST. 1174
YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

10. Intangible assets

Consolidated and charity

Cost

At 1 January 2025
Additions
Disposals
At 31 December 2025

Consolidated
2025
£'000

Charity
2025
£'000

150
48
-
198

129
48
-
177

Accumulated amortisation

At 1 January 2025
Charge
Eliminated on disposal
At 31 December 2025

132
11
-
143

112
11
-
123

Net book value

At 31 December 2025
At 31 December 2024

55
18

54
17



ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025

Notes to the Financial Statements

11. Tangible assets - freehold property

Consolidated	City centre almshouses £'000	Combe Park almshouses £'000	New almshouse £'000	Operational properties £'000	Chapels £'000	Total £'000
Cost/valuation						
At 1 January 2025	8,010	3,874	92	2,897	1,673	16,546
Additions	72	1,022	3	-	-	1,097
Disposals	-	-	-	-	-	-
At 31 December 2025	8,082	4,896	95	2,897	1,673	17,643
Accumulated depreciation						
At 1 January 2025	3,995	407	-	278	183	4,863
Charge for the year	47	38	-	29	16	130
Eliminated on disposal	-	-	-	-	-	-
At 31 December 2025	4,042	445	-	307	199	4,993
Net book value						
At 31 December 2025	4,040	4,451	95	2,590	1,474	12,650
At 31 December 2024	4,015	3,467	92	2,619	1,490	11,683

Charity	City centre almshouses £'000	Combe Park almshouses £'000	New almshouse £'000	Operational properties £'000	Chapels £'000	Total £'000
Cost/valuation						
At 1 January 2025	8,021	3,874	92	2,897	1,673	16,557
Additions	72	1,022	3	-	-	1,097
Disposals	-	-	-	-	-	-
At 31 December 2025	8,093	4,896	95	2,897	1,673	17,654
Accumulated depreciation						
At 1 January 2025	3,994	407	-	278	183	4,862
Charge for the year	47	38	-	29	16	130
Eliminated on disposal	-	-	-	-	-	-
At 31 December 2025	4,041	445	-	307	199	4,992
Net book value						
At 31 December 2025	4,052	4,451	95	2,590	1,474	12,662
At 31 December 2024	4,027	3,467	92	2,619	1,490	11,695

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

12. Other tangible fixed assets

Consolidated	Office equipment £'000	Fixtures and fittings £'000	Computer systems £'000	Total £'000
Cost				
At 1 January 2025	28	1,128	98	1,254
Additions	2	40	63	105
Disposals	-	(1)	-	(1)
At 31 December 2025	30	1,167	161	1,358
Accumulated depreciation				
At 1 January 2025	28	624	47	699
Charge for the year	-	79	16	95
Eliminated on disposal	-	-	-	-
At 31 December 2025	28	703	63	794
Net book value				
At 31 December 2025	2	464	98	564
At 31 December 2024	-	504	51	555

Charity	Office equipment £'000	Fixtures and fittings £'000	Computer systems £'000	Total £'000
Cost				
At 1 January 2025	28	850	74	952
Additions	2	33	63	98
Disposals	-	-	-	-
At 31 December 2025	30	883	137	1,050
Accumulated depreciation				
At 1 January 2025	28	489	34	551
Charge for the year	-	29	12	41
Eliminated on disposal	-	-	-	-
At 31 December 2025	28	518	46	592
Net book value				
At 31 December 2025	2	365	91	458
At 31 December 2024	-	361	40	401

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

13. Financial and property investments

Consolidated	Investment property £'000	Listed investments £'000	Total £'000
Market value at 1 January 2025	43,512	60,371	103,883
Additions to investments at cost	110	15,195	15,305
Disposal proceeds net of transaction costs	(3,130)	(22,265)	(25,395)
(Losses) / Gains	(67)	5,090	5,023
Movement in cash held by brokers for reinvestment	-	(174)	(174)
Market value at 31 December 2025	40,425	58,217	98,642

All investments are carried at their fair value. Investments in equities and fixed interest securities are all traded on public markets. The fair value for quoted investments is the market value, using the bid price. The charity's commercial investment properties were re-valued by Jones Lang LaSalle Limited, Chartered Surveyors, on the basis of discounted cash flow at 31 December 2025. The value of the residential properties is based on the revaluation of the portfolio by CSquared Limited on a market value basis as at 31 December 2025.

Social investments also form part of the charity's investments (note 14).

Charity	Trading subsidiary £'000	Investment property £'000	Listed investments £'000	Total £'000
Market value at 1 January 2025	50	43,512	60,371	103,933
Additions to investments at cost	-	110	15,194	15,304
Disposal proceeds	-	(3,130)	(22,265)	(25,395)
Gains / (losses)	-	(67)	5,091	5,024
Movement in cash held by brokers for reinvestment	-	-	(174)	(174)
Market value at 31 December 2025	50	40,425	58,217	98,692

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

13. Financial and property investments (continued)

The charity owns the entire share capital of St John's Hospital Trading Company Ltd, a company incorporated in England and Wales - company registration number 08632453. The share capital of St John's Hospital Trading Company Ltd comprises 50,000 ordinary shares of £1, which are all wholly owned by the charity. The principal activities of St John's Hospital Trading Company Ltd are to manage serviced apartments and coworking space.

	2025 £'000	2024 £'000
The trading results of the subsidiary were as follows:		
Turnover		
Cost of sales	913	916
Gross profit	-	-
Administrative expenses	913	916
Operational expenses	(61)	(41)
Other income	(1,002)	(977)
Operating (loss)	-	-
Interest payable	(150)	(102)
(Loss) before tax	(37)	(45)
Taxation	(187)	(147)
(Loss) after tax	-	-
	(187)	(147)
The aggregate of the assets, liabilities and funds as at 31 December was:		
	2025 £'000	2024 £'000
Total assets	378	485
Total liabilities	(1,192)	(1,104)
Shareholders' funds	(814)	(619)

On 1st March 2026, the Charity signed a Deed of Release which agreed to write off its subsidiary's outstanding intercompany loan balance of £440k and pre-2024 rent arrears of £434k. These rent arrears were made up of £254k for rent charged for 1 Queen Square, and £180k for rent charged for St Catherine's holiday lets.

Subsequently on 16th March 2026, the Trading Company surrendered the lease of 1 Queen Square and a new licence agreement was signed on the same day between the Charity and Trading Company. The Charity has taken over the building as its new head office and the Trading Company is trading surplus space in the building.

Planning permission to convert the former head office into almshouses was received in May 2026 and refurbishment work is planned to start by the end of the year.

The charity also owns the entire share capital of St John's Hospital Design and Build Ltd, a company incorporated in England and Wales - company registration number 15213021. The share capital of St John's Hospital Design and Build Ltd comprises 1 ordinary share of £1, which is wholly owned by the charity. This company has not traded and is currently dormant but was established to act as a design and build company for the future construction projects and so may trade in the future.

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025

14. Social investments

Consolidated and charity

Mixed motive investments:

Receivable in more than one year

Receivable in less than one year



2025	2024
£'000	£'000
57	63
5	5
62	68

The mixed motive investment above represents a loan issued on 1st December 2023 to a single party. This loan replaced two concessionary loans to that same single party drawn down together on 28th October 2015. Each of the loans is secured by a legal charge over freehold property and charged interest at a rate of 4%.

At the year end there were no amounts committed but undrawn (2024: nil), and no amounts that had been approved subject to the agreement of terms (2024: nil).



ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

15. Debtors

	2025 £'000	2024 £'000
Consolidated		
Trade debtors	285	411
Prepayments and accrued income	699	761
Other debtors	5	8
	<u>989</u>	<u>1,180</u>
Charity		
Trade debtors	167	259
Prepayments and accrued income	668	728
Other debtors	5	8
Amounts owed by subsidiary	217	950
	<u>1,057</u>	<u>1,945</u>

Included within consolidated prepayments and accrued income are lease incentive adjustments of £264,000 (2024: £309,000), of which £220,000 are due in more than one year (2024: £266,000). Within amounts owed by the subsidiary is £nil of a loan (2024: £455,000) due to the bad debt provision in place at year end, writing off this loan. The loan agreement was entered on an arms length basis at a market rate of interest (4.2% above base) and the Charity has taken a charge over the assets of the trading company as security. The loan agreement provided for up to £480,000 to be drawdown on loan which was initially repayable in equal instalments over 8 years from September 2022. Repayments of £15,000 were made in the year. Also included within amounts owed to subsidiary are prepayments and accrued income of £52,000 (2024: £71,000 reclassified from prepayments and accrued income). Offsetting trade debtors is a bad debt provision of £111,000 (2024: £86,000).



ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

16a. Creditors: amounts falling due within one year

	2025 £'000	2024 £'000
Consolidated		
Bank overdrafts	-	2,045
Loans repayable upon demand	347	343
Trade creditors	560	277
Accruals and deferred income	575	546
Taxation and social security	61	72
Other creditors	70	87
	<u>1,613</u>	<u>3,370</u>
Charity	£'000	£'000
Bank overdrafts	-	2,045
Loans repayable upon demand	347	343
Trade creditors	473	197
Accruals and deferred income	524	508
Taxation and social security	62	72
Other creditors	36	51
	<u>1,442</u>	<u>3,216</u>

The bank overdraft is repayable on demand and reviewed annually and relates to one facility, as the facility with Hampdens bank was repaid and not renewed during the year (2024: £2.045m). The remaining overdraft facility of up to £1.5m was not in use at year end (2024: £nil) but was available for use and is secured against investment properties valued at £11.295m as at 31 December 2025. The loans repayable on demand represent amounts due to lifetime leasehold tenants for their leases which are repayable when the properties are vacated.

Included within other creditors is £nil (2024: £24,000) representing the amount held as agent for a small unincorporated voluntary organisation called Bath Women's Fund.

Deferred income movement:

	Charity £'000	Group £'000
Balance at 1 January 2025	315	268
Amount released in the year	(1,406)	(1,158)
Amount deferred in the year	1,385	1,153
Balance at 31 December 2025	<u>294</u>	<u>263</u>

Deferred income is made up of rental income received in advance of the accounting period to which it relates.

16b. Creditors: amounts falling due after more than one year

	2025 £'000	2024 £'000
Consolidated and charity		
Loans repayable upon demand	<u>1,387</u>	<u>1,372</u>

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

17a. Invested endowment fund

The permanent invested endowment fund represents the funds of the charity derived from gifts and legacies received since its foundation. It is to be held and maintained in perpetuity. Investment income and surpluses or deficits arising on the sale or revaluation of investment properties and investments are transferred to the permanent endowment fund. Expenses incurred in the administration or protection of the endowment investments are charged to the fund. From 1st January 2013, the Trustee has adopted the use of total return accounting in relation to its investment.

Total return investment

The investment power of total return was granted by the Charity Commission on 25th September 2012. The power permits the Trustee to invest permanent endowments to maximise total return and to make available an appropriate portion of the total return for expenditure each year. Until this power is exercised in full, that portion of the total return which is in excess of the amount required to preserve the value of the permanent endowment, shall be an ‘unapplied total return’ and remain as part of the permanent endowment. The Trustee has used the indexed values of the permanent endowment at 1st January 1995 to represent the ‘preserved value’ of the original gift.

Under specific powers in the governing Scheme, the Trustee monitors the investment performance in terms of maintaining the purchasing power of the core endowment against inflation, while enabling the charity to commit to a long-term spending rate of 4% of the three-year average value of the permanent endowment.

The amounts set as opening unapplied return, together with the amount allocated to income in the year from the unapplied total return, and the amount of unapplied total return allocated to capital in the reporting period (in order to maintain the real value of the original gift) are disclosed below.



ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

17a. Invested endowment fund (continued)

Consolidated	Permanent endowment fund £'000	Unapplied total return £'000	Total £'000
At 1 January 2024	52,151	47,842	99,993
Movements in the reporting period:			
Investment income	-	3,512	3,512
Realised and unrealised gains	-	1,818	1,818
Less: property operational and investment management costs	-	(314)	(314)
Total return for the year	-	5,016	5,016
Unapplied total return allocated to income	-	(5,430)	(5,430)
CPI uplift	1,356	(1,356)	-
	1,356	(1,770)	(414)
At 1 January 2025	53,507	46,072	99,579
Movements in the reporting period:			
Investment income	-	3,195	3,195
Realised and unrealised losses	-	5,001	5,001
Less: property operational and investment management costs	-	(323)	(323)
Total return for the year	-	7,873	7,873
Unapplied total return allocated to income	-	(6,766)	(6,766)
CPI uplift	1,766	(1,766)	-
	1,766	(659)	1,107
At 31 December 2025	55,273	45,413	100,686

The above figures exclude the functional endowment fund (note 17b) and the Roxburgh endowment fund (note 18).

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

17a. Invested endowment fund (continued)

Charity	Permanent endowment fund £0'000	Unapplied total return £'000	Total £'000
At 1 January 2024	52,151	48,384	100,535
Movements in the reporting period:			
Investment income	-	3,734	3,734
Realised and unrealised gains	-	1,816	1,816
Less: property operational and investment management costs	-	(314)	(314)
Total return for the year	-	5,236	5,236
Unapplied total return allocated to income	-	(5,430)	(5,430)
CPI uplift	1,356	(1,356)	-
	1,356	(1,550)	(194)
At 1 January 2025	53,507	46,834	100,341
Movements in the reporting period:			
Investment income	-	3,417	3,417
Realised and unrealised losses	-	5,000	5,000
Less: property operational and investment management costs	-	(323)	(323)
Total return for the year	-	8,094	8,094
Unapplied total return allocated to income	-	(6,766)	(6,766)
CPI uplift	1,766	(1,766)	-
	1,766	(438)	1,328
At 31 December 2025	55,273	46,396	101,669

The above figures exclude the functional endowment fund (note 17b) and the Roxburgh endowment fund (note 18).

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

17b. Functional endowment fund

The functional endowment is that part of the endowment which is held for operational, rather than investment purposes, and is therefore not included in total return calculations. The assets which make up the functional endowment are those which were almshouses at the time the 2012 Scheme was approved (Chapel House, Fitzjocelyn / John Wood House, Rosenberg House, Chandos House, Combe Park), and Magdalen Chapel. The functional endowment also includes £1,030k (2024: £1.833m) set aside for future almshouse provision under the 2017 Scheme when the change of use of Chandos and St Catherine's was approved.

Consolidated and charity	2025 £'000	2024 £'000
Balance brought forward	12,215	12,192
(Deficit)	(116)	(114)
Transfers	1,094	137
Balance carried forward	<u>13,193</u>	<u>12,215</u>

18. Roxburgh endowment fund

Consolidated and charity	2025 £'000	2024 £'000
Balance brought forward	132	129
Valuation gains / (losses)	23	3
Balance carried forward	<u>155</u>	<u>132</u>

The Roxburgh permanent endowment fund has been shown separately in these notes as, unlike the rest of the charity's endowed funds, the income from this fund has a restricted purpose: to provide relief for single woman over the age of 50 in the Bath area.



Notes to the Financial Statements

19. Unrestricted fund

The unrestricted fund is the retained annual surplus of investment income over the deficit on the provision of almshouse accommodation, the cost of grants and community outreach activities. Surpluses are available at the discretion of the Trustee for maintenance of the permanent endowment and other purposes to achieve the charitable objectives of the charity.

	2025 £'000	2024 £'000
Consolidated		
Operating result	(4,045)	(4,652)
Total return transfer from permanent endowment fund	6,766	5,430
Transfer of functionally endowed asset additions	(1,094)	(137)
Net movement in the year	1,627	641
Balance brought forward	3,047	2,406
Balance carried forward	4,674	3,047
Charity		
Operating result	(4,881)	(4,717)
Total return transfer from permanent endowment fund	6,766	5,430
Transfer of functionally endowed asset additions	(1,094)	(137)
Net movement in the year	791	576
Balance brought forward	2,978	2,402
Balance carried forward	3,769	2,978



ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

20. Restricted funds

Consolidated and charity (as at 31 December 2025)

	Roxburgh £'000	Other one off restricted funds £'000	Total £'000
Balance brought forward	16	-	16
Income	8	47	55
Expenditure	(10)	(25)	(35)
Transfer	-	(13)	(13)
Balance carried forward	14	9	23

Consolidated and charity (as at 31 December 2024)

	Roxburgh £'000	Other one off restricted funds £'000	Total £'000
Balance brought forward	18	1	29
Income	8	-	8
Expenditure	(10)	(1)	(21)
Balance carried forward	16	-	16

Roxburgh

The restricted fund for Roxburgh relates to net income received from the Roxburgh endowment (see Note 18 above)

Other one off restricted funds

The other one off restricted fund relates to donations received into Bath Women's Fund (BWF), a group which aims to support and celebrate women's philanthropy in Bath and the surrounding area. During 2025, St John's worked alongside Quartet, to hand over the management of this restricted fund. This handover is expected to be fully complete in 2026.

21. Transfers

	Invested endowment fund £'000	Functional endowment fund £'000	Unrestricted fund £'000
Transfer of unapplied total return to income	(6,766)		6,766
Transfer of additions to functionally endowed properties		1,094	(1,094)

ST. JOHN'S FOUNDATION EST. 1174

YEAR ENDED 31 DECEMBER 2025



Notes to the Financial Statements

22. Analysis of net assets between funds

Consolidated	Invested endowment fund	Functional endowment fund	Roxburgh endowment fund	Restricted fund	Unrestricted fund	Total
As at 31 December 2025	£'000	£'000	£'000	£'000	£'000	£'000
Tangible fixed assets	-	12,163	-	-	1,051	13,214
Intangible fixed assets	-	-	-	-	55	55
Investments	100,624	-	155	-	(2,137)	98,642
Social investments	62	-	-	-	-	62
Cash and bank	-	1,030	-	23	7,716	8,769
Other current assets and liabilities	-	-	-	-	(2,011)	(2,011)
	100,686	13,193	155	23	4,674	118,731

Consolidated	Invested endowment fund	Functional endowment fund	Roxburgh endowment fund	Restricted fund	Unrestricted fund	Total
As at 31 December 2024	£'000	£'000	£'000	£'000	£'000	£'000
Tangible fixed assets	-	10,382	-	-	1,856	12,238
Intangible fixed assets	-	-	-	-	18	18
Investments	99,511	-	132	-	4,240	103,883
Social investments	68	-	-	-	-	68
Cash and bank	-	1,833	-	16	495	2,344
Other current assets and liabilities	-	-	-	-	(3,562)	(3,562)
	99,579	12,215	132	16	3,047	114,989



Notes to the Financial Statements

23. Charitable and capital commitments

Capital expenditure commitments:	2025 £'000	2024 £'000
Legal commitment to build almshouses	1,030	1,833
Combe Park infrastructure project	1,569	-
	<u>2,599</u>	<u>1,833</u>

The legal commitment with the Charity Commission to build almshouses is also reflected in the functional endowment fund (note 17b).

The charity acts as lessor for its commercial and residential investment property portfolios and is contractually entitled to receive future income. The future minimum lease payments under non-cancellable operating leases expected to be received by the charity and Group are due as follows.

In the prior year financial statements, lease commitments were not consolidated. The note below has been restated to reflect consolidated numbers (excluding rent due from the Charity's Trading subsidiary to the Charity). No other figures in these financial statements are impacted.

	2025 £'000	2024 £'000
Within one year	1,163	1,266
Between one and five years	3,493	3,564
After five years	15,730	16,556

The charity leases parking spaces for staff using the head office. The future minimum lease payments under non-cancellable operating leases by the charity and Group are due as follows:

	2025 £'000	2024 £'000
Within one year	-	5
Between one and five years	-	-

At the year end the charity had the following conditional grant-making commitments:

Within one year	342	923
Between one and five years	46	317

24. Pensions

The charity operates a defined contribution scheme for the benefit of the employees. During the year £157,000 (2024: £148,000) was payable into the defined contribution scheme. The amount due at the year end was £20,000 (2024: £17,000). Included within 'pension costs' in note 8 are pension scheme management fees payable of £14,400 (2024: £14,000).

25. Post balance sheet events

On 1st March 2026, the Charity signed a Deed of Release which agreed to write off its subsidiary's outstanding intercompany loan balance of £440k and pre-2024 rent arrears of £434k. These rent arrears were made up of £254k for rent charged for 1 Queen Square, and £180k for rent charged for St Catherine's holiday lets.

Subsequently on 16th March 2026, the Trading Company surrendered the lease of 1 Queen Square and a new licence agreement was signed on the same day between the Charity and Trading Company. The Charity has taken over the building as its new head office and the Trading Company is trading surplus space in the building.

Planning permission to convert the former head office into almshouses was received in May 2026 and refurbishment work is planned to start by the end of the year.