

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
TRUSTEES' ANNUAL REPORT  
FOR THE YEAR ENDED 31 MARCH 2023**

**Report of the trustees for the year ended 31 March 2023**

The trustees of the Rotherwick Foundation (the Foundation) present their report together with accounts for the year ended 31 March 2023. The financial statements have been prepared in accordance with the accounting policies set out in Note 1 to the accounts and comply with the Foundation's trust deed, the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution.

**Objectives and activities**

**Objects and grant policy**

The object of the Foundation is the advancement of education and the relief of the sick especially within a 20 mile radius of either Tylney Hall Hotel, Rotherwick; Ashdown Park Hotel, Wych Cross or The Grand Hotel, Eastbourne.

The Foundation's grant giving policy (which is set out in general guidelines for applicants) is as follows:

- (i) the provision of scholarships, bursaries and maintenance allowances and educational grants tenable at any school, university or other educational establishment to people under 25 who or whose parents or guardians are resident in the specified localities or who attend or have for not less than five years attended a school or other educational establishment within those localities;
- (ii) the provision of financial assistance, equipment, books and clothing to such people on leaving school, university or other educational establishment for entry into a trade or profession;
- (iii) the provision of amenities and facilities including public recreation and sports grounds for public benefit;
- (iv) the advancement of religion and other charitable works and of the maintenance of churches;
- (v) the provision, maintenance, improvement and equipment of hospitals, nursing homes, hospices and clinics;
- (vi) such other charitable purposes as the charity trustees in their absolute discretion think fit to support or establish.

**Public Benefit**

The trustees have reviewed the Foundation's objectives and consider that they continue to satisfy the public benefit criteria. As part of this review, the trustees have consulted the guidance issued by the Charity Commissioners with regard to public benefit.

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
TRUSTEES' ANNUAL REPORT  
FOR THE YEAR ENDED 31 MARCH 2023 (continued)**

**Achievements and performance**

The Charity's achievements during the past 12 months are assessed in line with its core aims and objectives to provide financial support to causes focusing on Health and Education plus over-arching strategy set by its Trustees.

**Beneficiaries of Financial Support within the past 12 months - Health, Wellbeing and Education**

The Trustees have agreed to support the following causes:

**For the Financial Year 2023/2024**

*Hampshire Medical Fund* – Supports provision of non-core equipment to hospitals within the Basingstoke and Andover regions.

*Challengers, Guildford* – Basingstoke Play and Youth Services provided for physically and mentally disabled children aged 2-18 yrs.

*Hampshire Hospitals NHS Foundation Trust* – Providing a Complementary Therapy service for palliative patients at Winchester and Andover Hospitals.

*Hearing Dogs for the Deaf* – a 3-year pledge to support the organisation, providing a partnership programme within the vicinity of each of the three Hotels.

*Lord Wandsworth Foundation, Hook* – Supporting two students through the school's Bursary Programme.

*Music in Hospitals* – Financial assistance provided to facilitate this service at North Hampshire Hospital, Basingstoke.

*Royal Academy of Culinary Arts: "Adopt a School" Programme* – Support over a 3-year period towards their programme at Plumpton College in conjunction with Table Talk Foundation.

*Support in Kind* – In addition, through the hotel companies, the group is providing support in-kind to various organisations for fund raising events, complimentary meeting rooms etc.

*Teenage Cancer Trust* – Contribution towards the Specialist Nursing Service for young people over a 3-year period.

**One-off donations were also provided to the following organisations during 2022/2023:**

*Bramber Bakehouse, Eastbourne* – Working with victims of human trafficking.

*Strongbones Children's Charitable Trust, Hastings* – Sussex based national charity providing equipment for those children who, because of their disability, would otherwise be excluded from education.

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
TRUSTEES' ANNUAL REPORT  
FOR THE YEAR ENDED 31 MARCH 2023**

*Treloar Trust, Alton* – Providing a donation towards equipment for a new swimming pool facility to allow access for disabled children.

*St Wilfrid's Hospice, Eastbourne* – Providing a one-off donation for IT Equipment required for the new role of Community Nursing Services.

**Financial review**

The Foundation's sole sources of income are grants from Elite Hotels (Rotherwick) Ltd or its subsidiary companies (Elite Hotels Group). Elite Hotels (Rotherwick) Limited (which is controlled by West Indies Investments Limited) is itself the holding company for:

- Tylney Hall Hotel Limited,
- Ashdown Park (Sussex) Limited, and
- The Grand Hotel (Eastbourne) Limited

Together these entities are referred to as the Elite Hotels Group.

Total income for the year was £130,000 (2022 - £103,000). Total grants paid in the year to 31 March 2023 were £50,500 (2022 – no grants paid).

In 2021 the Directors of Elite Hotels (Rotherwick) Limited arranged for the hotels that it owned to be professionally valued. The valuation, undertaken by Christie and Co Chartered Surveyors, gave a collective valuation of the three hotels that continue to be owned by the group of £56.5m. Within the financial statements of Elite Hotels (Rotherwick) Limited the freehold land and buildings are held at a deemed cost following adoption of FRS102 in 2016. The Foundation directly owns 9.09% of the shares in Elite Hotels (Rotherwick) Limited and indirectly through its gift of the entire share capital of West Indies Investments Limited a further 90.91%.

Whilst Elite Hotels (Rotherwick) Limited has consolidated equity of £32.5m (2022 - £33.8m), the Trustees, having received an independent market appraisal prepared by Knight Frank, are confident that the value of the individual hotels collectively is in excess of £56.5m (2022 - £56.5m). In such circumstances the trustees believe the ordinary shares in Elite Hotels (Rotherwick) Limited held both directly and indirectly have a value in the order of £40.2m (2022 - £43.9m) and consequently have revalued its direct investment to £3.66m (2022 - £3.99m).

The trustees believe the value of its total investment in West Indies Investments Limited which comprises of 90.9% of the shares in Elite Hotels (Rotherwick) Limited and a loan to that company of £0.3m (2022 - £0.3m), is in the order of £37m (2022 - £40m). This value is not included in the balance sheet, due to the special conditions attached to these shares, meaning that they do not have a market value.

At the year end, the Foundation had total reserves of £3,785,430 (2022 - £4,105,480). General unrestricted reserves were £3,785,429 (2022 - £4,105,479) and restricted reserves were £1 (2022 - £1).



**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
TRUSTEES' ANNUAL REPORT  
FOR THE YEAR ENDED 31 MARCH 2023**

**Reserves Policy**

The trustees aim to maintain free reserves equivalent to the value of the average of 5 years donations. The trustees consider that this will underpin its commitment to continue regular grants to a number of beneficiaries. Contributions from the Elite Hotels Group recommenced in the year to 31 March 2022 following their pause in the previous year.

**Investment Policy**

The trustees adopt a conservative investment policy taking proper professional advice before implementing any changes.

**Structure, Governance and Management**

The Foundation was constituted by a Trust Deed dated 11 July 1996 made by West Indies Investments Limited (a Guernsey company) as amended by a Supplemental Deed dated 23 October 1996 and Deed of Amendment dated 28 May 2019. It is a registered charity number 1058900, registered with the Charities Commission on 29 October 1996. On the 20 March 2000 it was granted a Certificate of Incorporation in the name of "The Incorporated Trustees of The Rotherwick Foundation".

New trustees, when required, are found in the first instance by the existing trustees and their names are submitted to the Appointor in accordance with the Trust Deed for formal appointment. When recruiting new trustees, the trustees look for individuals with skills and experience which are of value to the Foundation and which are not necessarily represented by the existing trustees.

The trustees, who meet four times a year, consider recommendations and make final decisions on the award of grants. The administration of the Foundation is undertaken at no cost to the Foundation by the head office staff of Elite Hotels (Rotherwick) Limited and day to day processing of applications is undertaken by the Managing Director, of the Elite Hotels Group.

**Training**

The Foundation does not employ staff. All trustees are experienced business people or professionals. They are all aware of trustee responsibilities. It is not considered necessary to organise or fund any training courses.

**Risk Management**

The trustees have assessed the major risks to which the Foundation is exposed, in particular those risks related to the operation and finances of the Foundation, and are satisfied that systems are in place to mitigate exposure to the major risks, although it is recognised that systems can only provide reasonable, not absolute, assurance. These systems are reviewed at least once every year.

**Tax status**

The trustees are of the opinion that the Foundation is not liable for taxation on its charitable activities, as described in Note 1.

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
TRUSTEES' ANNUAL REPORT  
FOR THE YEAR ENDED 31 MARCH 2023**

**Reference and Administrative Information**

Charity Name	The Rotherwick Foundation Registered Charity No: 1058900 (England and Wales)
Trustees	A H W Dixon M Q Robinson J M Webb P R Rossiter
Address:	Ashdown Park Wych Cross Forest Row East Sussex RH18 5JR
Administration	Elite Hotels (Rotherwick) Limited Ashdown Park Wych Cross Forest Row East Sussex RH18 5JR
Solicitors:	Payne Hicks Beach Solicitors 10 New Square Lincoln's Inn London WC2A 3QG
Independent Examiner:	PKF Francis Clark Blackbrook Gate 1 Blackbrook Park Taunton Somerset TA1 2PX
Website:	<a href="http://www.rotherwickfoundation.org">www.rotherwickfoundation.org</a>

**Signature and Declaration**

I declare, in my capacity of Foundation trustee, that the trustees have approved the report above and have authorised me to sign it on their behalf.

Signature: .....  
A H W Dixon

Date: 13<sup>th</sup> November 2023

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
STATEMENT OF TRUSTEES RESPONSIBILITIES  
FOR THE YEAR ENDED 31 MARCH 2023**

**Statement of Trustees' Responsibilities**

The purpose of this statement is to distinguish the trustees' responsibilities for the financial statements from those of the independent examiner as stated in their report.

Charity law requires the trustees to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the Foundation and of the results for that period.

In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Foundation and to enable the trustees to ensure that the financial statements comply with the requirements of the Charities Act 2011. They are also responsible for safeguarding the assets of the Foundation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
STATEMENT OF FINANCIAL ACTIVITIES AND STATEMENT OF CASH FLOW  
FOR THE YEAR ENDED 31 MARCH 2023**

**Financial Activities**

	Note	31.03.23 £	31.03.22 £
<b>Incoming Resources</b>			
Donations	4	130,000	103,000
 <b>Resources Expended</b>			
Expenditure on charitable activities:			
Governance costs	5	33,339	2,739
Grants made		50,500	-
Management and administration costs	8	30,000	3,000
Bank charges		<u>211</u>	<u>30</u>
<b>Total resources expended</b>		<u>114,050</u> (114,050)	<u>5,769</u> (5,769)
 (Impairment) of investments	3	<u>(336,000)</u>	<u>(682,000)</u>
 <b>Net (outgoing) resources for the year</b>		<u>(320,050)</u>	<u>(584,769)</u>
Fund balances brought forward		<u>4,105,480</u>	<u>4,690,249</u>
Fund balances carried forward at 31 March 2023		<u>3,785,430</u>	<u>4,105,480</u>

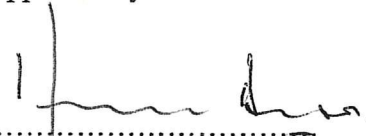
Of total funds as specified above £1 (2022 - £1) relates to restricted funds.



**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
BALANCE SHEET AS AT 31 MARCH 2023  
Registered charity number: 1058900**

	Note	31.03.23	31.03.22
		£	£
<b>Fixed Assets</b>			
Investments	3	3,656,000	3,992,000
<b>Current assets</b>			
Debtors	6	154,016	-
Cash at Bank		131,179	115,129
<b>Current Liabilities</b>			
Amounts falling due within one year	7	(155,766)	(1,650)
Net current Assets		<u>131,179</u>	<u>113,479</u>
<b>Net Assets</b>		3,785,429	4,105,479
Restricted Funds		<u>1</u>	<u>1</u>
<b>Funds</b>			
Unrestricted Funds	1	<u>3,785,430</u>	<u>4,105,480</u>

Approved by the Board of Trustees on 13<sup>th</sup> March 2023 and signed on their behalf

  
by A H W Dixon - Trustee

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
CASH FLOW STATEMENT AS AT 31 MARCH 2023  
Registered charity number: 1058900**

	Note	31.03.23	31.03.22
		£	£
<b>Cash flows from operating activities</b>			
Net cash (outgoings)		(320,050)	(584,769)
<b>Adjustment to cash flows for non cash items</b>			
Impairment of investments		336,000	682,000
		15,950	97,231
<b>Working capital adjustments</b>			
Increase in debtors	6	(154,016)	-
Increase in creditors	7	154,116	90
Net increase in cash and cash equivalents		16,050	97,231
Cash and cash equivalents at 1 April		115,129	17,808
Cash and cash equivalents at 31 March		131,179	115,129

All of the cash flows are derived from continuing operations during the above two periods.

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**1. Accounting Policies**

**General**

These accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements are prepared in accordance with the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

**Going concern**

The trustees have given consideration to the appropriateness of the going concern assertion in the preparation of the financial statements of the foundation. In doing this a number of factors have been considered, including going concern risks impacting the Elite Hotels Group, which include inflation and energy price pressures.

Whilst recognising that there can be no certainty the trustees continue to consider that the going concern basis of preparation remains appropriate.

**Group accounts not prepared**

The Foundation owns 10 shares in Elite Hotels (Rotherwick) Limited. It also holds 2 ordinary shares in West Indies Investments Limited, which in turn holds the remaining 100 ordinary shares in Elite Hotels (Rotherwick) Limited. Group accounts are not prepared due to the special conditions attached to the shareholding in West Indies Investments Limited, resulting in the Foundation not having control over the Elite Hotels (Rotherwick) Limited group. Therefore, there is no requirement for the foundation to consolidate.

**Donations and Gifts**

Income is recognised once the Charity is entitled to the donation. Donations are recognised on a receivable basis.

**Grant and Donations Issued**

Grants issued are accounted for on payment. All grants and donations issued are for the benefit of Charities.

**Management and administration costs**

Management and administration costs are accounted for on an accruals basis. Administration services donated by Elite Hotels (Rotherwick) Limited are included in donations and administration costs at an estimate of their open market value of £30,000 (2022 - £3,000).

**Taxation**

The charity is exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2023 (continued)**

**Fixed asset investments**

Fixed asset investments are included at market value at the balance sheet date. Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the period end.

**Restricted Funds**

**Permanent Endowment**

By a deed of appointment made on 22 April 2008, the Foundation accepted a gift of 2 Ordinary Shares of \$1.00 each in West Indies Investments Ltd, a Guernsey registered company. This represents the entire issued shares in this company. The gift of the shares was made on condition that they and/or any property representing them will be treated as non-expendable capital of the Foundation.

**Key judgements and sources of estimation uncertainty**

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key judgement that has significant impact on the financial statements is in respect of going concern, as described above.

The key estimates that have a significant effect on the amounts recognised in the financial statements are described below:

Investments are included at market value at the balance sheet date. The calculation of this market value requires estimation by the trustees, which includes estimation of the value of the assets held by the Elite Hotels (Rotherwick) Limited.

The investment carrying amount is £3,656,000 (2022 - £3,992,000).

**2. Trustees Remuneration and Expenses**

The trustees were not remunerated out of the funds of the Foundation nor were any payments made to persons known or connected with any of them.

The total reimbursement of travel expenses made to the trustees in respect of the year was £20 (2022 - £nil).



**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2023 (continued)**

**3. Fixed Assets – Investments**

- (a) The Foundation directly owns 10 Ordinary Shares in Elite Hotels (Rotherwick) Limited, which it acquired on 8 March 2010 at a valuation of £5,412,500. The Trustees are of the opinion that the investment has a value of £3.66m (2022 - £3.99m) and accordingly have impaired the investment to this sum, as detailed in the Trustees' report.
- (b) The Foundation directly owns all of the share capital in West Indies Investments Limited (2 Ordinary Shares) – see note regarding Permanent Endowment. The Trustees are of the opinion that this investment has a value in the order of £37m (2022 - £40m), as detailed on the Trustees' report. This value is not included in the balance sheet, due to the special conditions attached to these shares, meaning that they do not have a market value.

**4. Donations**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Donations	100,000	100,000
Donated services	30,000	3,000
	<u>130,000</u>	<u>103,000</u>

**5. Governance Costs:**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Legal & Professional	31,569	1,089
Examination Fee	1,750	1,650
Trustee expenses	20	-
	<u>33,339</u>	<u>2,739</u>

**6. Debtors: Amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Other debtors	<u>154,016</u>	<u>-</u>

**7. Current Liabilities: Amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Other creditors	154,016	-
Accruals	1,750	1,650
	<u>155,766</u>	<u>1,650</u>

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2023 (continued)**

**8. Related Party Transactions**

Mr A H W Dixon is a non-executive director of Elite Hotels (Rotherwick) Limited.

Elite Hotels (Rotherwick) Limited donated administration and management services. The value of these services has been estimated at £30,000 (2022 - £3,000) and has been included within donations and administration.

The Grand Hotel (Eastbourne) Limited, a subsidiary company of Elite Hotels (Rotherwick) Limited, made donations of £100,000 (2022 - £100,000) to the Foundation during the year. There were no balances outstanding at the year end.

During the year Elite Hotels (Rotherwick) Limited advanced a loan to the Foundation in order to provide short term funding while the Foundation was awaiting the repayment of VAT from HMRC, the loan was therefore interest free and repayable on demand. At the balance sheet date the Foundation owed Elite Hotels (Rotherwick) Limited £154,016 (2022 £nil) and on 2 August 2023 the VAT repayment from HMRC was received and the loan settled.

Transactions with the trustees are disclosed in Note 2.

**THE INCORPORATED TRUSTEES OF  
THE ROTHERWICK FOUNDATION  
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

I report to the charity trustees on my examination of the accounts of The Rotherwick Foundation ('the charity') for the year ended 31<sup>st</sup> March 2023 which are set out on pages 7 to 13.

**Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

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

1. accounting records were not kept as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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

*Nicholas Farrant*

Signature: .....

Nicholas Farrant BA MSc FCA

Date: .....14/12/2023.....

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