The Greatham Foundation Ltd

England & Wales · Charity number 1123540

Details

Other names	THE HOSPITAL OF GOD AT GREATHAM
Status	Registered
Legal form	Charitable company
Company number	06533385
Registered	2008-04-09
Register	View on the Charity Commission register

Contact

Address	The Greatham Foundation Greatham Hartlepool TS25 2HS
Phone	01429870247
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Activities

Objects: 3. THE OBJECTS FOR WHICH THE CHARITY IS ESTABLISHED ARE:3.13.1.1 THE PROVISION OF HOUSING ACCOMMODATION AND EXTRA-CARE ACCOMMODATION FOR BENEFICIARIES;3.1.2 THE PROVISION OF GRANTS NOT EXCEEDING ·5000 IN ANY ONE YEAR FOR SUCH PAROCHIAL AND CHARITABLE PURPOSES WITHIN THE PARISH OF GREATHAM AS THE TRUSTEES THINK FIT;3.1.3 THE RELIEF OF PERSONS WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS, INCLUDING BUT NOT LIMITED TO SUFFERERS OF ALZHEIMER'S DISEASE AND RELATED DISORDERS. THE CHARITY MAY RELIEVE PERSONS IN NEED BY:(I) MAKING GRANTS OF MONEY TO THEM OR FOR THEIR BENEFIT;(II) PROVIDING OR PAYING FOR GOODS, SERVICES OR FACILITIES FOR THEM; OR(III) MAKING GRANTS OF MONEY TO OTHER PERSONS OR BODIES WHO PROVIDE GOODS, SERVICES OR FACILITIES TO THOSE IN NEED;3.1.4 THE APPROPRIATION OF BUNGALOWS, ALMS HOUSES AND OTHER PROPERTY BELONGING TO THE CHARITY FOR THE USE OF RESIDENTS AN BRETHREN OF THE CHARITY; AND 3.1.5 THE MAINTENANCE OF THE CHAPEL WHICH IS DEVOTED TO THE PERFORMANCE OF DIVINE SERVICE FOR THE BENEFIT OF THE BRETHREN AND RESIDENTS OF THE CHARITY.

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Activities: The Greatham Foundation provides:Residential care for older people at Stichell House in Greatham near HartlepoolNursing care for older people with dementia at Gretton Court in HartlepoolDay care and community services for people with dementia at its day centres in Hartlepool, Stockton and County DurhamAlmshouses in Greatham, Stockton, Norton and the wider north eastGrants to charities

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Disability, The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups

Geography

- **Area of benefit:** WITHIN THE PARISH OF GREATHAM.
- Darlington
- Durham
- Gateshead
- Hartlepool
- Newcastle Upon Tyne City
- North Tyneside
- Northumberland
- South Tyneside
- Stockton-on-tees
- Sunderland

Finances

Period end	Income	Expenditure	Assets	Employees
2024-10-31	£4,102,249	£4,454,591	£52,028,254	98
2023-10-31	£3,708,834	£4,261,925	£45,964,039	93
2022-10-31	£3,888,197	£5,141,759	£44,494,278	114
2021-10-31	£5,029,494	£5,748,978	£47,254,498	164
2020-10-31	£5,022,331	£5,375,506	£44,542,823	182

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Trustees

Name	Role	Appointed
Jacqueline Butterworth		2026-01-20
Margaret Bousfield		2017-07-28
Nigel Fenny		2023-12-21
PHILIPPA SINCLAIR		2017-07-28
Patricia Hancock		2020-04-28
Rev Rachel Wood		2021-11-01
Robert Eden		2018-12-12

Linked charities

- HOSPITAL OF GOD (1123540-1)
- CHARITY OF EMMA SIMPSON FOR ALMSHOUSES (1123540-2)

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The Greatham Foundation Ltd

England & Wales - Charity number 1123540

Accounts

Registered Charity Number 1123540 Company No 6533385
A Limited Company Registered in England and Wales

The Greatham Foundation Ltd

(formerly the Hospital of God at Greatham)

Trustees' Annual Report and Accounts for the year ended 31 October 2024

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Introduction

Message from the Chair

Events continued throughout 2023 to celebrate the Charity's 750th Anniversary. Staff must be praised for the many and varied activities enjoyed by our people and their families. To mark the anniversary the Trustees planted an oak tree in the grounds. It acts as a constant reminder that as it grows and flourishes so must the Charity, if we are to continue to deliver our aims and objectives, which focus on delivering 'person centered care'.

In an increasingly difficult economic and geopolitical climate 2024 has seen continuing pressures on the Charity's ability to deliver our services and has led the Trustees and management to think more strategically, explore new avenues of revenue and strive for increased efficiency across all areas of the organisation. Reviews of staffing, our complex property portfolio, IT systems and improved internal monitoring systems have all assisted the Trustees in effectively meeting our governance responsibilities.

Despite the ongoing challenges we continue to look forward.

We have had a number of excellent events. The Grants Committee held its first coffee morning for grant recipients and funders. The event facilitated networking, partnership working and was greatly appreciated by all attendees. Such was its success that the event is scheduled to be repeated in 2025.

Another hugely successful event was the Multicultural Afternoon held in Stichell House for residents and their families. It showcased the diversity and differing cultures of our workforce. It was celebrated in song, national dress and amazing food from all over the world.

We are forging ahead with a complete rebranding of the Charity. We have also made the decision to convert the now closed Gretton Court building into 14 dementia friendly Almshouses. We look forward to seeing the plans come to fruition in 2025.

On behalf of the Trustees I would like to thank the staff throughout the whole organisation for their hard work and commitment to the Charity. On a personal note I would like to thank the Trustees, a group of volunteers who give their time, expertise and commitment to help make the Charity the success that it is.

Margaret Bousfield
Chair of Trustees

Message from the Director

For over 750 years, our Charity has been a cornerstone of the community—offering vital care, support, and services to those who need it most. As we continue to grow and adapt to meet the evolving needs of our region, we have taken an important step forward: rebranding as The Greatham Foundation.

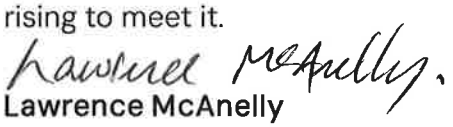
This decision was made with deep reflection and care. While we honour our rich heritage, we also embrace the future with optimism. The Greatham Foundation represents not just a new name, but a renewed commitment—to remain steadfast in our mission and responsive to the communities we serve.

Over the past year, we have continued to make a meaningful difference in people's lives. By supporting charities, social enterprises, and grassroots organisations across the North East, we are helping to create a lasting, positive impact—something we can all take pride in.

We move forward with ambition and clarity of purpose. Backed by the dedication of our trustees and staff, we are reaching more people, forging stronger partnerships, and—most importantly—listening closely to those with lived experience of dementia and their families.

We are working to build more inclusive, healthier, and more resilient communities. At the same time, we are enhancing our investment and estate strategies to ensure long-term sustainability—maximising income, improving efficiency, and safeguarding our assets for generations to come.

This is a pivotal moment in our journey. Together, with determination and hope, we are rising to meet it.



Lawrence McAnelly
Director

Organisational details

The Greatham Foundation Ltd (formerly the Hospital of God at Greatham) is a registered charity (registration number 1123540) and a company limited by guarantee (registration number 6533385, England and Wales).

The registered office is The Estate Office, Greatham Hall, Greatham, Hartlepool, TS25 2HS.

The trustees of The Greatham Foundation Ltd are directors for the purposes of company law and trustees for the purposes of charity law (hereinafter referred to as "the trustees").

The trustees who served during the year and up to the date this report was approved (15 July 2025) are:

Co-opted:

- Margaret Bousfield (Chair)
- Robert Eden (Vice chair)
- Patricia Hancock
- Nigel Fenny
- Kai Sander (resigned 27 April 2025)
- Nicola Local (resigned 23 July 2024)
- Kenneth Graham (appointed 24 June 2025)

Ex-officio:

- The Venerable Richard Simpson
- The Venerable Rachel Wood
- Philippa Sinclair (nominee of the Bishop of Durham)

The charity director (chief executive and company secretary) is Lawrence McAnelly.

The names and addresses of the principal professional advisers are:

- Auditors: JBC Accountants, 3B Lockheed Court, Preston Farm, Stockton-on -Tees TS18 3SH
- Banker: Barclays Bank PLC, 19-23 Wellington Square, Stockton-on-Tees, TS18 1NA
- Investment Manager: J.P. Morgan Private Bank, 60 Victoria Embankment, London, EC4Y 0JP
- Solicitors: Archers Law LLP, Lakeside House, Kingfisher Way, Stockton on Tees, TS18 3NB Solicitors: Ward Hadaway, Sandgate House, 102 Quayside, Newcastle upon Tyne, NE1 3DX
- Pension Scheme Adviser: Barnett Waddingham LLP, 1st Floor City Square House, 11 Wellington Street, Leeds, LS1 4DL

Trustees' Annual Report (including the strategic report)

About the charity

Our charitable objectives

1. the provision of housing accommodation and extra-care accommodation for beneficiaries.
2. the provision of grants not exceeding £5000 in any one year for such parochial and charitable purposes within the parish of Greatham as the trustees think fit.
3. the relief of persons who are in conditions of need, hardship, or distress, including but not limited to sufferers of Alzheimer's disease and related disorders. the charity may relieve persons in need by:
   (i) making grants of money to them or for their benefit.
   (ii) providing or paying for goods, services or facilities for them; or
   (iii) making grants of money to other persons or bodies who provide goods, services or facilities to those in need.
4. the appropriation of bungalows, alms houses and other property belonging to the charity for the use of residents and brethren of the charity.
5. the maintenance of the chapel which is devoted to the performance of divine service for the benefit of the brethren and residents of the charity.

Our vision, mission and values

Building on our century's long history, our ambition is to be a force for good, using our resources, skills, knowledge and abilities to have a significant impact in communities. We aim to be a leading charity that is modern, forward thinking, robust, sustainable and resilient. A charity that is respected and valued by communities, people, partners and peers.

Mission
To build on our centuries-long history, we support and empower older people and those affected by dementia, to live well through the provision of care and community-based services, homes and grants by putting them at the centre of everything we do.

Values

- To be kind, caring and compassionate.
- To put people at the heart.
- To be professional, learn and empower.
- To be open, transparent and honest.

Our **vision** is for older people and those affected by dementia to live well within supportive communities.

What we do

Established in 1273 by Bishop Robert de Stichell, The Greatham Foundation (formerly known as the Hospital of God) employs over 100 staff and delivers a broad range of services aimed at supporting older people, particularly those living with dementia. Its portfolio includes:

- Stichell House – A 35-bed purpose-built residential care home set in landscaped estate grounds.
- Community Day Services – Support for people with dementia and their carers in East Durham and Hartlepool.
- The Bridge – A one-stop dementia care and advice hub.
- Community Pastimes – One-to-one and small group services for people with dementia or experiencing social isolation.
- Almshouses – Independent living accommodation in Greatham, Norton, and Stockton-on-Tees.
- Commercial Properties – The Foundation owns and leases over 120 private properties and facilities.
- Grants Programme – Annual funding to voluntary and community organisations making a positive social impact.

We complement our charitable activities to provide an income by providing for rent or lease, housing, farm and farmland and some commercial property in the village of Greatham, Hartlepool.

Our impact

What we achieved and delivered in the year

Key Events and Community Engagement

During this reporting period, the charity organised and participated in several events, each contributing to our mission of fostering community, celebrating heritage, and supporting those we serve.

Founders Day

Our annual Founders Day held on 11 January 2024, commemorating the founding of the charity. The day began with a reflective communion service in the Chapel, followed by a shared lunch. Trustees, staff members, and individuals supported by the charity gathered to celebrate our legacy and reaffirm our shared values and vision for the future.

Greatham in Bloom – Snowdrop Walk

On Sunday 18 February 2024, the charity was proud to support Greatham in Bloom in hosting its much-loved Snowdrop Walk. In preparation, our gardeners, Mitch and Terry,

went above and beyond to prepare our private woodland, creating a beautiful and welcoming environment for visitors. The event raised an impressive £2,700, which will be reinvested into local planting initiatives and community projects.

Ongoing Community Support

Our commitment to community engagement remained strong throughout the year. We continued to provide prizes and awards for the Greatham Feast, an annual local celebration, and supported our local primary school by providing gifts for Year 6 leavers as they transitioned to secondary school—recognising this important milestone in their educational journey.

Grants Committee Coffee Morning

We were delighted to host our first Grants Committee Coffee Morning on 17 May 2024. This informal networking event brought together a diverse group of organisations that had received grant funding from the charity. Over breakfast, attendees shared experiences, discussed the impact of their work, and explored opportunities for collaboration. The event reinforced the value of our grant-making programme in fostering connections and amplifying community impact.

Stichell House Multi-Cultural Celebration

On 20 September 2024, Stichell House hosted a vibrant Multi-Cultural Celebration, reflecting the rich diversity of its residents, staff, and wider community. Families, residents, and staff members shared traditions, stories, music, and cuisine, creating a joyful and inclusive atmosphere. We were also pleased to welcome Transformers HPL, a local organisation supported through our 2024 grant round. Founded in 2021, their mission is to promote integration and community cohesion for ethnic minority groups in Hartlepool. Their participation added depth and inspiration to the event, which was widely praised for its warmth, inclusivity, and sense of togetherness.

Our People

Our workforce is at the heart of everything we do. During the reporting period, the charity employed an average of 105 staff members, with 58% based at Stichell House; 26% working across our community-based care services and 16% supporting our corporate services.

We are pleased to report an improvement in our annual retention rate, which rose to 80.33% for the period January to December 2024, up from 79.41% the previous year. This reflects our continued investment in creating a positive, supportive working environment.

As part of our recognition efforts, we proudly issued 36 Employee of the Month awards, each including a certificate and a £100 bonus in recognition of outstanding contribution and commitment.

The charity remains focused on enhancing the employee experience through a range of initiatives, including regular supervision and ongoing professional development; access to training and learning opportunities; access to our Employee Assistance Scheme, providing confidential support for mental health, financial wellbeing, and personal challenges; and a strong emphasis on teamwork, communication, and a positive workplace culture.

We are deeply committed to attracting and retaining skilled, compassionate professionals who reflect our values and bring our vision of person-centred care to life every day.

Making a difference - Our services and support

"The Bridge" – Dementia Advisory Service (Hartlepool)

The Bridge Dementia Advisory Service provides vital advice, guidance, and emotional support to individuals living with dementia and their families. In addition to one-on-one support, our experienced advisors offer training, distribute helpful resources, and connect carers to additional services that can assist them in their journey.

To keep clients informed and engaged, The Bridge distributes a newsletter every six weeks, highlighting upcoming events, activities, and relevant services across the community.

For this reporting period, The Bridge supported an average of:

- **66 individuals** living with dementia each month
- **349 family carers** receiving direct advice and support each month
- **346 individuals** per month through indirect support
- **477 events, interactions, or outreach activities** each month

This consistent level of engagement underscores The Bridge's central role in providing compassionate, accessible, and impactful support for those affected by dementia.

Throughout the reporting period, The Bridge has continued to grow from strength to strength, expanding its support for individuals living with dementia and their families. Strong partnerships with the local mental health team in Hartlepool have remained a cornerstone of this success, ensuring a consistent stream of referrals—often following diagnosis or completion of cognitive stimulation therapy, which is also delivered on-site at The Bridge.

As a well-established presence in the community, The Bridge continues to lead the way in outreach and collaboration. Satellite sessions across Hartlepool and active

participation in voluntary sector meetings have kept The Bridge connected, visible, and responsive to local needs.

One of the year's highlights was the successful revival of Memories in Tune, a live music event that had previously paused during the pandemic. Its return has been met with enthusiasm and joy, offering attendees the opportunity to come together, share experiences, and create meaningful new memories with loved ones. The event continues to grow in popularity and impact, with more participants joining each month.

In addition to service delivery, The Bridge has played a key role in building dementia awareness across the community. This year, staff delivered comprehensive dementia awareness training at Lindisfarne Care Home, reaching all 32 members of staff. Training was also provided to Hartlepool United Community Sports Team, St James Church Group, and other community organisations, strengthening local understanding and support for those affected by dementia.

"Very caring and understanding, felt very comfortable and felt I could ask for support, the service was excellent"

"Always had time to chat with us, didn't judge and always felt supported, the work they do is invaluable for families just starting the dementia path to know there is help out there"

"The entire team were life savers when we really needed it, we were struggling to know what to do, their support changed everything"

Hartlepool and Minerva House Day Centres - for people living with a dementia and family member carers

Our Hartlepool Day Centre at Heather Grove and Minerva House Day Centre in Horden, East Durham offer therapeutic, person-centred care for individuals living with dementia. These welcoming spaces provide a safe and supportive environment where people can take part in a wide variety of engaging, stimulating, and enjoyable activities.

Our dedicated team uses creative approaches to deliver sessions that not only support cognitive and emotional wellbeing but also bring joy and laughter—something often heard echoing throughout both centres.

Over the reporting period, the two centres collectively delivered **5,380 activity sessions** to people living with dementia, helping to enrich lives and foster meaningful connections every day.

During this reporting period, we have seen a gradual increase in the number of individuals accessing our day centre services. While this growth is positive, it has been

shaped by several broader trends within the dementia care landscape. We are observing that many people are now engaging with services later in their dementia journey, which can affect the type and intensity of support required. Additionally, there has been a noticeable decline in the number of individuals receiving a formal dementia diagnosis, limiting timely access to appropriate care and interventions. Shifting social behaviours and attitudes towards care provision are also influencing engagement patterns.

There is a growing concern within the sector that dementia is receiving less public and strategic attention, as reflected in the continued reliance on outdated dementia strategies. This lack of visibility may be contributing to reduced awareness and delayed help-seeking among those affected.

Despite these challenges, we remain committed to adapting our services to meet evolving needs, advocating for earlier intervention, and ensuring that dementia remains a priority within local and national health agendas.

At the heart of our approach is a commitment to supporting not only individuals living with dementia but also the families and carers who walk alongside them. We recognise that caring for a loved one with dementia can be both rewarding and deeply challenging—and that carers need dedicated support in their own right.

Our Family Support Worker plays a vital role in delivering personalised assistance to family carers, offering both face-to-face and telephone support. This ensures timely access to information, guidance, and practical help tailored to each family's unique circumstances.

Support includes help with attending medical appointments, navigating financial and benefit-related processes, and—equally important—offering a compassionate listening ear during difficult moments. By caring for the carer, we help reduce isolation, build emotional resilience, and ensure that family members feel seen, heard, and valued.

This holistic, wraparound model of care strengthens the entire support network, leading to better outcomes for both carers and the people they support.

The Heathers Day Centre: Making a Lasting Impact

A dementia diagnosis does not mean life cannot be fulfilling. Our Hartlepool Day Centre "The Heathers" offers a vibrant, supportive space where individuals can socialise, explore new interests, and continue to live meaningful lives.

The centre provides not only friendship, stimulation, and high-quality support for those living with dementia, but also valuable respite for carers. Set in a safe, warm, and welcoming environment, our team delivers a wide range of engaging activities, including:

- Arts and crafts

- Baking and cooking
- Bingo and games
- Singing and dancing
- Gardening and woodwork
- Reminiscence sessions

Guests also benefit from accessible minibus transport to and from their homes, ensuring easy access to our services. Each day includes a nutritious two-course lunch, along with refreshments and snacks, supporting both physical wellbeing and social connection.

At The Heathers Day Centre, every day is an opportunity for joy, companionship, and meaningful engagement.

During this reporting period, The Heathers Day Centre delivered a total of **3,037 sessions**, providing meaningful support and engagement for people living with dementia. On average, each session supported **9.5 individuals**, with **44 individuals** benefiting from the service each month.

The Centre's person-centered approach fosters long-term relationships, with individuals attending for an average duration of **1.09 years**—a testament to the quality of care and the positive impact the service has on those who attend.

In summer 2024, we conducted a satisfaction and outcomes survey to better understand the experiences of those who engage with The Heathers. The feedback received was overwhelmingly positive and highlighted the significant impact our services have on both individuals and their families:

- 95% overall satisfaction rate
- 90% reported that attending The Heathers helped maintain their loved one's physical and mental wellbeing
- 79% felt their loved one had the opportunity to develop new friendships
- 69% observed an improvement in their loved one's overall wellbeing since attending
- 80% also noted a positive impact on their own wellbeing as carers or family members

"Although he does not always remember, he arrives with a smile on his face"

"My mother meets people in a similar situation, which she wouldn't have if she hadn't started the day centre, she would have only had interaction with family"

"Staff are always welcoming to both my Mam and myself, feel reassured Mam is in a safe and caring environment"

"He has become brighter and more stimulated, talking better, interacting better, enjoying people. I have seen a great improvement"

"I can catch up with friends, go out for lunch, do housework and gardening without always being watchful of what my loved one is doing. I am so glad of a few hours just for me"

Minerva House: A Modern, Inclusive Approach to Dementia Support

If you are living with dementia or experiencing memory loss, Minerva House offers a safe, warm, and welcoming environment where you can build friendships and take part in a variety of meaningful activities.

We take pride in being a modern, inclusive, and person-centred day centre—distinct from traditional models of care. At Minerva House, every individual is valued, and support is tailored to reflect personal interests, abilities, and preferences. Our goal is to create a vibrant space where people feel empowered, respected, and connected.

During this reporting period, Minerva House delivered a total of **2,343 sessions**, with each session supporting an average of **8.9 individuals.** On a monthly basis, an average of **32 individuals** accessed the service, highlighting its steady and valued presence in the local community.

Minerva House is more than a day centre—it's a place of ongoing support and connection. People typically engage with the service for an average of **1.44 years**, reflecting the centre's meaningful role in the lives of those it serves.

In summer 2024, we conducted a survey to evaluate the impact of services provided at Minerva House. The results show a strong level of satisfaction and highlight the positive effect our support has on individuals attending and their families:

- 100% overall satisfaction rate
- 77% felt their loved one had the opportunity to develop new friendships at Minerva House
- 69% said attending had helped maintain their loved one's physical and mental wellbeing
- 39% reported an improvement in their loved one's overall wellbeing
- 84% noticed a positive impact on their own wellbeing as carers or family members

"My loved one is more attentive when returning from centre; more alert, manages to stay awake longer. Shows more interest in daily life"

"The staff are absolutely brilliant with my Dad. Management have helped with Social Services so he can access the centre an extra day. Without this centre, there is a strong possibility my Mam would have considered long term care. This service is a lifeline for myself and my Mam"

"The visits from the Family Support Worker are appreciated, I know I can call on them for help, advice and support"

"The social contact has made her happier and helped reduce instances of anxiety"

"My loved one looks forward to his 'Minerva days' which put some structure to the week"

Community Pastimes: Supporting Connection and Enjoyment

Community Pastimes supports small groups of individuals who may be living with memory problems or a dementia diagnosis to engage with the wider community through shared hobbies and interests. The service is designed to enhance wellbeing by promoting social connection, enjoyment, and continued participation in meaningful activities.

Sessions are tailored to meet the needs and preferences of participants, with trained staff delivering three-hour group or one-to-one sessions based on common interests. Activities have included arts and crafts, bowls, snooker, knit and natter groups, and social dancing, among others.

The service is delivered by fully trained community support workers with specialist knowledge in dementia care. Community Pastimes is particularly beneficial for individuals who may be experiencing loneliness or social isolation, offering accessible and personalised support that encourages continued engagement in everyday life.

During this reporting period, the Community Pastimes service delivered a total of **2,546** sessions, supporting an average of **10.2 individuals** per session. On a monthly basis, an average of **36 individuals** accessed the service.

The duration of engagement reflects the meaningful and lasting impact of the support provided, with individuals attending Community Pastimes for an average of **1.76 years**. This highlights the service's role in offering consistent, person-centered support that fosters long-term social connection and wellbeing.

In summer 2024, we conducted a satisfaction survey to better understand the experiences of those who use our Community Pastimes service. We are proud to share that the feedback was overwhelmingly positive, reflecting the real difference the service is making in the lives of guests and their families:

- 88% of respondents felt that their loved one had the opportunity to build new friendships through Community Pastimes.
- 94% agreed that attending the service helped maintain their loved one's physical and mental wellbeing.
- 75% felt the service offered a wide variety of engaging activities.
- We achieved an impressive 94% overall satisfaction rate.
- 81% of guests and family members said they were offered choice and felt supported to express their views about the care and services provided.

"My loved one has responded well to his care; he is very happy after his pastimes care- stimulated and bright. I know he plays ball games which he can do so I feel he is getting plenty of movement and fun. He always comments, he's had a lovely time"

"Everyone is so caring and cheerful, professional but human. They treat my loved one wonderfully and seem to know his needs"

"The service has given me encouragement, confidence, motivation, to get out and meet others"

"My loved one thinks the staff are wonderful, they are always friendly and chatty"

Stichell House Residential Home

Nestled within the beautifully landscaped grounds of the Greatham Estate, Stichell House is a modern residential care home offering 35 ensuite bedrooms in a purpose-built, contemporary facility. Located in an enviable setting, we provide exceptional person-centred care tailored to the unique needs of each individual.

Our philosophy of care is grounded in putting the people we care for at the heart of everything we do. We believe that effective care can only be delivered when we truly understand the person being cared for. We take time to focus on each individual's history, strengths, hopes, and aspirations.

At Stichell House, we respect the past, support the present, and help individuals plan for the future. Our approach ensures that every decision is guided by your preferences, needs, and values. We are committed to providing care that is not only respectful but also responsive to the evolving needs of each person.

Throughout this reporting period, Stichell House provided an impressive **51,558 care hours**, demonstrating the commitment to delivering high-quality, person-centered care to our residents. The home also maintained a strong occupancy rate of **95.0%**, reflecting the trust and confidence placed in our services by both residents and their families.

Maintaining Safe Staffing Levels

Recruitment and retention of staff continued to present challenges throughout the year, reflecting the wider staffing crisis affecting the social care sector nationally. Despite these pressures, the charity remained focused on maintaining a stable and dedicated workforce.

During this reporting period, Stichell House employed an average of 61.1 staff members, accounting for 58% of the charity's total workforce. Recognising the importance of continuity and experience in delivering high-quality care, we have made staff retention a key priority.

From January to December 2024, the retention rate at Stichell House was 76.39%, representing a slight decrease from 78.31% in the previous year. While this drop is modest, it highlights the ongoing difficulties in workforce sustainability across the sector.

To ensure safe and continuous care during periods of peak staff shortages and sickness absence, the charity made use of agency staff when necessary. We are pleased to report that agency usage remained well below our threshold, with an average of 2.5% across the year—comfortably under our internal target of no more than 5%. This reflects our proactive workforce planning and commitment to maintaining high standards of care, even amidst sector-wide staffing challenges.

Care Planning and Quality Improvement

Every resident continues to benefit from an individualised care plan, tailored to their specific needs, preferences, and health requirements. This personalised approach enables our staff to deliver consistent, compassionate, and responsive care.

We have made further progress in modernising our care planning processes by advancing our transition to a paperless care planning system. This digital approach enhances accessibility, accuracy, and real-time updates, supporting more efficient and coordinated care delivery.

Alongside this, we have continued to strengthen our Governance, Audit and Improvement (GAI) Policy and practice. A key focus has been maintaining a live, working action plan that allows us to monitor progress, respond to emerging issues, and continuously drive improvements.

Our emphasis on proactive risk management has also remained a priority. We have continued to identify and analyse near miss data to inform practice and reduce the risk of accidents. This commitment to learning and prevention underpins our approach to delivering safe, high-quality care.

In February 2024, Stichell House received its Quality Standard Framework assessment result from Hartlepool Borough Council. We are proud to report that we successfully maintained our Grade 1 status, the highest rating awarded under the framework, reflecting our continued commitment to delivering exceptional, person-centred care.

During the assessment, Stichell House demonstrated a consistent level of good service across a number of key areas. Staff were observed to display caring and compassionate attitudes toward residents, and all care plans reviewed were found to be individualised, up-to-date, and clearly reflective of each resident's needs and personal wishes.

Resident feedback gathered as part of the assessment was also extremely encouraging:

- 100% felt that their care was based on their individual needs and wishes
- 100% said the care they received helped them have a better quality of life
- 72% overall satisfaction rate

These outcomes reflect the strength of our team and our unwavering focus on delivering dignified, meaningful and person-centred care that enhances the wellbeing of every resident. It also reinforces the importance of listening closely to those who use our services.

"A heartfelt thanks for all the love and care. You are not just a care home, you are a family home"

"The carers are at your beck and call every minute. All the staff are absolutely wonderful. If you need anything doing, they will do it for you straightaway"

Almshouses - supporting older people to live independently

The charity owns and manages 123 Almshouses across Stockton-on-Tees, Norton, and Hartlepool, providing secure, comfortable accommodation with the support of an Almshouse Lead and an Almshouse Support Worker. Each property is equipped with a 24-hour call system, offering residents responsive help whenever needed.

In addition to housing, we foster a strong sense of community and social inclusion through regular lunch clubs and a variety of social activities. These initiatives are designed to combat isolation, encourage social interaction, and promote wellbeing among residents.

With the combination of well-maintained, suitably adapted accommodation, warden support, 24-hour access to the call system, and a range of social opportunities, our residents are able to live independently while feeling supported and connected within their community.

During this reporting period, the Almshouse team provided essential support to an average of **128 residents** each month, maintaining an impressive **97.8% occupancy** rate across the properties.

In addition to housing, the team facilitated **11 staff-led social inclusion sessions** each month, with an average attendance of **37 residents**. These sessions were key in promoting community engagement and reducing social isolation.

The team also made a significant impact through an average of **90 home visits or isolation-reducing calls** each month, ensuring that residents received the personal connection and support they need to live independently and with confidence.

Chaplaincy Service

Chaplaincy Aims: To develop The Greatham Foundation's spiritual, religious and pastoral care for residents and service users, their families, and the charity's staff. To enable more services to take place in our chapel. To connect with other local churches and charities.

Overview: It has been another successful year, with a varied programme of chaplaincy activities that span a broad range of the charity's services. This includes leadings prayers in our care home, one-to-one pastoral support, small group work with our community services, facilitating the use of our chapel, and developing community connections.

Prayer and Care, Pastoral Visits and Support

Stichell House Prayer and Care Group: We run a weekly Prayer and Care group in Stichell House which is an ecumenical Christian service of the word which any of our residents can attend. We say prayers, have reflections, and sing hymns together. We follow the prayers with some social time where we can all chat with one another. The sessions are popular, with regular attendees numbering 15-20 each week. Our Activities Coordinator at Stichell House plays a crucial role in organising the sessions. As of summer 2025, we have had our 120th Prayer and Care Group session; a great milestone to reach!

Pastoral Visits: It's good to talk! The benefits of conversation and social connections are crucial for the well-being of older adults, improving both mental, physical and cognitive health. Chatting and spending time together can reduce a sense of loneliness and foster a sense of belonging and purpose. To this end I undertake regular weekly pastoral visits to our residents, and it's my privilege to spend time getting to know our people. I visit 7-10 residents per week, and wish I had more time to do so.

Staff Support: I have spent time with several staff members over the last year helping support them through some issues or challenges. It is good to develop this aspect of

chaplaincy for the charity as the modern world of work, and general pace of life these days can take its toll on all of us at times.

Christian Connections and Community Outreach

Christian Connections: The charity is part of Hartlepool Churches Together. I have this year worked specifically with colleagues from several Christian traditions: Roman Catholic, Anglican, URC and Baptist churches. Our local Greatham vicars provide a monthly eucharistic service in our care home and a local Catholic deacon also occasionally visits the care home too. We have two Pastoral Visitors working as part of the St. Vincent De Paul Society who join us for our prayer and care group and spend time chatting with our residents. The charity is also committed to working with other faith groups too.

Links with Hartlepool Foodbank: In the last year we have continued to work with Hartlepool Foodbank; our staff team organised a charity-wide collection and we also made available our meeting room spaces and our chapel, to help logistically with their events.

Other Local Charities and Groups: This year we have also worked collaboratively with: Transformers Hartlepool, Refugee Futures, Ruth Jackson Solutions, and Something Positive Solutions.

Working with our Community Services

The Bridge: I work alongside our dementia service staff. We have in the last year provided chaplaincy support to their Carers Group and provided time for clients and their families dealing with a bereavement. This has also involved coordinating visits to Greatham to enjoy the tranquillity of our grounds and chapel.

Day Centres Visits: I am also able to spend time visiting clients supported through our services at The Heathers and Minerva House. Seeing the breadth of support and reach into communities that this charity has at its fingertips means that it is easy to work alongside our staff and participate in our social activities in an effort to help combat loneliness and bring practical support and happiness into the lives of others.

Events in our Chapel

Winter Bereavement Service in Greatham: Dealing with loss and bereavement is never easy, but it is often more acute as we head towards major festive family times, such as Christmas. To help ease this burden I have worked with colleagues from The Bridge, and we have again hosted a now annual memorial service in our chapel where we share prayers, hymns and offer up an opportunity for participants to sign our book of remembrance too.

Christmas Carol Service: We again hosted guests from our community services, Stichell House, and almshouses, at our Christmas Carol Service. We were fortunate to have a community choir singing for us and this really brought the festive spirit alive. This proved really popular, and we have a date booked in for December 2025 too.

Christian Church Visits and Retreat Days: I have hosted events utilising our chapel, outdoor space, and meeting rooms for a variety of local churches: Headland Baptist Church have used our spaces twice over the last year. Reverend Dr. Andrew Craig (who is the Chairperson of Hartlepool Foodbank) has also used our space for a celebration event and an away-day. Our trustee Robert Eden has also visited with members of his church community from Darlington for what were very well put together spiritual retreat days (these are also open to staff from our charity too).

Founder's Day: I co-celebrated our annual service once again in January with the support of Reverend Philip Bullock from our neighbouring church. This event bought together staff, trustees, residents, and clients. This really brought to life what the charity is all about and gave us a chance to gather in our chapel and also to spend time together socially afterwards.

Grant Giving and Philanthropy

Grants Committee: It is especially rewarding to act in an advisory capacity as a lay member of this group. It is great to see the philanthropic ethos and social justice heritage of the charity still at work in a practical way. I was also able to visit some of our grant recipients in-situ, and also to attend our grant recipients' social event too. Seeing the scope and scale of the grants programme really brought home how vital it is that we are able to support worthwhile causes delivering critically important services in the whole of the region.

Andrew Tinkler, Chaplain for The Greatham Foundation

Championing Local Causes

Our charity has a long-standing and proud tradition of philanthropic support, rooted in the belief that strong communities are built from within. Through our Small Grants Programme, we provide essential funding to voluntary and community organisations and charities located within our geographical area—from Stockton to Northumberland.

The programme is designed to empower local communities, enabling them to harness their strengths, assets, and networks to improve lives—particularly for those facing disadvantage or marginalisation.

Each year, our Grants Committee convenes to assess applications and allocate funding. In this reporting period, £100,000 was distributed in April 2024, supporting 90 voluntary and community sector organisations.

Highlights from This Year's Grant Recipients

We are proud to support a diverse range of projects that are making a tangible difference in people's lives. Some of the organisations funded this year include:

- **Rise North East** – A health and wellbeing charity focused on promoting physical activity as a tool to build stronger, healthier communities.
- **Love, Amelia** – A Sunderland-based baby bank ensuring that no child is without the essential items and equipment they need to be safe, happy, and thrive.
- **Norton Men's Shed** – A volunteer-run initiative supporting individuals experiencing social isolation by providing a welcoming and purposeful environment.
- **Moving On Durham** – Dedicated to breaking the cycle of youth homelessness through temporary supported housing across County Durham.
- **Making a Difference (The Haven)** – Based in Hartlepool, this charity offers free, confidential counselling services to young people dealing with emotional distress, behavioural issues, or social challenges.

We also supported **Friends Action North East**, a Newcastle-based charity working with individuals who have a learning disability, autism, or mental health issues. Their wide-ranging programme helps participants gain the skills and confidence to form and sustain meaningful friendships—reducing social isolation and improving quality of life.

An integral part of our grants programme is dedicated to supporting organisations within Stockton-on-Tees. One recipient this year was **Sprouts Community Food Charity**, which used the funding to help cover operational costs of a Youth Café in Thornaby, run in partnership with the Corner House Youth Project.

Debra Fixter, Manager of Sprouts, shared: "**Sprouts are delighted to have received funding from the 2024 Grants programme. The young people we work with have shown so much enthusiasm to get involved in recipe planning, cooking, service and running a café, and we hope that the project will give the young people a sense of belonging and ownership of the community, giving them a purpose and hopefully take pride in their area and reduce any anti-social behaviour they may previously have been party to.**"

We remain deeply committed to strengthening communities across the region and look forward to continuing our support for grassroots organisations that create lasting, positive change.

"We are delighted to be in receipt of this grant, which will make such a difference to us and our ability to support more women into work across the North East"

"Acorns endeavours to support children and families in North Tyneside and Northumberland affected by domestic abuse. Summer holidays can be particularly isolating for the families that we work with. By supporting our summer family activity programme, The grant helps us to bring families together in a space where they can make new friends, access valuable support and build lasting memories"

"The grant will have a huge impact on the lives of many young carers. It will enable them to access transport and take part in a range of activities, that otherwise would be unavailable to them. This will allow them to enjoy childhood experiences outside of their caring responsibilities"

"Receiving grant funding to support core costs is truly vital for us. HOPS provides wellbeing support to people including unpaid carers and others in difficult circumstances. We provide holistic therapies and activities to alleviate health conditions, reduce anxiety and depression and to promote self-care in adults alongside providing opportunities for valuable social interaction and respite"

Impact of the 2024 grant funding programme:

Our plans for the future

In this year the Charity has focused on;

- planning and building the capacity of the charity,
- investing in our finance team,
- continuing to update systems and processes, including continued digitisation, developing our approach to the management of the Charity's diverse Land and property portfolio,
- refreshing our Investment strategy and use of the total return order,
- agreeing to the development of The Heathers to create places for people living with a dementia following the closure of Gretton Court Nursing home,
- ongoing development of The Greatham wetlands scheme, working with the Environment Agency and other partners,
- working to recruit the best people to our teams across the Charity,
- working with grantees to understand their impact and how we can help them to continue to make a difference in their communities
- continuing to embed the use of data and information to continually improve performance and achieve financial sustainability.

Our future plans moving into November 2024 to October 2025 are to:

- Refresh our strategy and business planning approach.
- Continue to modernise and promote the Charity
- Continue the development of plans for The Heathers to provide places for people to live
- Continue to build the capacity of the senior leadership team, appointing an Assistant Director with specific responsibility for the Charity's estate management functions, to achieve best value, modernise systems and processes and to identify and develop further opportunities.
- Further embed our performance across all of our services to achieve our mission, Developing and embedding our accountancy framework.
- Develop our networks and communications, being more outward looking, identifying and building good collaborations and partnership working opportunities
- Continue to recognise the tremendous efforts of our staff team through recognition and praise.
- Continue to develop the use of technology to make some of our processes more efficient.
- Work with the Trustees of the Greatham Hospital Pension Scheme to achieve the pensions objectives.

Financial review of the year

Summary

The charity's total income for the year amounted to £4.1m (2023: £3.7m) and total expenditure on operations was £4.5m (2023: £4.3m), giving an operating deficit of £0.4m (2023: deficit of £0.6m) which has been funded from unrestricted reserves.

A net gain on investments of £5.9m (2023 £2.0m) has contributed to the overall increase of £6.0m (2023: £1.5m) in Total Funds to £52.0m (2023: £46.0m).

The charity invests in its services using its accumulated reserves and the income generated from its investment activities. Over recent years, there has been a restructuring of services and a focus on services breaking even to support the long-term financial strength of the charity and this approach has continued this year.

Results from charitable activities

The principal source of funding for the charity's activities continues to be income received from fees, contract payments and grants for its care and community services. This income stream remained consistent at 73% (£3.0m) of total income during the year, compared to 74% in 2023.

Income from residential care reached £1.5m, reflecting a 13% increase compared to the previous year. This growth can partly be attributed to an updated fee structure that better reflects the service provided and the current costs of delivering the service. Expenditure, including support costs, on residential care services increased by 7% with costs exceeding income by 20%, an improvement from 26% in 2023 and from over 50% in 2022, still representing a substantial subsidy from the charity towards the full cost of this service. This reduction in subsidy demonstrates the charity's progress toward financial sustainability in this area. A focus on prioritising staff recruitment and retention has reduced the reliance on agency workers, helping to control costs and improve service continuity.

Community services generated £0.8m in income, marking a modest 3% increase year-on-year. This growth corresponds with a gradual rise in service users. Expenditure for day and community services, including support costs, totalled £1.1m, also up by 3%. Expenditure for these services exceeded income by 39%, consistent with the previous year, which is subsidized by the charity ensuring support for those in need.

Income from supported almshouse accommodation rose to £0.6m, an 8% increase from the prior year. Expenditure, including support costs, driven largely by property-related costs, increased by 7% over the year. Despite the increase in costs, the level of subsidy

required from the charity remained broadly consistent with the prior year, due to a review of maintenance contributions received from almshouse residents. This reflects the charity's ongoing commitment to maintaining high-quality housing for residents while managing rising operational costs.

During the year, as part of its charitable activities the charity awarded £0.1m in grants to other charities, voluntary organisations, and the Newcastle Diocese. These grants, along with associated support costs, were fully funded from the charity's own resources,

Results from investment activities

The charity maintains a diversified portfolio of financial and property investments, which generate income and capital gains to support its charitable objectives. In response to a reduction in general reserves, the charity has worked closely with its investment advisors to ensure that the portfolio continues to deliver sufficient income and capital growth to sustain ongoing operations.

The trustees have appointed professional investment fund managers to oversee the financial investment portfolio on a discretionary basis. These managers operate within broad parameters set by the trustees, which reflect the charity's risk appetite and long-term financial goals. The overarching investment objective remains focused on achieving capital growth over the medium to long term, while accepting a moderate level of risk. Short-term market fluctuations are anticipated and are not expected to disrupt the charity's core activities.

Performance is regularly reviewed against relevant industry benchmarks. Trustees and senior management maintain close oversight, meeting regularly with fund managers to assess results and make strategic adjustments in response to evolving market conditions.

The charity's financial investments generated income of £0.4m (2023: £0.3m), alongside a substantial gain on endowment funds of £3.1m which significantly exceeded the £0.1m gain recorded in 2023, reflecting improved performance in the money markets.

Under a total return order granted by the Charity Commission in 2010 the charity is permitted to draw upon capital growth in the endowment's financial investment assets to support its charitable activities provided always that the real value of the trust for investment is maintained. In this way trustees ensure that due consideration is given to the needs of both present and future beneficiaries of the charity. Details of the total return approach to the investment of the charity's permanent endowment is given in Note 17 to these accounts which shows that the value of the "trust for investment" at 31 October 2024 was £21.2m (2023: £20.8m) and the value of unapplied total return at that date was positive £0.1m, (2023 £0.5m). Unapplied total return represents that part of the

accumulated gains on the financial investments which is available for trustees to spend in meeting the charity's objectives or to replenish general reserves. During the year £3.1m was drawn down from the growth in the endowment investments which will be used for ongoing expenditure of the charity with a particular focus on continuing the programme of repairs identified in the survey on the charity's properties undertaken last year.

The charity's portfolio of investment properties—comprising houses, farms, commercial premises, and other assets located in and around the village of Greatham—is managed internally. As part of its strategic objective to deliver professional property services, the charity continues to prioritise high standards of property management and tenant care.

A key focus during the year has been the ongoing refurbishment of properties, supporting the charity's commitment to being a responsible landlord. Net income from the property portfolio for the year amounted to £292k (2023: £267k), after accounting for maintenance and support costs. This represents an increase of nearly 6% in rental income, reflecting the charity's gradual transition towards charging market rents to better support its charitable activities and to strengthen the long-term financial sustainability of the charity.

Repairs and maintenance expenditure remained steady at approximately £0.2m. Of this, £0.1m was invested in essential upgrades, including the replacement of boilers, refurbishment of kitchens and bathrooms, and improvements to damp-proofing—enhancing both the quality and sustainability of the housing stock.

Financial position

The charity's financial position remains strong and resilient. As of 31 October 2024, total funds stood at £52.0m, reflecting a £6.0m (13%) increase from the previous year's balance of £46.0m. This growth was largely driven by a gain of £5.9m on financial and property investments, resulting from positive market performance and an increase in the value of the charity's investment property portfolio.

Endowment fund assets continue to make up the majority of the charity's financial base, representing 91% of total funds. These are primarily held in a diversified mix of financial and property investments. Of the remaining funds, approximately 2% are restricted and relate to assets held in trust on behalf of the Charity of Emma Simpson for Almshouses, for which the charity acts as corporate trustee. Unrestricted reserves have grown this year, following the withdrawal of £3.1m unapplied total return from the endowment funds and now comprise 7% of total funds (2023: 2%), enhancing the charity's financial flexibility and capacity to respond to future needs.

The structure of the endowment fund remains consistent, with 45% invested in listed securities, 34% in property, 15% in fixed assets, and the remainder held in inter-fund balances.

As at 31 October 2024, the endowment fund's financial investments include an Unapplied Total Return of £80k, down from £534k the previous year, following a withdrawal of £3.1m during the year. The value of permanent endowment investments is expected to fluctuate in line with market movements over time.

As at 31 October 2024, the charity held £3.7m in unrestricted funds, with 59% of this total represented by net current assets. The remainder is largely invested in listed securities. The charity continues to maintain a strong liquidity position, enabling it to comfortably meet its operational funding needs. Net current assets increased significantly during the year to £2.2m, a marked improvement from a negative position of £0.6m in 2023.

The Statement of Cash Flows (page 40) highlights strong cash generation during the year. Investment income of £4.4m more than offset the £1.2m outflow from operating activities, resulting in a net increase in cash of £3.2m.

The trustees have adopted a reserves policy to ensure operational continuity in the unlikely event of a sudden loss of income. The policy sets a target of holding unrestricted reserves equivalent to three months of core operating costs—currently estimated at £1.3m. As of the year-end, the charity's unrestricted reserves stood at £3.7m, significantly higher than the £0.7m reported in 2023. In light of the charity's overall financial strength—underpinned by substantial endowment assets and a strong cash position—the trustees are confident that the current reserves are sufficient to meet the charity's obligations and support its ongoing operations.

The charity continues to progress towards full cost recovery in service delivery, ensuring that services not only cover their direct costs but also contribute appropriately to overheads. This strategic shift has already yielded measurable improvements and will remain a focus moving forward. All of this is done in service of our charitable objectives.

The charity maintains a long-term financial commitment to the Greatham Hospital Pension Scheme, a legacy defined benefit scheme for which the charity is the sponsoring employer. The scheme closed to future accrual on 28 November 2023 when the last active member left pensionable employment. The most recent full actuarial valuation, conducted as at 31 October 2022, indicated an improved actuarial deficit of £91k. A deficit recovery plan has since been implemented, with the charity making additional contributions. The next actuarial valuation of the scheme is due at 31 October 2025.

As at 31 October 2024, the scheme reported a net asset position of £346k under Financial Reporting Standard 102—an increase from £254k in 2023—reflecting contributions paid by the charity and positive investment returns on the schemes assets.

Structure, governance and management

Formation, legal structure and objectives

The charity was first founded in 1273 by the Bishop of Durham, Robert de Stichell, and was subsequently re-founded in 1610 by King James 1.

The present governing document of the charitable company is the memorandum and articles of association dated 13 March 2008, as amended on 13 November 2024, which sets out its charitable objectives:

- "the provision of housing accommodation and extra care accommodation for beneficiaries
- the provision of grants, not exceeding £5,000 in any one year, for such parochial or charitable purposes within the parish of Greatham as the trustees think fit.
- the relief of persons who are in conditions of need, hardship or distress, including but not limited to people living with Alzheimer's disease and related disorders, by providing grants of money to them or for their benefit; by providing or paying for goods, services or facilities for them; or by
- making grants of money to other persons or bodies who provide goods, services or facilities to those in need;
- the appropriation of bungalows, almshouses and other property belonging to the charity for the use of residents and brethren of the charity; and
- the maintenance of the chapel which is devoted to the performance of divine service for the benefit the brethren and residents of the charity."

These objects are achieved through the provision of residential care for older people and people living with dementia; community support services for older people and people living with a dementia, and their carers; the provision of supported housing for older people; and the making of grants to other charities and voluntary organisations.

Governing body and governance

The trustees, who are also directors of the charity for the purposes of the Companies Act, have overall responsibility for the strategy, management and control of the charity. There is provision for eight co-opted trustees, and they are elected by the existing trustees at a general meeting as vacancies arise and in accordance with the needs of the charity. There is a one-year trial period for new co-opted trustees. Each co-opted trustee may serve for two periods of five years.

There are three ex-officio trustees, namely the Archdeacons of Durham and Northumberland and the Bishop of Durham. The archdeacons take up the role of trustee by virtue of their position and hold office for as long as they remain in post. The Bishop

of Durham holds office for as long as he or she remains in post. The Bishop may, and historically has, nominated someone to act on their behalf for a five-year period which can be repeated.

The Trustees are required to elect a chair of their meetings at the first meeting of each calendar year.

As part of their induction new trustees receive the following documents: the Trustee Handbook; the latest set of audited accounts; the scheme of the charity; the memorandum and articles of association; the budget for the current financial year; the trustee code of conduct; the trustee declaration of interests which is updated annually; relevant Charity Commission publications via their website; the latest timetable of meetings and workplan; Scheme of Delegation; Risk Register

The Board of Trustees normally meets five times each year. The Charity's Board of Trustees is responsible for establishing structures for the proper governance and management of the charity and the development of the vision and strategy of the charity in accordance with its objects.

The trustees have established several committees to consider issues in greater depth and to advise the Board. These committees, which are accountable to and report to the Board, are as follows:

- Finance and Property committee which meets four times a year to provide oversight of the charity's finances and investments, financial strategy, objectives, plans and policies and the developing property strategy.
- Grants Committee which meets twice a year.

In addition, a Trustee has joined the Charity's Governance, Audit and Improvement group to offer insight and a direct link to the Board of Trustees.

The trustees ensure that the charity has effective strategy, and that effective monitoring and governance arrangements are in place. The day to day running of the charity and the exercise of executive responsibility is delegated to the charity Director and the Senior Leadership team.

The charity is not part of a formal network of other charities. It does, however, have contractual and working relationships with local authorities for the provision of social care services and housing support services and contractual relationships with the local commissioning bodies for the funding of community services and nursing services.

The Greatham Foundation Ltd (formerly the Hospital of God at Greatham) has absorbed or been formally linked with other charities in recent years as follows:

- Fox Almshouses Trust – absorbed on 1 February 2008

- Hartlepool and East Durham Alzheimer's Trust – absorbed on 1 April 2008
- Stockton Almshouses Charity and Stockton Relief in Need Fund – both absorbed on 12 July 2010
- Charity of Emma Simpson for Almshouses – linked by Charity Commission order on 28 July 2017.

Further information is given in the Notes to the Financial Statements which accompany this report.

Statement of public benefit

The trustees give due consideration to Charity Commission guidance on public benefit under the Charities Act 2011.

The Greatham Foundation Ltd (formerly the Hospital of God at Greatham) provides public benefit by virtue of its objects which are to relieve need, hardship and distress. We work to ensure the independence, health, wellbeing and social integration of the people we work with. Where individuals are not able to pay fees, for example in our residential homes, because they cannot afford them, the charity would encourage them to seek state funding. The charity to a greater or lesser extent supports or subsidises all its services from its own resources and this is considered by trustees to be an appropriate use of the charitable endowment in accordance with the legal objectives of the charity.

Examples of how charitable funds are used to create public benefit are:

- the use of the charity's property and financial assets to support the delivery of its charitable services;
- the use of charity funds to contribute and add value to service delivery to ensure that the charity's services are effective, affordable and accessible.
- the operation of a transport service in our day centres, which enables people to attend who would otherwise not be able to do so;
- the expenditure of capital in order to modernise and improve our supported almshouses for the benefit of beneficiaries;
- the making of grants to other charities and voluntary organisations in need throughout the north east of England with the objective to relieve need, hardship or distress.

Risk management and principal risks

The trustees have overall responsibility for the management of risk within the charity and view the management of risk as an essential discipline to support the charity in achieving its goals.

The trustees continue to review the major risks to which the charity is exposed as part of their strategic planning role. A risk register has been established and is updated. Control systems have been put in place to mitigate such risks. The charity Director reports to trustees on any new risks that might arise during each year.

Identified risk	Mitigating action
Financial Controls (Board level) • Inability to monitor actual against planned financial position • Inaccurate information about short-term financial position • Future financial security damaged	• Receive assurance of effective internal financial controls • Monitor actual financial position against expected/planned performance • Auditors queries addressed • Quarterly accounts reported • Variances explained • Report of annual external audit
Benefit Realisation from Property Investments • Poor return detrimental to future generations Not fit for purpose Reduced income • Reputational damage • Compliance failure leading to financial loss	• Property maintenance survey completed. • Developing planned maintenance programme • Developing/restructure Land and property team in progress (Assistant Director - Land and Property in post) • Management accounts income records
Strategic Direction: Aim, Objectives and Plans • Charity becomes divorced from the objects defined in the Memoranda • Charity's strategic direction fails to take account of new legislation/Charity Commission requirements and guidance	• Adhere to Objects set out in Memoranda • Develop 3, 5 and 10 year Strategy Plans to deliver to objectives • Observe new legislation and Charity Commission's guidance • Align new and further developments of provision with Strategy • Revisit quinquennially Objects defined in Memoranda (update if necessary) • Review and update Strategy annually (Strategy Day)
Board Vacancies • Reduced range of expertise available • Excessive workloads • Reduced capacity to meet responsibilities	• Monitor Terms of Office and vacancies • Complete Skills Audit and recruit to gaps • Quarterly report to the Board of terms of Office • Follow Trustee appointment procedure • Complete the Trustee induction process

Statement of trustees' responsibilities

The trustees are responsible for preparing the annual report and the financial statements in accordance with applicable law and UK Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statements of disclosure to auditors

In so far as the trustees are aware:

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

JBC Accountants are deemed to be reappointed in accordance with Section 487(2) of the Companies Act 2006.

This Trustees' Annual Report, which incorporates the Strategic Report and the Directors' Report required under the Companies Act 2006 (Strategic Report and Directors Report) Regulations 2013, was approved by the Board on 15 July 2025 and signed on its behalf by:

M. Bousfield

Margaret Bousfield
Chair of trustees
Company Secretary

Lawrence McAnelly

Lawrence McAnelly
Director

Report of the Independent Auditors to the Trustees of The Greatham Foundation Limited

Opinion

We have audited the financial statements of The Greatham Foundation Limited (the 'charitable company') for the year ended 31 October 2024, which comprise the Statement of Financial Activities (including income and expenditure account), Statement of Financial Position, Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 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 charitable company's affairs as at 31 October 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRCs Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work that 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 charitable company's ability to continue as a going concern for

a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

In connection with our audit of the financial statements, 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or

- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view and for such internal control as the trustees determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud and error.

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

Auditors' responsibilities for the audit of the financial statements

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

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

Based on our understanding of the charitable company, we identified that the principle risks of non-compliance with laws and regulations related to the requirements of the Charities Act and we considered the extent to which non-compliance might have a material effect on the financial statements.

We also considered those laws and regulations that have a direct impact on the financial statements, such as the Companies Act 2006, FRS 102 and the Charities SORP (FRS 102) 'Accounting and Reporting By Charities'.

We evaluated the risk of fraud through management bias and override of controls and determined the risks related to the posting of inappropriate journal entries or manipulation of accounting estimates.

Audit procedures performed included:

- The engagement partner ensured that the engagement team had the appropriate competence, capabilities and skills to identify or recognise non-compliance.
- Enquiring of management as to their knowledge of actual, suspected or alleged fraud, actual and potential litigation, claims and instances of non-compliance with laws and regulations;
- Testing the existence of internal controls in place to mitigate risks of fraud;
- Testing the appropriateness of journal entries, identifying unusual transactions;
- Assessing whether the judgements made in making significant accounting estimates are indicative of potential bias;
- Designing procedures which included but were not limited to agreeing financial statement disclosure to underlying supporting documents.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, misrepresentations or through collusion.

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 Report of the Independent Auditors.

Use of Our Report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Signed: L Dick

Mrs Lynne Dickson FCA (Senior Statutory Auditor)
For and on behalf of JBC Accountants Limited

3B Lockheed Court
Preston Farm
STOCKTON-ON-TEES
TS18 3SH

Date: 21 July 2025

The Greatham Foundation (formerly The Hospital of God at Greatham)

Statement of Financial Activities (including income and expenditure account)

Year ended 31 October 2024

	Note	Unrestricted funds £	Restricted funds £	Endowment funds £	2024 Total funds £	2023 Total funds £
Income and endowments						
Donations and legacies	**5**	35,258	-	-	**35,258**	9,546
Charitable activities	**6**	2,942,187	43,767	-	**2,985,954**	2,743,135
Investment income	**7**	731,608	-	349,429	**1,081,037**	956,153
Total income		3,709,053	43,767	349,429	**4,102,249**	3,708,834
Expenditure						
Expenditure on raising funds:						
Investment management costs	**8**	(376,651)	-	(165,384)	**(542,035)**	(521,545)
Expenditure on charitable activities	**9,10**	(3,850,201)	(52,355)	(10,000)	**(3,912,556)**	(3,740,380)
Total expenditure		(4,226,852)	(52,355)	(175,384)	**(4,454,591)**	(4,261,925)
Total income less total expenditure		(517,799)	(8,588)	174,045	**(352,342)**	(553,091)
Net gains/(losses) on investments	**11**	143,621	10,960	5,748,370	**5,902,951**	1,975,142
Realised gains/(losses) on disposal of fixed assets		-	-	421,606	**421,606**	2,710
Net income/(expenditure)		(374,178)	2,372	6,344,021	**5,972,215**	1,424,761
Transfers between funds	**23**	3,276,715	-	(3,276,715)	-	-
Other recognised gains and losses						
(Increase)/decrease in pension fund deficit	**21**	92,000	-	-	**92,000**	45,000
Net movement in funds		2,994,537	2,372	3,067,306	**6,064,215**	1,469,761
Reconciliation of funds						
Total funds brought forward		697,820	1,035,802	44,230,417	**45,964,039**	44,494,278
Total funds carried forward		3,692,357	1,038,174	47,297,723	**52,028,254**	45,964,039

The statement of financial activities includes all gains and losses recognised in the year. Income and expenditure derive from continuing activities.

The Greatham Foundation (formerly The Hospital of God at Greatham)

Statement of Financial Position

Year ended 31 October 2024

	Note	2024 Total funds £	2023 Total funds £
Fixed assets			
Tangible fixed assets	15	**8,040,448**	8,241,316
Investments	16	**38,844,591**	35,857,239
		46,885,039	44,098,555
Current assets			
Debtors	18	**350,985**	329,703
Cash at bank and in hand		**5,000,711**	1,838,764
		5,351,696	2,168,467
Creditors: amounts falling due within one year	19	**(466,571)**	(467,557)
Net current assets		**4,885,125**	1,700,910
Total assets less current liabilities		**51,770,164**	45,799,465
Creditors: amounts falling due after more than one year	20	**(87,910)**	(89,426)
Pension scheme asset / (provision for pension liabiliities)	21,22	**346,000**	254,000
Net assets		**52,028,254**	45,964,039
Funds of the charity			
Endowment funds		**47,297,723**	44,230,417
Restricted funds		**1,038,174**	1,035,802
Unrestricted funds		**3,692,357**	697,820
Total charity funds	23	**52,028,254**	45,964,039

These financial statements were approved by the board of trustees and authorised for issue on 15 July 2025, and are signed on behalf of the board by:

M. Bousfield.

Margaret Bousfield
Chair of trustees

The Greatham Foundation (formerly The Hospital of God at Greatham)

Statement of Cash Flows

Year ended 31 October 2024

	2024	2023
	£	£
Cash flows from operating activities		
Net income/(expenditure)	**5,972,215**	1,424,761
Adjustments for:		
Depreciation of tangible fixed assets	**217,222**	227,052
Net valuation (gains)/losses on investments	**(5,902,951)**	(1,975,142)
Net (gains)/losses on disposal of tangible fixed assets	**(421,606)**	(2,710)
Dividends, interest and rents from investments	**(1,081,037)**	(956,153)
Interest payable and similar changes	**10,063**	10,203
Increase/(decrease) in accrued liabilities	**(38,491)**	(63,523)
Changes in:		
Trade and other debtors – (increase)/decrease	**(21,282)**	140,337
Trade and other creditors – increase/(decrease)	**37,349**	(106,852)
Cash generated from/(used in) operating activities	**(1,228,518)**	(1,302,027)
Interest paid	**(10,063)**	(10,203)
Net cash generated from/(used in) operating activities	**(1,238,581)**	(1,312,230)
Cash flows from investing activities		
Dividends, interest and rents from investments	**1,081,037**	956,153
Purchase of tangible assets	**(59,748)**	(34,665)
Proceeds from sale of tangible assets	**465,000**	9,750
Purchases of other investments	**(343,610)**	(284,556)
Proceeds from sale of other investments	**3,259,209**	168,429
Net cash from investing activities	**4,401,888**	815,111
Cash flows from financing activities		
Loan repayments	**(1,360)**	(1,222)
Net cash used in financing activities	**(1,360)**	(1,222)
Net increase/(decrease) in cash and cash equivalents	**3,161,947**	(498,341)
Cash and cash equivalents at beginning of year	**1,838,764**	2,337,105
Cash and cash equivalents at end of year	**5,000,711**	1,838,764

1. General information

The Greatham Foundation Limited is a private company limited by guarantee, registered in England and Wales (company number 06533385) and a registered charity in England and Wales (registered charity number 1123540). The charitable company was previously called The Hospital of God at Greatham and changed its name to The Greatham Foundation Limited following a resolution passed by the Directors on 7 October 2024.

The charity constitutes a public benefit entity as defined by FRS 102.

As corporate trustee the company administers the endowment fund of the Hospital of God at Greatham which is an unincorporated charity (registered charity number 1123540-1). The endowment funds thus do not form part of the corporate assets of the company but are instead held on trust by the charitable company. In accordance with Charity Commission recommendations the endowment fund held on trust is included in the financial statements of the charitable company but is distinguished from the charitable company's other funds. In accordance with the Charity Commission Scheme of 27 June 2002 income generated from investments within the charity's endowment fund becomes available for use by the charitable company in furtherance of its objectives as does capital growth on the financial investments covered by the order for total return dated 15 November 2010 referred to in Note 17 of this report.

Under an Order of the Charity Commission dated 28 July 2017 the charitable company was appointed sole trustee of the Charity of Emma Simpson for Almshouses (charity reg. 222517, now 1123540-2), an unincorporated charity. The charitable company, as corporate trustee, thereby administers the endowment and other funds of the Charity of Emma Simpson for Almshouses, which do not form part of the corporate assets of the company but are instead held on trust by the charitable company in a restricted fund. In accordance with the Order, the Charity of Emma Simpson for Almshouses is treated as forming part of The Greatham Foundation Limited for the purpose of Part 8 (Accounting) of the Charities Act 2011.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on a historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in GBP (pounds sterling), which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for specified future projects or commitments.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal and fall into one of two sub-classes: restricted income funds or endowment funds. The charity's restricted funds comprise its permanent endowment, the Building Fund, and the Stockton Relief in Need Endowment fund and restricted funds relating to The Charity of Emma Simpson for Almshouses as referred to in Note 1.

Income recognition

Income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following points are applied to particular categories of income:

- Income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable, and its amount can be measured reliably.
- Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- Income from contracts for the supply of services is recognised upon the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Expenditure recognition

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any value added tax which cannot be fully recovered, and is classified under the heading of the Statement of Financial Activities to which it relates:

- Expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- Expenditure on charitable activities includes all costs incurred by the charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

3. Accounting policies *(continued)*

Tangible assets

Tangible assets are initially recorded at cost and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Increases and decreases in the carrying amount of assets because of revaluation are recognised in the Statement of Financial Activities.

Depreciation

Depreciation is calculated to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2.5% reducing balance
Equipment	-	20% reducing balance

Investments

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

The trustees carry out a review of the investment properties each year using in-house resources or external resources if appropriate. Any adjustments to fair value from the previous financial year are recognised in income or expenditure.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure.

Defined contribution pension schemes

Contributions to defined contribution pension schemes are recognised as an expense in the period in which the service is provided.

4. Limited by guarantee

The charity is a company limited by guarantee and has no share capital. In the event of the charity being wound up the liability in respect of the guarantee is limited to £1 per member of the charity.

5. Donations and legacies

	Unrestricted funds	Total funds 2024	Unrestricted funds	Total funds 2023
	£	£		£
Donations				
Donations and legacies	**35,258**	**35,258**	100	100
Sponsorship and other				
Sponsorship and other income	-	-	9,446	9,446
	35,258	**35,258**	9,546	9,546

6. Income from charitable activities

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2024
	£	£	£	£
Residential care	**1,528,972**	-	-	**1,528,972**
Community services	**826,425**	-	-	**826,425**
Supported almshouses	**586,317**	**43,767**	-	**630,084**
Other charitable activities	**473**	-	-	**473**
	2,942,187	**43,767**	-	**2,985,954**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2023
	£	£	£	£
Residential care	1,355,173	-	-	1,355,173
Community services	803,769	-	-	803,769
Supported almshouses	544,777	38,879	-	583,656
Other charitable activities	537	-	-	537
	2,704,256	38,879	-	2,743,135

7. Investment income

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2024
	£	£	£	£
Income from investment properties	**668,224**	-	-	**668,224**
Interest and dividends	**63,384**	-	**349,429**	**412,813**
	731,608	-	**349,429**	**1,081,037**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2023
	£	£	£	£
Income from investment properties	632,817	-	-	632,817
Interest and dividends	33,371	-	289,965	323,336
	666,188	-	289,965	956,153

8. Investment management costs

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2024
	£	£	£	£
Portfolio management	-	-	**165,384**	**165,384**
Property repairs and maintenance charges	**203,015**	-	-	**203,015**
Support costs	**173,636**	-	-	**173,636**
	376,651	-	**165,384**	**542,035**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2023
	£	£	£	£
Portfolio management	-	-	156,146	156,146
Property repairs and maintenance charges	205,484	-	-	205,484
Support costs	159,915	-	-	159,915
	365,399	-	156,146	521,545

9. Expenditure on charitable activities by fund type

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2024
	£	£	£	£
Residential care	**1,456,352**	-	-	**1,456,352**
Community services	**771,398**	-	-	**771,398**
Supported almshouses	**461,400**	**35,656**	-	**497,056**
Grants	**91,520**	-	**10,000**	**101,520**
Fundraising fund costs	**8,932**	-	-	**8,932**
Other charitable activities	-	-	-	-
Support costs	**1,060,599**	**16,699**	-	**1,077,298**
	3,850,201	**52,355**	**10,000**	**3,912,556**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2023
	£	£	£	£
Residential care	1,306,966	-	-	1,306,966
Community services	741,310	-	-	741,310
Supported almshouses	427,701	46,388	-	474,089
Grants	91,000	-	10,000	101,000
Fundraising fund costs	6,563	-	-	6,563
Other charitable activities	852	-	-	852
Support costs	1,095,114	14,486	-	1,109,600
	3,669,506	60,874	10,000	3,740,380

10. Expenditure on charitable activities by activity type

	Activities undertaken directly	Support costs	Total costs 2024	Total costs 2023
	£	£	£	£
Residential care	**1,456,352**	**374,523**	**1,830,875**	1,710,685
Community services	**771,398**	**375,721**	**1,147,119**	1,116,829
Supported almshouses	**497,056**	**310,432**	**807,488**	753,565
Grants	**101,520**	**16,622**	**118,142**	151,886
Fundraising fund costs	**8,932**	-	**8,932**	6,563
Other charitable activities	-	-	-	852
	2,835,257	**1,077,298**	**3,912,556**	3,740,380

All grants made were awarded to organisations and no grants were paid to individuals. The highest grant awarded to any organisation during the year was £3,000 and no single organisation received more than £3,000 in grants during the year. All grants awarded are unconditional.

11. Net gains on investments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2024
	£	£	£	£
Gains/(losses) on listed investments	**143,621**	**10,960**	**2,949,898**	**3,104,479**
Gains/(losses) on investment properties	**-**	**-**	**2,798,472**	**2,798,472**
	143,621	**10,960**	**5,748,370**	**5,902,951**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2023
	£	£	£	£
Gains/(losses) on listed investments	9,597	2,044	80,098	91,739
Gains/(losses) on investment properties	-	-	1,883,403	1,883,403
	9,597	2,044	1,963,501	1,975,142

12. Net income

	2024	2023
	£	£
Net income is stated after charging:		
Auditor's remuneration	**10,600**	8,900
Depreciation of tangible fixed assets	**217,222**	227,051
	227,822	235,951

13. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2024	2023
	£	£
Wages and salaries	**2,058,911**	1,947,430
Social security costs	**164,719**	141,790
Employer contributions to defined contribution pension schemes	**44,298**	43,319
Employer contributions to defined contribution pension schemes	**49,011**	58,095
Operating costs of defined benefit pension schemes	**51,304**	23,661
	2,368,243	2,214,295

Included in employer contributions to defined benefit schemes is a payment of £48,000 to the Greatham Hospital Pension Scheme under the agreed deficit recovery plan. Further details are given in Note 22 to these accounts.

The average head count of employees during the year was **98** (2023: 93), analysed as follows:

	2024	2023
	£	£
Management and administration	14	14
Care services	82	77
Estate	2	2
	98	93

The number of employees, whose remuneration for the year fell within the following bands, was:

	2024	2023
£70,000 to £79,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing, and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was **£267,426** (2023: £273,676).

14. Trustee remuneration and expenses

No remuneration was paid to the trustees.

15. Tangible fixed assets

	Freehold property	Equipment	Total
	£	£	£
Cost			
At 31 October 2023	12,911,521	167,419	13,078,940
Additions at cost	59,748	-	59,748
Revaluations	-	-	-
Disposals	(92,559)	-	(92,559)
At 31 October 2024	12,878,710	167,419	13,046,129
Depreciation			-
At 31 October 2023	4,740,334	97,290	4,837,624
Charge for the year	203,195	14,027	217,222
Disposals	(49,165)	-	(49,165)
At 31 October 2024	4,894,364	111,317	5,005,681
Carrying amount			
At 31 October 2024	**7,984,346**	**56,102**	**8,040,448**
At 31 October 2023	8,171,187	70,129	8,241,316

16. Investments

	Listed investments	Investment properties	**Total**
	£	£	**£**
Cost or valuation			
At 31 October 2023	22,555,586	13,301,653	35,857,239
Additions at cost	343,610	-	343,610
Disposals	(3,259,209)	-	(3,259,209)
Fair value movements	3,104,479	2,798,472	5,902,951
At 31 October 2024	22,744,466	16,100,125	38,844,591
Impairment			-
At 31 October 2023	-	-	-
Impairment arising during year			-
Disposals			-
At 31 October 2024	-	-	-
Carrying amount			
At 31 October 2024	**22,744,466**	**16,100,125**	**38,844,591**
At 31 October 2023	22,555,586	13,301,653	35,857,239

All investments shown above are stated at valuation.

Listed investments

The charity's listed investments are largely held within a portfolio of investments managed by the charity's professional fund managers with some additional direct holdings in common investment funds. The managed portfolio holds investments in the form of equities, fixed income securities, hedge funds and commodities all of which are part of publicly traded markets where trading is based upon quoted prices. The fair value of all holdings is based upon the quoted market prices of the various holdings. The managed portfolio also includes foreign currency contracts which act as a hedge against the effect of currency fluctuations within the portfolio. The fair value of foreign currency forward contracts within the managed portfolio is based on the difference between the exchange rate agreed at the inception of the forward contract and the exchange rate prevailing at the reporting date.

An analysis of listed investments by fund is as follows:

	2024	2023
	£	£
Permanent endowment fund	**21,302,657**	21,284,293
Non-permanent endowment funds	**166,411**	150,475
Total endowment funds	**21,469,068**	21,434,768
Restricted funds	**79,661**	68,701
Unrestricted funds	**1,195,737**	1,052,117
	22,744,466	22,555,586

Investment properties

All investment properties are held within the United Kingdom. The investment properties are stated at open market valuation which represents their fair value to the charity. The valuation of the farms is based upon a full professional valuation carried out in January 2025 by Savills. Trustees carried out a revaluation of the residential rental properties contained within the portfolio during 2023 and there has been no change to that valuation in 2024. The valuation of commercial properties is based upon a full professional valuation which was carried out in 2013 by Thomas Stevenson, Chartered Surveyors. The policy is for trustees to review investment properties on an annual basis. The trustees have determined that no change is required to the valuation of the charity's commercial properties. The investment properties are assets of the charity's permanent endowment fund.

17. Total return approach to investment of permanent endowment

The charity's listed investments include the charity's managed endowment fund investment portfolio. This portfolio is accounted for on a total return basis in accordance with an order for total return received on 15 November 2010 from the Charity Commission. The movements in the trust for investment and the unapplied total return during the year are set out below:

	Trust for investment	Unapplied total return	**Total**
	£	£	**£**
Endowment investments subject to total return			
At 31 October 2023			
Gift component of the permanent endowment	20,750,769	-	20,750,769
Unapplied total return	-	533,524	533,524
At 31 October 2023	20,750,769	533,524	21,284,293
Movements in the reporting period			
Investment returns - dividends and interest	-	343,610	343,610
Investment returns - realised and unrealised gains and (losses)	-	2,933,963	2,933,963
Additions to trust for investment	-	-	-
Income repaid to unapplied total return in year	-	(165,362)	(165,362)
Less: Investment management costs	-		-
Drawdown of total return during the year	-	(3,093,847)	(3,093,847)
Total movements in the reporting period before transfers	-	18,364	18,364
Transfer from unapplied total return to maintain real value of trust for investment	471,611	(471,611)	-
Net movements in the reporting period	471,611	(453,247)	18,364
At 31 October 2024			
Gift component of the permanent endowment	**21,222,380**	-	**21,222,380**
Unapplied total return	-	**80,277**	**80,277**
At 31 October 2024	**21,222,380**	**80,277**	**21,302,657**

Each year the charity makes a transfer from unapplied total return to the trust for endowment to maintain the real value of the trust for investment. This transfer is based on the change in the Consumer Price Index during the year. During the year ended 31 October 2024, the amount transferred to maintain the trust for investment was £471,611.

18. Debtors

	2024	2023
	£	£
Trade debtors	**90,892**	94,757
Prepaid expenses	**132,680**	113,991
Accrued income and sundry debtors	**127,413**	120,955
	350,985	329,703

19. Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	**284,258**	249,964
Accruals and deferred income	**146,106**	184,597
Social security and other taxes	**34,691**	31,636
Mortgage loan	**1,516**	1,360
	466,571	467,557

20. Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Mortgage loan	**87,910**	89,426
	87,910	89,426

The mortgage loan was transferred to the charity from the Stockton Almshouses Charity during the year ended 31 October 2010. The mortgage loan is secured by a legal charge over the property at Trinity Gardens, Stockton on Tees.

21. Pension scheme asset / (provision for liabilities)

	Pension and similar obligations Note 22
	£
At 1 November 2023	254,000
Increase in asset during the year	92,000
At 31 October 2024	**346,000**

This represents the net valuation, under FRS102, of the assets and liabilities of the Greatham Hospital Pension Scheme, a defined benefit pension scheme of which the charity is the sole sponsoring employer. Further information about this scheme and its valuation is given in Note 22 below.

22. Pensions and other post-employment benefits

Defined contribution plans

The amount recognised in expenditure as an expense in relation to defined contribution plans was £44,298 (2023: £43,319).

Defined benefit plans

The charity operates and is the sole sponsoring employer of the Greatham Hospital Pension Scheme ("the scheme"), a defined benefit pension scheme which provides benefits based on final salary and length of service on retirement, leaving service or death. The pension scheme was closed to new members on 14 December 2005. The last active member left pensionable service in November 2023 and as a result the scheme is now closed to future benefit accrual.

The scheme is managed by a board of trustees appointed in part by the charity as sponsoring employer, and in part from elections by members of the scheme. The trustees of the scheme have responsibility for obtaining valuations of the fund, administering benefit payments and investing the scheme's assets. The trustees of the scheme delegate some of these functions to their professional advisers where appropriate.

The scheme exposes the charity to a number of risks:

- **Investment risk**. The scheme holds investments in asset classes, such as diversified growth funds, which have volatile market values and, while these assets are expected to provide real returns over the long term, short-term volatility can cause additional funding to be required if deficits emerge.
- **Interest rate risk**. The scheme's liabilities, calculated in accordance with the requirements of FRS102, are assessed using market yields on high quality corporate bonds to discount the liabilities. As the scheme holds assets classes such as diversified growth funds, the value of the assets and liabilities may not move in the same way.
- **Inflation risk**. A significant proportion of the benefits under the scheme are linked to inflation. Although the scheme's assets are expected to provide a good hedge against inflation over the long term, movements over the short term could lead to deficits emerging.
- **Mortality risk**. In the event that members live longer than assumed, deficits may emerge in the scheme.

The scheme is subject to the Statutory Funding Objective under the Pensions Act 2004. This means that the scheme must have sufficient and appropriate assets to cover its technical provisions (i.e. the amount of money expected to be needed now to pay the promised benefits of members as they come up for payment in the future). A valuation of the scheme is carried out at least once every three years to determine whether the Statutory Funding Objective is met. As part of this process the charity, as sponsoring employer, must agree with the trustees of the scheme the contributions to be paid to meet the Statutory Funding Objective.

The charity expects to pay no contributions during the year to 31 October 2025, in line with the Schedule of Contributions dated 12 July 2023.

The most recent comprehensive actuarial valuation of the scheme was carried out as at 31 October 2022. This valuation calculated an actuarial deficit of £91,000 as at that date. To eliminate this funding shortfall the trustees and the scheme jointly agreed a recovery plan, the final payment under which was made to the scheme in November 2023.

The next actuarial valuation of the scheme is due at 31 October 2025. In the event that this valuation reveals a

larger deficit than expected, the charity may be required to make further contributions under a new Schedule of Contributions. Conversely if the position is better than expected, it is possible that future contributions may be reduced.

The scheme closed to future accrual on 28 November 2023 when the last remaining active member left pensionable employment. During the period to that date, the charity paid contributions to the scheme for future service benefits at the rate of 22.7% of gross pensionable salary, in accordance with the schedule of contributions. This amounted to a total of £1,011 (2023: £10,095). Active members were not required to make any contribution.

The charity administers the scheme and meets all running costs of the scheme. During the year ended 31 October 2024 the total of all such costs amounted to £33,641 (2023: £23,661), excluding the wages and salaries of Hospital of God management and staff who assist with the administration of the scheme.

There were no plan amendments, curtailments or settlements during the period.

The following disclosures have been provided by the scheme actuary to meet the requirements of FRS102 for the purposes of these accounts.

At 31 October 2024 there was a surplus in the scheme of £346,000, calculated in accordance with the requirements of FRS102 and based on the assumptions set out below. This compares with a surplus of £254,000 at the previous review date. The increase in the surplus over the period is primarily due to the contributions paid by the charity and positive investment returns on the scheme's assets. These positive returns have been slightly offset by a decrease in the discount rate used to value the liabilities, which has had the effect of increasing the liabilities. The surplus is recognised as an asset in these accounts at it is considered that this surplus will generate a future economic benefit for the charity because the scheme deed allows for the repayment to the employer of any residual surplus remaining upon the eventual termination of the scheme after all liabilities to members and all expenses have been fully settled.

The following disclosures are made in accordance with the requirements of FRS102. Figures are shown rounded to the nearest £1,000.

The amount recognised in the Statement of Financial Position is as follows:

Amounts recognised in the Statement of Financial Position	**As at 31 October 2024 £**	**As at 31 October 2023 £**
Fair value of assets	2,514,000	2,379,000
Present value of funded obligations	(2,168,000)	(2,125,000)
Net defined benefit asset	**346,000**	**254,000**

The fair value of the scheme's investment assets at 31 October 2024 analysed by major asset class is as follows:

Asset class	31 October 2024 £	31 October 2023 £
Diversified growth fund	492,000	1,327,000
Index linked gilts	1,508,000	684,000
Corporate bonds	377,000	364,000
Fixed gilts	122,000	-
Net current assets	15,000	4,000
Total	**2,514,000**	**2,379,000**

The change in the fair value of the scheme's assets over the year is as follows:

Change in fair value of scheme assets	As at 31 October 2024 £	As at 31 October 2023 £
Fair value of scheme assets at the beginning of the year	**2,379,000**	**2,628,000**
Interest on assets	130,000	120,000
Charity's contributions paid to scheme in year	49,000	58,000
Contributions by scheme participants	0	0
Benefits paid by scheme in year	(117,000)	(171,000)
Administration costs	0	0
Change due to settlements	0	0
Return on scheme assets less interest	73,000	(256,000)
Fair value of scheme assets at the end of the year	**2,514,000**	**2,379,000**

The actual return on the scheme's assets during the year was a gain of £203,000 (2023: loss of £136,000).

The change in the present value of the scheme's funded defined benefit obligations over the year is as follows:

Change in present value of defined benefit obligations	**As at 31 October 2024 £**	**As at 31 October 2023 £**
Defined benefit obligations of the scheme at the beginning of the year	**2,125,000**	**2,419,000**
Current service cost	1,000	7,000
Contributions by scheme participants	0	0
Past service cost	0	0
Interest cost	115,000	109,000
Benefits paid by scheme in year	(117,000)	(171,000)
Change due to settlements	0	0
Experience (gain)/loss on defined benefit obligation	0	0
Changes to demographic assumptions	0	0
Changes to financial assumptions	44,000	(239,000)
Defined benefit obligations of the scheme at the end of the year	**2,168,000**	**2,125,000**

The net amount recognised in the Statement of Financial Activities is as follows:

Net amount recognised in the Statement of Financial Activities	**Year ended 31 October 2024 £**	**Year ended 31 October 2023 £**
Total income/(costs) recognised in the year, as detailed below	14,000	4,000
Total re-measurement gains/(losses) in the year, as detailed below	29,000	(17,000)
Charity's contributions paid to scheme in year	49,000	58,000
Net amount recognised in the Statement of Financial Activities	**92,000**	**45,000**

The income and costs recognised in the year are as follows:

Costs/(income) recognised in the year	Year ended 31 October 2024 £	Year ended 31 October 2023 £
Current service cost	1,000	7,000
Administration costs	-	-
Interest on liabilities	115,000	109,000
Interest on assets	(130,000)	(120,000)
Past service cost	-	-
Settlement cost	-	-
Total costs/(income) recognised in the year	**(14,000)**	**(4,000)**

The re-measurement gains and losses recognised in the year are as follows:

Re-measurement losses/(gains) recognised in the year	Year ended 31 October 2024 £	Year ended 31 October 2023 £
Loss/(gain) on scheme assets in excess of interest	(73,000)	256,000
Experience losses/(gains) on liabilities	-	-
Losses/(gains) from changes to demographic assumptions	-	-
Losses/(gains) from changes to financial assumptions	44,000	(239,000)
Total re-measurement losses/(gains) recognised in the year	**(29,000)**	**17,000**

Principal assumptions

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2024
	£	£	£	£
Fixed assets				-
Tangible fixed assets	**56,102**	**791,525**	**7,192,821**	**8,040,448**
Investments - investment properties	**-**	**-**	**16,100,125**	**16,100,125**
Investments - listed investments	**1,195,737**	**79,661**	**21,469,068**	**22,744,466**
	1,251,839	**871,186**	**44,762,014**	**46,885,039**
Net current assets				-
Debtors	**350,985**	**-**	**-**	**350,985**
Cash at bank and in hand	**5,000,711**	**-**	**-**	**5,000,711**
Creditors due within one year	**(453,560)**	**-**	**(13,011)**	**(466,571)**
Inter-fund balances	**(2,715,708)**	**166,988**	**2,548,720**	**-**
	2,182,428	**166,988**	**2,535,709**	**4,885,125**
Total assets less current liabilities	**3,434,267**	**1,038,174**	**47,297,723**	**51,770,164**
Creditors: amounts falling due after more than one year	**(87,910)**	**-**	**-**	**(87,910)**
Pension scheme asset	**346,000**	**-**	**-**	**346,000**
Net assets (total funds)	**3,692,357**	**1,038,174**	**47,297,723**	**52,028,254**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds 2023
	£	£	£	£
Fixed assets				-
Tangible fixed assets	70,129	811,820	7,359,367	8,241,316
Investments - investment properties	-	-	13,301,653	13,301,653
Investments - listed investments	1,052,117	68,701	21,434,768	22,555,586
	1,122,246	880,521	42,095,788	44,098,555
Net current assets				
Debtors	329,703	-	-	329,703
Cash at bank and in hand	1,838,764	-	-	1,838,764
Creditors due within one year	(454,538)	-	(13,019)	(467,557)
Inter-fund balances	(2,302,929)	155,281	2,147,648	-
	(589,000)	155,281	2,134,629	1,700,910
Total assets less current liabilities	533,246	1,035,802	44,230,417	45,799,465
Creditors: amounts falling due after more than one year	(89,426)	-	-	(89,426)
Pension scheme asset	254,000	-	-	254,000
Net assets (total funds)	697,820	1,035,802	44,230,417	45,964,039

25. Trustee related party transactions and interests

Robert Eden, who served as trustee during the year, was during the year an employer-nominated trustee of the Greatham Hospital Pension Scheme, of which the charity is the sponsoring employer.

Trustees are reimbursed for their travel on a mileage basis. During the year two trustees were paid a combined total of £355 in respect of their travelling costs (2023: £739).

26. Going concern

The trustees consider that the charity is a going concern and that there are no material uncertainties or events which cast doubt upon its ability to continue as a going concern. In assessing the going concern position of the charity for the year ended 31 October 2024 the trustees have considered the outlook and in doing so looked at the future operating results, cash flows and facilities available. Based on these facts the going concern basis has been adopted in the preparation of the financial statements.

27. Forward commitments

At 31 October 2024 the charity had forward expenditure commitments totalling £23,245 related to property repairs.

END

The Greatham Foundation Ltd

England & Wales - Charity number 1123540

Accounts

Registered Charity No 1123540 Company No 6533385
A Limited Company Registered in England and Wales

The Hospital of God at Greatham

Trustees' Annual Report and Accounts for the year ended 31 October 2023

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Introduction

Message from the Chair – Margaret Bousfield

Welcome to our report for the year November 2022 to October 2023.

2023 was a special year for The Hospital of God, a year in which we celebrated our 750th Anniversary. The Charity marked this amazing milestone with a year of events organised by different parts of the organisation. As part of the celebrations, an excellent book charting the charity's history was written by trustee Philippa Sinclair. This is still available by contacting the Estate Office.

The main concern for the Trustees during the year was how to best take the Charity forward, whilst continuing to deliver its aims and objectives. The objects set out in the Memorandum of Association were reviewed to recognise the increasing prevalence of dementia in society. The review will be included in the Articles of Association.

The Trustees and staff reviewed and updated the Charity's Vision and Mission statements. These statements maintain our commitment to ensuring person-centred care and ensure our core values of the charity are fully understood and embedded.

The Charity has had to meet the challenges of the rising costs of delivering our services. Increased staffing and fuel costs together with high inflation rates and the legacy of Covid have had a significant impact on the budget. This has resulted in a review of levels of revenue gained from property and land, the costings of our services and our pricing policies, with a view to achieving maximum efficiency and cost recovery.

We are continuing to expand our use of technologies in order to improve many aspects of our administrative processes. There is still further work to be done in this area in order to maximise efficiency. Increased information from internal monitoring is greatly assisting Trustees in gaining a continuous overview of the organisation and assisting them in meeting their governance responsibilities.

Looking forward, in response to changing circumstances the Trustees have been giving thought to maximise the benefits of its land and property portfolio to best support the charity now and in the future. Consultants have been engaged to advise on this, together with the future use of the Gretton Court site.

A rebranding exercise has been commissioned and we look forward to receiving their suggestions. On behalf of the Trustees, I would like to thank the staff throughout the whole organisation for their hard work and commitment to the charity.

I would also like to thank Lois Neal, Chair of Trustees during 2022 to 2023 for her work for the Charity.

Finally, I would like to pay tribute to Mr Chris Dickinson who sadly passed away following a short illness. Chris was a previous Trustee and Chair of the Charity, in particular through the Covid-19 pandemic. Chris helped guide and support the Charity through these incredibly difficult times,

bringing his experience, rational thought and calmness. His contribution to the Charity, invaluable. Sadly, missed by all of us.

Margaret Bousfield
Chair of Trustees
4 July 2024

Message from the director - Lawrence McAnelly

I can only start by thanking the staff, volunteers and Trustees of the Charity for their continued time, passion, skills knowledge and understanding. They are the life blood of our Charity. It feels like we have come through recent difficult times, adapting and changing. Every person, every team is important to enable the charity to thrive and to continue to make a difference to people's lives.

In this year we celebrated the Charity's 750th year. It is quite amazing and humbling to be associated with such a historic charity. It is this history and foresight of our founder, that enables us to look to the future and continue to develop the Charity.

The charity's strategy moving forward is to modernise, increase our efficiency whilst continuing to deliver truly effective care and support, to be an employer of choice, deliver professional property services, run an impactful grants programme, have good leadership and governance and all under the umbrella of strong financial management.

Why? The world we operate in has changed and will continue to change. The financial pressures on social care and public services are not likely to improve in the next few years and priorities are likely to become driven by statutory requirements. We have made some changes already, come through storms recently and we cannot and will not stand still, or be complacent. It is time to modernise further, to focus on our priorities, to deliver our strategy.

The charity faces and continues to face financial pressures, with volatile markets impacting on our investments, a pricing structure which has not kept up with the times, increasing costs which are not always fully reflected in the fees we receive for the delivery of contracts or to enable people to live in our homes.

The Charity is taking bold steps to bring its vision to life, to make a difference, to have an impact on people's lives. Including the development of 21st Century almshouses at The Heathers site, seeking to generate income from the Greatham wetlands project, developing our systems and processes to be as efficient as possible and gradually further embracing the use of technology. We need to continue to modernise and make our processes smart, effective, and efficient. The charity has updated its investment policies to reflect the latest guidance, developing its knowledge and understanding of the use of our permanent endowment, our physical assets, and liabilities.

The aim and plan is to position the charity, with the right structure, ways of working and leadership to make the best use of all its resources, to meet its objectives and provide a foundation for continued organisational growth and development.

Looking forward to meeting the challenges ahead.

Lawrence McAnelly
Director
4 July 2024

Organisational details

The Hospital of God at Greatham is a registered charity (registration number 1123540) and a company limited by guarantee (registration number 6533385, England and Wales).

The registered office is The Estate Office, Greatham Hall, Greatham, Hartlepool, TS25 2HS.
The trustees of The Hospital of God at Greatham are directors for the purposes of company law and trustees for the purposes of charity law (hereinafter referred to as "the trustees").

The trustees who served during the year and up to the date this report was approved (18 July 2023) are:

Co-opted:

- Lois Neal (Chair) resigned as Trustee 10 November 2023)
- Margaret Bousfield (Vice-Chair and Chair from 10 November 2023)
- Robert Eden (Vice chair from 19 March 2024)
- Kai Sander
- Patricia Hancock
- Nicola Local (appointed 20 November 2023)
- Nigel Fenny (appointed 21 December 2023)

Ex-officio:

- The Venerable Richard Simpson
- The Venerable Rachel Wood
- Philippa Sinclair (nominee of the Bishop of Durham)

The charity director (chief executive and company secretary) is Lawrence McAnelly.

The names and addresses of the principal professional advisers are:

- Auditors: William Fortune & Son, Chartered Accountants, Collingwood House, Hartlepool, TS24 7EN
- Banker: Barclays Bank PLC, Stockton Business Centre, The Tees Group North, PO Box 7, Stockton on Tees, TS18 1AH
- Investment Manager: JP Morgan Private Wealth Management Ltd, PO Box 68214,1 Knightsbridge, London SW1P 9UH
- Solicitors: Archers Law LLP, Lakeside House, Kingfisher Way, Stockton on Tees, TS18 3NB
  Solicitors: Ward Hadaway, Sandgate House, 102 Quayside, Newcastle upon Tyne, NE1 3DX
- Pension Scheme Adviser: Barnett Waddingham, Pinnacle, 67 Albion Street, Leeds, LS1 5AA

Trustees' Annual Report (including the strategic report)

About the charity

Our charitable objectives

1. the provision of housing accommodation and extra-care accommodation for beneficiaries.
2. the provision of grants not exceeding £5000 in any one year for such parochial and charitable purposes within the parish of Greatham as the trustees think fit.
3. the relief of persons who are in conditions of need, hardship, or distress, including but not limited to sufferers of Alzheimer's disease and related disorders. the charity may relieve persons in need by:

(i) making grants of money to them or for their benefit.
(ii) providing or paying for goods, services or facilities for them; or
(iii) making grants of money to other persons or bodies who provide goods, services or facilities to those in need.

4. the appropriation of bungalows, alms houses and other property belonging to the charity for the use of residents and brethren of the charity.
5. the maintenance of the chapel which is devoted to the performance of divine service for the benefit of the brethren and residents of the charity.

Our vision, mission and values

Building on our century's long history, our ambition is to be a force for good, using our resources, skills, knowledge and abilities to have a significant impact in communities. We aim to be a leading charity that is modern, forward thinking, robust, sustainable and resilient. A charity that is respected and valued by communities, people, partners and peers.

Our **vision** is for older people and those affected by dementia to live well within supportive communities.

Our mission is to support and empower older people and those affected by dementia, to live well through the provision of care and community-based services, homes and grants by putting them at the centre of everything we do.

Values

- To be kind, caring and compassionate.
- To put people at the heart.
- To be professional, learn and empower
- To be open, transparent and honest.

Our Priorities (2022-2027)

1. Strong financial management
2. Outstanding services
3. Professional property services
4. Employer of choice

5. Good leadership and governance
6. Impactful grants

What we do

We aim to provide good quality residential care, support, information and housing services for people, particularly older people and those living with a dementia. We operate in Hartlepool, Stockton, and East Durham.

Through our grants programme we support the voluntary and community sector and those not-for-profit organisations which make a difference to the lives of people in our communities.

The main charitable activities of the charity are:

- Residential care for older people at Stichell House, in the village of Greatham, near Hartlepool
- Day care and community support services for people living with dementia, and their families, delivered through our day centres, our community-based pastimes service and our family support services throughout Hartlepool and East Durham
- Support, information and advice through our regular activities, cafés and our dementia advisory service 'The Bridge' based in Hartlepool
- Supported living for older people in our Almshouses located in Greatham, Norton, Stockton and the wider North-East area
- The making of grants to other charitable organisations in the North-East.

We complement our charitable activities to provide an income by providing for rent or lease, housing, farm and farmland and some commercial property in the village of Greatham, Hartlepool.

Our impact

What we achieved and delivered in the year

Celebrating our 750th Year

We celebrated the Charity's 750th anniversary with events throughout the year. The celebrations started in January 2023 with our Founders Day service, held in our chapel with the address given by The Right Reverend Mark Wroe, Bishop of Berwick and Acting Bishop of Newcastle. The service was also attended by dignitaries including the Vice Lord-Lieutenant of County Durham Mike Poole, the Ceremonial Mayor of Hartlepool Cllr Brian Cowie, and Hospital of God staff, past and present trustees and people who the charity work in partnership with. A further celebration service was held on 4 May 2023 in the chapel, with members of staff and people who use our services.

Each area of the charity was given a budget to plan their own celebration events, and these included:

- May 2023 – HoGFest at Stichell House. A drop-in party celebrating our anniversary and the Kings Coronation. The entertainment included a choir made up of staff and people who use our services.
- June 2023 – Minerva House staff hosted a Hawaiian theme celebration event, including entertainment and food at Easington Colliery Social Club for the people who attend the day centre. The event enabled people to do a lot of reminiscing and it even inspired one guest to pick up his guitar and do a performance for everyone.

- June 2023 – The Almshouse Team hosting a garden party, sharing stories of the history of Almshouses and The Hospital of God whilst celebrating our Almshouse Communities being together from across Stockton and Greatham.
- June 2023 - Joining forces with the Greatham Feast Committee, the charity sponsored the annual colouring competition for Greatham . The theme was focused on our charity's 750th anniversary, were we asked pupils from Greatham Primary School to draw pictures that represented our charity.
- July 2023 – Staff from Hartlepool Day Centre recreated the magic of The Rink, a local dancehall, for people who use the day centre. There was lots of reminiscing, music, entertainment, food and laughter. One family member who attended said ""Just seeing our mam enjoying herself singing and dancing to Bobbies Girl brought tears to all our eyes to see how happy she was at the centre. It means a lot to us that you take so much care of our mam"
- July 2023 – pupils from Greatham Church of England Primary School came to Stichell House to perform their end of year performance to residents.
- August 2023 – The team at Community Pastimes hosted an 'all the fun of the fair' celebration garden party, entertainment and a variety of games, including lucky duck and tin can knock down. Guests were also treated to fun fair food including hotdogs, chips, popcorn and donuts. It was a great opportunity for everyone to come together, reminisce, laugh and dance the afternoon away whilst celebrating the charity's long history.
- September 2023 – a summer garden party was held for staff, people who use our services, Trustees and local dignitaries. A marque was errected in the estate grounds and 120 people attended, with live music from a jazz swing band. The following night, a staff party was held in the marquee to thank staff for their hard work and commitment over the years. The Trustees donated a tree that was planted in our grounds to remember our 750th Anniversary.
- December 2023 – The Bridge hosted a Christmas event at The Avenue for the people who use The Bridge.

Philippa Sinclair (Trustee) also helped mark the 750th anniversary by writing a book about our history. '**Greatham Hospital: a brief of the charity as it celebrates 750 years of offering care**' is available to purchase from the Estate Office and all proceeds from the sale of the book go to the charity.

To further celebrate and showcase the charity's long and proud history, together with County Durham Community Foundation, we were the joint associate sponsor of the North East Charity Award 2023. The awards were held on 19 July 2023 in Gateshead. The awards were an inspiring celebration of the incredible work that people in the North East communities do to support and empower others. It was good to know that the passion we have for our work, the difference we make is shared by others across our area.

In February 2023, approximately 400 people attended the annual Snowdrop Walk hosted by Greatham in Bloom (a voluntary community group in Greatham Village) and held on the charity's grounds. Thanks to the kindness of everyone involved, the event raised over £2,000 for the group with visitors from all over the North East, some travelling from as far as Northumberland to enjoy the snowdrops "A beautiful straw lined path was created through the woods with information boards and seating areas by the Hospital of God gardeners".

Within this year, we also continued to support the local community by contributing to prizes and awards for the annual Gretham Feast event and we also continued to support our local primary school with gifts of recognition for their leavers as they transition to secondary school.

Developing our strategy

Building on the previous year's work we further developed our strategy furthering our six business objectives.

Strong Financial Management

- The charity reviewed its fees across all our services, identifying real costs and aimed our prices to reflect this. The aim is to ensure the sustainability of ongoing services against a backdrop of rising costs.
- Worked to improve administrative and financial procedures which ones, a more effective debt prevention and recovery, more efficient mechanisms for payment of charges. We sought to restructure the finance team to build capacity and expertise.
- Continued to develop People Planner to manage rotas at Stichell House and link them to payroll.
- Updated our investment policies to reflect updated guidance and to ensure that we use our investments, including land and property, for the benefit of present and future beneficiaries. We started to explore the potential of utilising some of our land assets to provide an income through the potential sale of bio-diversity credits in response to changing legislation for developers.

Outstanding services

- Our residential services continued to achieve a Level 1 status from Hartlepool Local Authority and a "good" rating from the Care Quality Commission. https://www.cqc.org.uk/location/1-143411578?referer=widget3
- Developed our application of Care Planner, digitising care plans, saving staff administrative and time to be able to spend more time caring for people at Stichell House residential home
- Received feedback from clients and their families of our day services in Hartlepool and East Durham for people living with dementia through our annual survey.
- Achieved quality standard from Durham County Council for our day service provision at Minerva House Hordern, East Durham.
- Invested in our transport provision to enable people living with Dementia to access our services.
- Continued support for family carers in our day centres and through The Bridge Dementia Advisory Service, Hartlepool
- Developed our performance management framework through the identification and monitoring of Key Performance Indicators, providing important data to assess our performance and adapt where necessary.

Professional Property Services

- Continued to work with partners to ensure we are best positioned to develop the Greatham Wetlands Project and achieve a satisfactory return for the charity, both financially and environmentally. -Continuing work with the Environment Agency to get to planning stage in 2024.

- Reviewed property service, commissioned extensive property survey to develop a long-term planned maintenance program.
- Commissioned work to develop our Land and Property Strategy work and commissioned partners to enable the development of The Heathers, on the Gretton Court nursing home site, including the potential of creating 21st Century Almshouses, a dementia centre of excellence for the Hartlepool area.

Employer of Choice

- Build on work to develop the recruitment and retention of staff to be the employer of choice in our area, significantly reducing the use of agency staff in our residential home, Stichell House.
- Developing and implementing our values-based recruitment and induction programme.
- Implemented the employee of the month scheme, recognising and rewarding excellent contributions from our staff team.
- Reviewed pay, terms and conditions providing competitive remuneration within appropriate payment scales.
- Developed our organisation structure for senior staff positions to build capacity.
- Establish a Remuneration Committee of the Board for oversight of senior staff pay.

Good governance and leadership

- Reviewed our governance arrangements, including sub-committee terms of reference, scheme of delegation, structure and timings of meetings and board effectiveness. Identified gaps to inform the recruitment of new Trustee members with the skills, knowledge, experience and values to complement and add to the Board of Trustees.
- Held Board led strategy days to plan the development of the Charity.

Impactful Grants programme

- Refined our grants offer and process to make applying for a grant accessible and a positive experience for north east based charities, community organisations and social enterprises positive
- Awarded £100,000 of grants to 69 organisations

Making a difference - Our services and support

"The Bridge" – Dementia Advisory Service (Hartlepool)

The Bridge Dementia Advisory Service offers advice and support to those living with dementia and their families. As well as providing much needed emotional support, the advisors signpost to other services and provide training and resources to help carers learn more about dementia. The Bridge has a mailing list which goes out every 6 weeks to ensure all clients are kept informed of any events or activities hosted by The Bridge or other services.

For this reporting period, The Bridge supported an average of:

- **67 people** with dementia each month
- **285 family carers** receiving advice and support each month
- **287 individuals** monthly receiving indirect support

- **464 events** and interactions held each month

Last year, the team at The Bridge moved into their new home at Greenbank in central Hartlepool. The Bridge has continued to see an increase in referrals, including from the Community Mental Health Team in Hartlepool as we continue to receive referrals straight from the consultants following a diagnosis.

With great voluntary sector relationships which The Bridge has developed this keeps the service at the forefront in the community and working alongside other organisations such as CLIP and Dementia Friendly Hartlepool to ensure Hartlepool is an accessible and friendly place for people living with a dementia.

"Everybody was fantastic. My husband and myself made some great friends over the years"

"I really appreciated the friendly voice in your calls, especially at the beginning of my husband's dementia diagnosis"

"I highly recommend The Bridge and I can't thank you enough for your continued support"

Hartlepool and Minerva House Day Centres

- for people living with a dementia and family member carers

Our Hartlepool Day Centre at Heather Grove and Minerva House Day Centre in Hordern, East Durham provide therapeutic care and support for people living with dementia. The team works to deliver a range of activities and sessions which support people living with dementia, that are stimulating, interesting and fun. They are creative using a range of techniques and laughter can often be the sound that resonates through our centres.

Across the two services, they delivered an average of **5,024 sessions** with people living with dementia.

We have seen a slow increase in the overall numbers accessing our day centre provision, which has been impacted by people accessing the services later in their dementia, a reduction in the number of people getting a dementia diagnosis during the pandemic and changing social behaviours. There is a general feeling that dementia as an issue is receiving less exposure as demonstrated by dated dementia strategies.

Through our whole family approach, we also support family carers through our Family Support Worker, who provides face to face and telephone support, access to information and guidance and practical support, e.g., with attending appointments, financial and benefit information and someone who can offer a listening ear.

Hartlepool Day Centre - The Heathers

Receiving a diagnosis of dementia does not mean life cannot be enjoyed. Our day centre at Hartlepool is the perfect place to socialise, explore new hobbies and receive the best possible support.

The day centre provides friendship, support, stimulation as well as respite for carers. We provide a safe, warm and welcoming environment. Examples of activities and services, include arts & crafts, baking, cooking, bingo and games, singing and dancing, gardening and woodwork and reminiscing activities. We provide accessible minibus transport to and from our guest's homes, along with a nutritious two course lunch with refreshments and snacks throughout the day.

For this reporting period, The Heathers Day Centre delivered an average of **2,467 sessions**, supporting an average of 8 people per session and an average of **44 individual people** supported each month.

We undertook a survey in summer 2023, and the results were positive.

- **87%** responded that they felt their loved one had had an opportunity to develop new friendships when at The Heathers
- **100%** said attending The Heathers had helped maintain their loved ones physical and mental wellbeing
- **94% satisfaction rate**
- **81%** felt there was an improvement in their loved one's wellbeing since they started attending The Heathers
- **94%** saw an improvement in their own wellbeing

"Dad is a lot happier in himself after his visits to the Day Centre"

"All staff are friendly, and we feel very confident that they treat Mam with respect and are lovely with her"

"I'm happy with the care my stepfather is getting, he looks forward to Saturday to go to the day centre getting out meeting people"

"I feel listened to, and you understood what I was going through. It was good to feel I wasn't alone in all of this"

Minerva House – East Durham Day Centre

If you have a diagnosis of dementia or memory problems, Minerva House is a safe, warm, and welcoming day centre where you can meet new people and enjoy a wide range of activities. We pride ourselves on being a modern and inclusive centre that is genuinely person-centred and at odds with the traditional 'day centre' model.

For this reporting period, Minerva House delivered an average of **2,557 sessions**, supporting an average of 10 people per session and an average of **36 individual people** supported each month.

We undertook a survey in summer 2023, and the results were positive.

- **100%** responded that they felt their loved one had had an opportunity to develop new friendships when at Minerva House
- **93%** said attending Minerva House had helped maintain their loved ones physical and mental wellbeing
- **100% satisfaction rate**
- **79%** felt there was an improvement in their loved one's wellbeing since they started attending Minerva House
- **93%** saw an improvement in their own wellbeing

"It has been fantastic in terms of reducing my mother's social isolation, a real boost and she always looks forward to attending"

"Staff are friendly and down to earth. They are always genuinely interested in me and dad. All interactions with dad from the staff are very patient and relaxed and nothing is too much trouble. I am contacted regularly regarding my own needs as a carer"

"Mam puts her coat on every morning of the week as she hopes she is going to Minerva House to meet her friends"

"My mother was bored, lonely and isolated in her home. She feels part of the community when she goes to Minerva House"

Community Pastimes

Support in the community for people living with dementia

Community Pastimes supports small groups of people across Hartlepool and East Durham, who may have a memory problem or diagnosis of dementia, with the same interests and hobbies to access the wider community. Our number one priority is making sure people are living life well and enjoying themselves to the full.

Within this reporting period, the Community Pastimes service delivered **2,402 sessions**, supporting an average of 10 people per session and an average of **35 individual people** each month.

We undertook a survey in summer 2023, and the results were positive.

- **94%** responded that they felt their loved one had had an opportunity to develop new friendships when at Community Pastimes
- **94%** said attending Community Pastimes had helped maintain their loved ones physical and mental wellbeing
- **94% satisfaction rate**
- **75%** felt there was an improvement in their loved one's wellbeing since they started attending Community Pastimes
- **75%** saw an improvement in their own wellbeing

"Contact with people outside the home has improved dad's communication and mental wellbeing"

"Staff are all very loving and caring and my mum and I feel safe and not stressed about her when she is using your services"

"Mam is really enjoying singing again"

"Contact with people who understand dementia process and difficulties carers face - it is also a place to air these problems as they arise making them less of a challenge"

Stichell House Residential Home

Set in the landscaped grounds of the beautiful Greatham Estate, Stichell House is a modern residential home in an enviable location. We offer 35 ensuite bedrooms, in a purpose built, modern facility with outstanding levels of person-centred care.

Our philosophy of care is based on putting the people we care for at the heart of everything we do. We believe that real care cannot be delivered until we completely understand you, the person being cared for. We focus on your history and strengths, your hopes, and ambitions. We respect your past, support your present, and help you plan for your future. Our approach is to ensure that your preferences, needs and values guide our decisions, and we will provide care to you that is respectful and responsive.

Within this reporting period, Stichell House delivered an average of

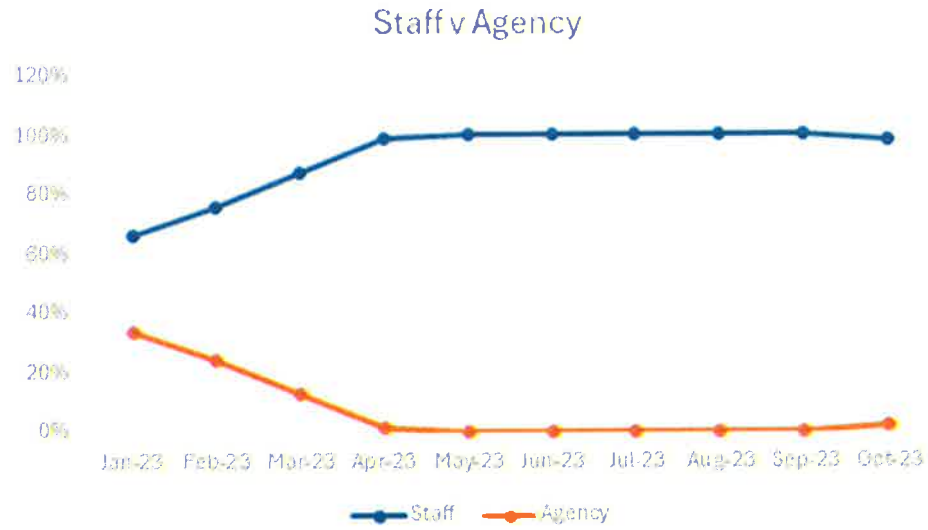
- **51,499 care hours**
- **96.3% occupancy**

Recruitment and retention of staff remained a challenge this year. The significant staffing crisis in social care is widely reported nationally. We employed an average of 60.3 people at Stichell House within this reporting period, which represents 54% of the charity's workforce.

The charity has worked hard to improve the retention of staff and for the period January – October 2023, the retention rate of staff at Stichell House was 77.78%. This is a 15.8% increase on the retention rate at Stichell House in the previous year.

Within the reporting period, occupancy at Stichell House continued to improve from 91.2% in January 2023 to a peak of 99.5% in April 2023.

Where necessary in order to provide safe levels of care during peak staff shortages and sickness absence, the charity needed to use agency staff. We are pleased to report that during the period January – October 2023, the use of agency staff was 7.6% and this fell below the target of no more than 10% agency staff across the year. In January 2023, agency staffing was at a peak of 33.8% after which we saw a reduction to 0% for five months of the year. This is due to the hard work and commitment of our staff who worked tirelessly to cover additional shifts. In addition, the charity had a real focus on recruitment, training and induction. For the first time, the charity sponsored three employees with Health and Care Worker visas.



Each resident has an individual care plan, to enable staff to meet their needs and requirements. We continue to develop our use of Care Planning providing a paperless care planning system. We have also continued the development of our Governance, Audit and Improvement (GAI) Policy and practice, working to maintain a live and ongoing action plan. We have continued identifying and collating near miss data to continually inform our practice, and to reduce the risk of accidents.

Stichell House had an unannounced inspection by the Care Quality Commission within this reporting period and we were pleased to receive an overall rating of 'Good'. The inspection report noted that people felt very safe living at Stichell House and with the support they received from staff. People and relatives spoke very highly of the staff and described them as "very kind," "excellent" and "caring." Comments included, "The carers are so patient with everybody, have a good sense of humour and keep the place happy all the time" and, "It is very well organised, very clean, welcoming and homely." The report further noted that people were supported to have maximum choice and control of their lives, and staff supported them in the least restrictive way possible.

"A heartfelt thanks for all the love and care. You are not just a care home, you are a family home"

"The carers are at your beck and call every minute. All the staff are absolutely wonderful. If you need anything doing, they will do it for you straightaway"

Almshouses - supporting older people to live independently

The charity owns and manages 123 Almshouses, providing accommodation, with the support of an Almshouse Lead and Almshouse Support Workers. The properties in Stockton-on-Tees, Norton and Hartlepool all benefit from a call system 24 hours a day providing residents with the responsive help needed. The combination of accommodation, a sense of community and belonging, suitably adapted properties, warden support and 24-hour access to the one call system means that our residents can continue to live independently in the community.

Within this reporting period, the Almshouse team supported on average:

- **124.2** residents each month
- **95.14%** occupancy
- **16** staff-led social inclusion sessions each month
- **1,395** attendances at staff-led social inclusion sessions

Chaplaincy Service

Chaplaincy aims: To develop the Hospital of God's spiritual, religious and pastoral care of residents, their families, almshouse residents, and the charity's staff. To enable more services to take place in our chapel.

Overview: It has been another successful year putting in place a programme of regular activities that sees me involved with a broad range of the charity's services. There are so many opportunities to engage with: clients, residents and staff, and everyone remains very welcoming and supportive of the chaplaincy role within the organisation:

Prayer and Care, Pastoral Visits and Support

Stichell House: I run a weekly Prayer and Care group in Stichell House which is an ecumenical service of the word for residents from a Christian background, and many who may not have a faith but enjoy attending. We use the set prayers for the week; I compile a weekly order of service which follows a set format: prayers of welcome, the Lord's Prayer, an Old Testament reading, Psalms, the Gospel reading for the week and a reflection. I also add in some colourful art that ties in with the readings and we sometimes talk about what the images look like or could mean to us. Some contemporary art has proved less popular with some of our residents! We also choose hymns that speak to the readings and theses are played via our TV in the lounge. It is nice blending the formal aspects of prayers and hymns as many residents are familiar with the recitation and singing, but equally important is the time spent chatting informally afterwards with our residents and getting to know them better. The sessions are popular, with regular attendees of 12-18 residents, and family members often attend too. We also have 2 local people (Bobbi and Pauline) who join us during our Prayer and Care services as part of a *church-led befriending scheme. It has been great having them along at our services as it is difficult to spend time with every resident before the evening meal is served, so this really helps. Our Activities Coordinator (Tracy) plays a crucial role in arranging the sessions. We are approaching our 100th Prayer and Care group this summer.

Pastoral Visits to Almshouse Residents: I visit our Brother House on a weekly basis and spend time chatting with a real cross section of our residents. Their mutual support for one another and eagerness to spend time together is a joy to see. It has been my pleasure getting to know folk and

being there for them if they are undergoing any worrying hospital procedures or are just generally needing someone to talk to. I also carry out regular pastoral visits to Trinity Gardens and Emma Simpson Court (again our staff team have helped broker introductions and promote what the chaplaincy role can bring to the lives of our residents).

Staff Support: I have spent time with several staff members over the last year helping support them through some issues or challenges. It is good to develop this aspect of chaplaincy for the charity as the modern world of work, and general pace of life these days, can take its toll on all of us at times.

Community Outreach and Christian Connections

Outreach work with local faith communities: To ensure that we can have appropriate connections with local churches and other faith groups I have worked with colleagues from several Christian traditions: Catholic, Anglican and Baptist churches, and have also met with a local Islamic group too. We have our local Greatham vicar (Philip), and curate (Lou), providing a monthly eucharistic service in our care home and a local catholic deacon also occasionally visits the care home too. We have two RC *Pastoral Visitors working as part of the St. Vincent De Paul Society (retired people who join us for our prayer and care group and spend time chatting with our residents, before, during, and after our service). I have joined Hartlepool Churches Together and have made some useful contacts through their networks too. I have also played bass guitar at several Headland Baptist dementia friendly services such as at Easter and Harvest Festival. It has been nice to help with this side of worship too. Dementia Friendly Hartlepool: I was invited to join the network and to act as a "faith rep" as part of the group. Although still quite early days this has enabled me to develop some practical connections (through Churches Together Hartlepool) which can tie into Dementia Awareness Week and other Dementia Friendly Worship events throughout the year.

Links with Hartlepool Foodbank: Following on from an Anglican Deanery Chapter meeting I invited a colleague, who is the chairperson of the foodbank, to make use of our chapel for their thanksgiving event. It was nice to host them and to support the important work they are doing, but perhaps even more noteworthy was that our administration staff (led by Veronica) once again decided that we should organise a second annual charity-wide collection which we could then present to the foodbank when they were in Greatham for their event. This was warmly received, and our generosity as individuals, and as a charity, was acknowledged by Hartlepool Foodbank.

Working with our Community Services

The Bridge: Staff here have really embraced how chaplaincy support can enhance the services that we collectively provide. I now support their regular Carers' Group (for those with family members who may be living with dementia), we run a 6-week block of group support sessions and also host quarterly events in our Estate Office and Chapel here in Greatham too. I also co-facilitate a Bereavement Group with Bridge staff too, and it has been especially poignant to support clients who are dealing with loss and grief.

Day Centre Visits: I am also able to spend time visiting clients supported through our services at The Heathers, Community Pastimes, and Minerva House. Seeing the breadth of support and reach into communities that this charity has at its fingertips means that it is easy to work alongside our staff and participate in our social activities in an effort to help combat loneliness and bring practical support and happiness into the lives of others. I attend a half-day session at Minerva House every other month and attend Community Pastime social events.

Events in our Chapel

Winter Bereavement Service in Greatham: Dealing with loss and bereavement is never easy, but it is often more acute as we head towards major festive family times, such as Christmas. To help ease this burden I have hosted an annual memorial service in our chapel where we share prayers, hymns and offer up an opportunity for participants to sign our book of remembrance too.

Christmas Carol Service: We started this last year (2023) whereby we invited guests from our community services (mainly The Bridge) and Stichell House to join us for Christmas Carols and refreshments afterwards. I booked a community choir to sing for us and this really brought the festive spirit alive. This proved popular, and we have a date booked in December 2024.

Christian Church Visits and Retreat Days: I have hosted events utilising our chapel, outdoor space, and meeting rooms for a variety of local churches: Headland Baptist Church have used our spaces twice over the last year. Reverend Dr. Andrew Craig (who is the Chairperson of Hartlepool Foodbank) has also used our space for a celebration event and an away-day. Our trustee Robert Eden has also visited with members of his church community from Darlington for what were very well put together spiritual retreat days (these are also open to staff from our charity too).

Founder's Day: I co-celebrated our annual service once again with the support of Reverend Philip Bullock from our neighbouring church. This event brought together staff, trustees, residents, and clients. This really brought to life what the charity is all about and gave us a chance to gather in our chapel and also to spend time together afterwards.

Grant Giving and Philanthropy

Grants Committee: After working for over 20 years in the charitable and voluntary sector, it is especially rewarding to act in an advisory capacity as a lay member of this group. It is great to see the philanthropic ethos and social justice heritage of the charity still at work in a practical way. I was also able to visit some of our grant recipients in situ too.

Grants Recipients Social Event: It was rewarding to attend our social event aimed at bringing together some local groups and people we support. It was useful to put some faces to names, and to renew some old acquaintances and make some new connections too.

Training and Spiritual Supervision

Training: During Winter of 2023 I completed a Roman Catholic Diocesan "Lay Leaders of The Word" course which took place over 8 weeks. This is an accredited course (and comes with a certificate!) and means that participants can be registered or acknowledged as lay worship leaders within the Diocese.

Spiritual Supervision: During 2023 I arranged to meet the retired Roman Catholic Bishop (Seamus Cunningham) for some informal spiritual support. This involved visiting him at his home (in Seaham) and spending some time in conversation and prayer. Dates for summer 2024 are planned too.

Andrew Tinkler, Chaplain for The Hospital of God

Grants – supporting the voluntary and community sector

The charity has a long and proud philanthropic history. Through our small grants programme, we provide funding to voluntary and community organisations and charities who are based within the Hospital of God's geographical boundary covering Stockton to Northumberland. The aim of our grant funding is to empower local communities to help and support themselves, creating and building on their strengths and assets, with a particular focus on those who are experiencing disadvantage.

The Hospital of God's Grants Committee meets on an annual basis to allocate grant funding. Within this reporting period, in April 2023 funding was issued to **69 voluntary and community sector organisations** with grants totalling **£100,000.**

Some of the organisations that received funding include:

- **40th Hartlepool Scout group** – a group which changes lives by offering 6–15-year-olds fun and challenging activities, unique experiences, everyday adventure and the chance to help others to make a positive impact in the community
- **Clean Slate Solutions** – a Charitable Incorporated Organisations (CIO), covering Teesside and North Yorkshire. Supporting people with past convictions into meaningful, paid, sustainable work with genuine long-term career prospects through a network of employers.
- **Action Foundation** – a charity that supports and empowers people seeking asylum, refugees and migrants in Tyne and Wear to overcome immediate barriers, integrate with the community, and build skills for the future.
- **Pallion Action Group** – a charity established in 1993 to improve the living conditions, community facilities, social, educational and economic opportunities available to people within the Pallion and surrounding areas of the City of Sunderland.
- **The Activity Den** – improving the lives of young people in the Tanfield Lea, Stanley and surrounding areas of county Durham, by delivering quality activities and maintaining a community building.

"Thank you for being such a great help and support towards the work we do and enabling us to continue to work with some of the most underrepresented communities."

"We've been overwhelmed recently with the number of people requesting help and in crisis. Your grant was crucially important to our organisation"

"Providing core costs is the most helpful way to support charities, giving them the flexibility to utilise the grants where it is most needed. Thank you for providing us with our grant and helping us to help more young carers!"

"The grant application was extremely simple and user friendly. Often the need to provide very detailed and extensive information when applying for grants can be off-putting, but this application was very accessible and communication after the award has been similarly straightforward"

Impact of the 2023 grant funding programme:

Our plans for the future

Following the Strategy Day held by Trustees in the summer of 2023. Trustees identified the change that they wanted to see in people's lives, defining the impact of the Charity's service delivery. This aim is underpinned by our 6 key strategic objectives.

- Older people and those living with a dementia live well, are safe, happy and content
- Families and family carers can continue to be part of their loved one's lives, providing care, love and support.

Through the delivery of a range of services, that are valued driven aiming to achieve the following outcomes:

- Older people feel part of their community and have a sense of belonging (reducing loneliness and isolation)
- People living with dementia live life and are valued, dignified and respected (staying healthy and fulfilled)

- Family carers can contribute to care for and support their loved ones (staying healthy and fulfilled)

Strong financial management

To achieve an acceptable and good return from our financial investments to enable and support the delivery of the Charities objectives and maintain the value in perpetuity for future beneficiaries.

Key activities

- Support the Director and Head of Finance to achieve appropriate embedded internal financial management arrangements that meet the Charity's needs, are effective and efficient
- Maintain key financial performance KPIs
- Continue to monitor performance of investments with JP Morgan to ensure an appropriate return
- Review our investment managers to achieve appropriate performance and best value

Outstanding services

Key activities

- Continued delivery and development of community based services for people living with dementia in Hartlepool and East Durham, closely monitoring attendance figures and performance
- Continued delivery of Almshouse provision (Stockton, Norton, Hardwick, and Hartlepool) maintaining good levels of occupancy compliance and resident satisfaction
- Continued delivery of residential care at Stichell House maintaining Level 1 status with the local authority, maintaining CQC "Good" rating, minimising the use of agency staff to a bare minimum, maintaining good occupancy and resident satisfaction levels.
- Develop as a recognised dementia centre of excellence at The Heathers in Hartlepool
- Continued delivery of Chaplaincy support for residents, clients, and their families across the Charity.

Professional property services

We are committed to meet our charitable objectives, in line with our vision, mission and values. Being a provider of good quality accommodation for older people (Almshouses and Stichell House) that reflects the needs of the changing resident demographics and is compliant with current and future legislation. Being a provider of good quality accommodation on a commercial basis for residents of Greatham. Being a provider of good quality commercial property and sites, including farms, offices, shops and public houses. Ensuring the portfolio contributes effectively financially. Reviewing and taking opportunities for acquisition of and development of property assets and land.

Key activities:

- Compile a property register of all properties held by the Charity to include a detailed narrative and understanding
- Prepare a schedule of condition of all properties to understand and what works are required to enable the delivery of long term pre-planned maintenance programme
- Operate a rolling 3-year forecast for budget planning
- Understand rents, leases, rent review dates and prepare a 3-year plan to harmonise all rents
- Conduct a survey of residents to understand their views and areas of change/development

- Begin the process of considering development of 21st Century almshouses including at The Heathers as part of plans for developing a Dementia Centre of Excellence.
- Continue development of Greatham Wetlands Project working with partners to increase the financial return to the Charity through the management and sale of bio-diversity credits

Employer of choice

We are committed to building an inclusive and positive culture where staff are empowered, valued, have space and opportunity to develop – to be the employer of choice.

Key activities

- Develop an organisational structure and empowered staff to deliver our aims
- Establish an organisation structure for senior staff positions
- Develop succession plans for senior staff positions
- Maintain our commitment to values-based recruitment and retention - consistent with our mission and value
- Further develop our induction and staff training opportunities
- Commit to being a learning organisation, enhancing training and learning opportunities
- Provide competitive remuneration with proportionate payment scales
- Establish a Remuneration Committee of the Board for oversight of senior staff pay

Good governance and leadership

We are committed to pursuing the Charity's objectives in the context of our Mission and Values, and our forward rolling strategy, making a difference to people's lives and having an impact. Ensuring that the Charity's activities are conducted within the appropriate legal boundaries and acting as responsible custodians of the Charity's assets, conducting our business in a timely and fair way with honesty and appropriate transparency

We will empower our staff team to work to deliver the Charity's objectives in the context of our mission and values including appreciating the distinct and separate role of the Director of the Charity

Key activities

- Review the timings and numbers of board meetings through the year creating time for discussion and development.
- Review and revise the structure of the Boards committees, including their terms of reference and delegated powers.
- Seek applications for Trustee appointments to fill existing gaps in our skills, knowledge, and experience
- Revise the brand name and materials

Impactful Grants

Committed to providing a small grant programme of North East based, Charities, social enterprises and community groups. Who can demonstrate how their work meets need and makes a difference.

Key Activities

- Delivery of grants programme
- Monitoring of outcomes
- Start to support the development of networks, sharing experience and mutual support

Financial review

Summary

Total income for the year was £3.7m (2022: £3.9m) and total expenditure on operations was £4.3m (2022: £5.1m), giving an operating deficit of £0.6m (2022: £1.2m) which has been funded from unrestricted reserves. The charity invests in its services using its accumulated reserves and the income generated from its investment activities. The restructuring of services and a focus on services breaking even has continued this year to support the long-term financial strength of the charity. There has also been an improvement in the performance of our investments following the significant losses experienced last year. This has generated an unrealized gain on investments of £2m which has contributed to the overall increase of £1.469m in Total Funds to £46m (2022: £44.5m).

Results from charitable activities

The principal source of funding for the charity's activities is the income received from fees, contract payments and grants for its care and community services which this year accounts for 74% (£2.7m) of total income, 77% in 2022.

Income from residential care amounted to £1.4m which is a decrease of approximately 20% on the previous year. Expenditure (including support costs) on residential care services has fallen by approximately 35%. For the year to October 2022 Gretton Court Nursing Home closed part way through the previous financial year in March 2022 and expenditure included one-off redundancy costs, holiday pay and pay in lieu of notice for staff working at the home, amounting to £232k. Residential care services expenditure (including support costs) exceeded income by 26% which represents a subsidy by the charity towards the full cost of this service. This is down from a subsidy of over 50% the previous year.

Income from community services amounted to £0.8m, an increase of 9% on the previous year.

Expenditure on day and community services (including support costs) amounted to £1.1m, a reduction of £71k, approximately 6%, on the previous year. The subsidy from the charity for community care services was 39%, down from 60% the previous year.

Income from the provision of supported almshouse accommodation amounted to £584k, a reduction of 1% on the previous year. Despite the annual uplift in maintenance fees, a fall in occupancy during the year, partly due to the sale of two almshouses that were located outside of Greatham, has resulted in a reduced income this year. The cost of providing this service, including support costs, was £693k, an increase of £66k on 2022 due to filling staff vacancies to strengthen the support team and continuing the investment in the upgrade of the almshouses. This has increased the subsidy from the charity to this support this service from 6% last year to 19% in 2023.

During the year, the charity continued its support for other charities, voluntary organisations and the Newcastle Diocese by awarding grants of £101,000. These grants, and the associated support costs, continue to be entirely funded from the charity's own resources as part of its charitable activities.

Results from investment activities

The charity holds investments in financial and property assets which generate income and capital gains for use in meeting its charitable objects.

The trustees employ investment fund managers to manage the financial investment portfolio on a discretionary basis within broad investment parameters set by the trustees which take account of trustees' views on acceptable levels of risk. The fund managers have been instructed that the charity has an ethical investment policy relating to directly held securities which encourages investment in companies which are sensitive to the communities in which they operate, can demonstrate success in business and financial matters and adopt responsible corporate governance, employment and environmental policies. Performance of the fund managers is measured against appropriate industry benchmarks. Trustees and senior management meet regularly with the fund managers to review performance and consider changes to the portfolio in response to changes in market conditions.

The investment objective of the endowment fund's financial investment portfolio is to achieve sustained growth over the medium to long term whilst accepting a moderate level of risk.

During the year ended 31 October 2023 the charity's financial investments generated income of £290k and an unrealised gain on endowment funds of £1.98m, much improved on the £2.1m unrealised loss in 2022. The charity's investment objective continues to be to achieve growth over the medium to long term and short-term fluctuations in investment values are not expected to impact on activities.

Under a total return order granted by the Charity Commission in 2010 the charity is permitted to draw upon capital growth in the endowment's financial investment assets to support its charitable activities provided always that the real value of the trust for investment is maintained. In this way trustees ensure that due consideration is given to the needs of both present and future beneficiaries of the charity. Details of the total return approach to the investment of the charity's permanent endowment is given in Note 17 to these accounts which shows that the value of the "trust for investment" at 31 October 2023 was £21.6m (£19.07m 2021) and the value of unapplied total return at that date was positive £0.52m, (negative £4.01m, 2020). Unapplied total return represents that part of the accumulated unrealised gains on the financial investments which is available for trustees to spend in meeting the charity's objectives or to replenish general reserves. During 2022 the decline in the global stock markets wiped out the unapplied total return but improved performance during 2023 has again generated a positive unapplied total return. The charity has not drawn down any funds from endowment growth during the year.

The charity's portfolio of investment properties comprises houses, farms, commercial and other properties located in and around the village of Greatham. The portfolio is managed in-house. The charity endeavours to be a good landlord with one of its strategic objectives being to deliver professional property services. The comprehensive refurbishment of properties has continued this year in furtherance of this objective. The net income generated from these properties during the year was £267k (£234k 2022), after deducting maintenance and other costs including support costs. Overall, rental income increased by 4% during the year. Expenditure on these properties has reduced by 2%, with £91k being spent this year, in addition to £167k in the previous year, on replacement doors, windows and boilers and refurbishment of kitchens and bathrooms.

Financial position

The charity's overall financial position remains strong, with total funds at 31 October 2023 amounting to £46m, an increase of £1.5m (3%) on the previous year's funds of £44.5m with £2m of unrealised gains on the financial investments.

Of these total funds 94% is represented by the charity's endowment fund assets, primarily its financial and property investments. Of the remaining funds, approx. 2% represents funds held on trust in a restricted fund for the Charity of Emma Simpson for Almshouses and a further 4% of funds comprise the charity's unrestricted reserves.

The assets in which the endowment fund is held remain unchanged with 50% of the assets being held in listed investments, over 30% held in the form of property, 17% in fixed assets and the remainder in inter-fund balances.

The value of the financial investments held in the Endowment Fund at 31 October 2023 includes an Unapplied Total Return of 0.55m (2022: (£0.52m)). This is after a recalculation of the Unapplied Total Return as detailed in Note 17. There is no obligation to maintain the value of permanent endowment investment and investment values will fluctuate over time. During the year Trustees approved a revised Investment management policy to reflect updated guidance.

The restricted fund represents the assets of the Charity of Emma Simpson for Almshouses which are held and managed by the charity as corporate trustee of the linked charity.

£0.7m (34%) of the charity's £1.9m unrestricted funds are held in net current assets with the balance being held in listed investments. The charity continues to have a good level of liquidity, although this has reduced during the year, with total assets less current liabilities of £1.8m (2022: £2.3m)

The trustees have established a reserves policy to ensure that in the unlikely event of all sources of income ceasing at once the charity could operate for a period of three months, which equates to approximately £1m. At 31 October 2023 the charity's unrestricted funds totalled £0.7m (2022: £1.2m). In view of the overall strength of the charity's financial position backed by its endowment and available cash and the move towards full cost recovery for services, the trustees confirm that they consider the reserves to be sufficient to enable the charity to continue with its operations and to fulfil its obligations as they fall due. The charity has already seen a significant shift towards ensuring services cover their costs including a contribution to overheads and this will continue during 2024.

The charity has a long-term financial obligation in respect of The Greatham Hospital Pension Scheme, a legacy defined benefit pension scheme for which the charity is the sponsoring employer.This pension scheme is closed to new members but remains open to future accrual for the remaining active members. The most recent comprehensive actuarial valuation of the scheme was carried out as at 31 October 2022, which indicated a reduced actuarial deficit of £91,000 at that date. The charity, as sponsoring employer, has agreed with the trustees of the scheme a deficit recovery plan involving additional contributions which is expected to eliminate the shortfall by November 2023. For the purposes of the financial statements as at 31 October 2022 the valuation calculated in accordance with Financial Reporting Standard 102, shows a pension scheme 'asset' of £254k. (2022: £209k 'asset').

Structure, governance and management

Formation, legal structure and objectives

The charity was first founded in 1273 by the Bishop of Durham, Robert de Stichell, and was subsequently re-founded in 1610 by King James 1.

The present charity governing document is the scheme of the Charity Commission dated 27 June 2002 as amended by the uniting order of the Charity Commission of 26 March 2009 which appointed the charitable company as the corporate trustee of the charity. The Hospital of God at Greatham charity holds the permanent endowment on behalf of the company.

The present governing document of the charitable company is the memorandum and articles of association dated 13 March 2008 which sets out its charitable objectives:

- *"the provision of housing accommodation and extra care accommodation for beneficiaries*
- *the provision of grants, not exceeding £5,000 in any one year, for such parochial orcharitable purposes within the parish of Greatham as the trustees think fit.*
- *the relief of persons who are in conditions of need, hardship or distress, including but notlimited to people living with Alzheimer's disease and related disorders, by providing grants ofmoney to them or for their benefit; by providing or paying for goods, services or facilities forthem; or by*
  making grants of money to other persons or bodies who provide goods, services or facilitiesto those in need;
- *the appropriation of bungalows, almshouses and other property belonging to the charity forthe use of residents and brethren of the charity; and*
- *the maintenance of the chapel which is devoted to the performance of divine service for thebenefit the brethren and residents of the charity."*

These objects are achieved through the provision of residential and nursing care for older people and people living with dementia; community support services for older people and people living with a dementia, and their carers; the provision of supported housing for older people; and the making of grants to other charities and voluntary organisations.

Governing body and governance

The trustees, who are also directors of the charity for the purposes of the Companies Act, have overall responsibility for the strategy, management and control of the charity. There is provision for eight co-opted trustees, and they are elected by the existing trustees at a general meeting as vacancies arise and in accordance with the needs of the charity. There is a one-year trial period for new co-opted trustees. Each co-opted trustee may serve for two periods of five years.

There are three ex-officio trustees, namely the Archdeacons of Durham and Northumberland and the Bishop of Durham. The archdeacons take up the role of trustee by virtue of their position and hold office for as long as they remain in post. The Bishop of Durham holds office for as long as he or she remains in post. The Bishop may, and historically has, nominated someone to act on their behalf for a five-year period which can be repeated.

The Trustees are required to elect a chair of their meetings at the first meeting of each calendar year.

As part of their induction new trustees receive the following documents: the Trustee Handbook; the latest set of audited accounts; the scheme of the charity; the memorandum and articles of association; the budget for the current financial year; the trustee code of conduct; the trustee declaration of interests which is updated annually; relevant Charity Commission publications via their website; the latest timetable of meetings and workplan; Scheme of Delegation; Risk Register

The Board of Trustees normally meets four times each year. The Charity's Board of Trustees is responsible for establishing structures for the proper governance and management of the charity and the development of the vision and strategy of the charity in accordance with its objects. In this year, reflecting the development of its governance arrangements, Trustees have used online meetings on a regular basis to hold formal and regular discussion meetings.

The trustees have established several committees to consider issues in greater depth and to advise the Board. These committees, which are accountable to and report to the Board, are as follows:

- Finance and Property committee which meets four times a year to provide oversight of the charity's finances and investments, financial strategy, objectives, plans and policies and the developing property strategy.
- Grants Committee which now meets twice a year.

In addition, a Trustee has joined the Charity's Governance, Audit and Improvement group to offer insight and a direct link to the Board of Trustees.

The trustees ensure that the charity has effective strategy, and that effective monitoring and governance arrangements are in place. The day to day running of the charity and the exercise of executive responsibility is delegated to the charity Director and the Senior Leadership team.

The charity is not part of a formal network of other charities. It does, however, have contractual and working relationships with local authorities for the provision of social care services and housing support services and contractual relationships with the local commissioning bodies for the funding of community services and nursing services.

The Hospital of God at Greatham has absorbed or been formally linked with other charities in recent years as follows:

- Fox Almshouses Trust – absorbed on 1 February 2008
- Hartlepool and East Durham Alzheimer's Trust – absorbed on 1 April 2008
- Stockton Almshouses Charity and Stockton Relief in Need Fund – both absorbed on 12 July 2010
- Charity of Emma Simpson for Almshouses – linked by Charity Commission order on 28 July 2017.

Further information is given in the Notes to the Financial Statements which accompany this report.

Statement of public benefit

The trustees give due consideration to Charity Commission guidance on public benefit under the Charities Act 2011.

The Hospital of God at Greatham provides public benefit by virtue of its objects which are to relieve need, hardship and distress. We work to ensure the independence, health, wellbeing and social integration of the people we work with. Where individuals are not able to pay fees, for example in our residential homes, because they cannot afford them, the charity would encourage them to seek state funding. The charity to a greater or lesser extent supports or subsidises all its services from its own resources and this is considered by trustees to be an appropriate use of the charitable endowment in accordance with the legal objectives of the charity.

Examples of how charitable funds are used to create public benefit are:

- the use of the charity's property and financial assets to support the delivery of its charitable services;
- the use of charity funds to contribute and add value to service delivery to ensure that the charity's services are effective, affordable and accessible.
- the operation of a transport service in our day centres, which enables people to attend who would otherwise not be able to do so;
- the expenditure of capital in order to modernise and improve our supported almshouses for the benefit of beneficiaries;
- the making of grants to other charities and voluntary organisations in need throughout the north east of England with the objective to relieve need, hardship or distress.

Risk management and principal risks

The trustees have overall responsibility for the management of risk within the charity and view the management of risk as an essential discipline to support the charity in achieving its goals.

The trustees have conducted a review of the major risks to which the charity is exposed. A risk register has been established and is updated annually. Control systems have been put in place to mitigate such risks. The charity Director reports to trustees on any new risks that might arise during each year.

These major risks have been identified by the Board of Trustees and the measures taken to mitigate them are detailed below. They are included within a full and comprehensive register which is monitored and revised as is necessary.

Identified risk	Mitigating action
Financial Controls (Board level) • Inability to monitor actual against planned financial position	• Receive assurance of effective internal financial controls • Monitor actual financial position against expected/planned performance

• Inaccurate information about short-term financial position • Future financial security damaged	• Auditors queries addressed • Quarterly accounts reported • Variances explained • Report of annual external audit
Benefit Realisation from Property Investments • Poor return detrimental to future generations Not fit for purpose Reduced income • Reputational damage • Compliance failure leading to financial loss	• Property maintenance survey completed. • Developing planned maintenance programme • Developing/restructure Land and property team in progress (Interim arrangements in place August 2024 Jan 2025 assistant Director-Land and Property in post) • Management accounts income records
Strategic Direction: Aim, Objectives and Plans • Charity becomes divorced from the objects defined in the Memoranda • Charity's strategic direction fails to take account of new legislation/Charity Commission requirements and guidance	• Adhere to Objects set out in Memoranda Check/Establish 3, 5 and 10 year Strategy Plans to deliver to objectives Observe new legislation and Charity Commission's guidance Align new and further developments of provision with Strategy • Revisit quinquennially Objects defined in Memoranda (update if necessary) Review and update Strategy annually (Strategy Day)
Board Vacancies • Reduced range of expertise available • Excessive workloads • Reduced capacity to meet responsibilities	• Monitor Terms of Office and vacancies Complete Skills Audit and recruit to gaps • Quarterly report to the Board of terms of Office Follow Trustee appointment procedure (agreed at Board April 2022) Complete the Trustee induction process

Statement of trustees' responsibilities

The trustees are responsible for preparing the annual report and the financial statements in accordance with applicable law and UK Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for

safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statements of disclosure to auditors

In so far as the trustees are aware:

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

Wm Fortune & Son are deemed to be reappointed in accordance with Section 487(2) of the Companies Act 2006.

This Trustees' Annual Report, which incorporates the Strategic Report and the Directors' Report required under the Companies Act 2006 (Strategic Report and Directors Report) Regulations 2013, was approved by the Board on 18 July 2021 and signed on its behalf by:

M. Bousfield

Margaret Bousfield
Chair of trustees

L. McAnelly

Lawrence McAnelly
Director
Company Secretary

Independent Auditor's Report

Opinion

We have audited the financial statements of The Hospital of God at Greatham (the 'charity') for the year ended 31 October 2023 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 October 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

In connection with our audit of the financial statements, 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and the Charities Act 2011 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using

the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Use of our report

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Thomas Atkinson (Senior Statutory Auditor) For and on behalf of
Wm Fortune and Son, Chartered Accountants & Statutory Auditors

Collingwood House
Church Square
Hartlepool, TS24 7EN

17 July 2024

The Hospital of God at Greatham

Statement of Financial Activities (including income and expenditure account)

Year ended 31 October 2023

	Note	Unrestricted funds £	Restricted funds	Endowment funds £	2023 Total funds £	2022 Total funds £
Income and endowments						
Donations and legacies	5	**9,546**	–	–	**9,546**	8,281
Charitable activities	6	**2,704,256**	**38,879**	–	**2,743,135**	3,007,496
Investment income	7	**666,188**	–	**289,965**	**956,153**	872,420
Total income		**3,379,990**	**38,879**	**289,965**	**3,708,834**	3,888,197
Expenditure						
Expenditure on raising funds:						
Investment management costs	8	**(365,399)**	–	**(156,146)**	**(521,545)**	(545,295)
Expenditure on charitable activities	9,10	**(3,669,506)**	**(60,874)**	**(10,000)**	**(3,740,380)**	(4,596,464)
Total expenditure		**(4,034,905)**	**(60,874)**	**(166,146)**	**(4,261,925)**	(5,141,759)
Total income less total expenditure		**(654,915)**	**(21,995)**	**123,819**	**(553,091)**	(1,253,562)
Net unrealised gains/(losses) on investments	11	**9,597**	**2,044**	**1,963,501**	**1,975,142**	(2,167,760)
Realised gains/(losses) on disposal of fixed assets		**2,710**	-	-	**2,710**	299,102
Net income/(expenditure)		**(642,608)**	**(19,951)**	**2,087,320**	**1,424,761**	(3,122,220)
Transfers between funds	23	**87,985**	–	**(87,985)**	–	–
Other recognised gains and losses						
(Increase)decrease in pension fund deficit	21	**45,000**	–	–	**45,000**	362,000
Net movement in funds		**(509,623)**	**(19,951)**	**1,999,335**	**1,469,761**	(2,760,220)
Reconciliation of funds						
Total funds brought forward		**1,207,443**	**1,055,753**	**42,231,082**	**44,494,278**	47,254,498
Total funds carried forward	23	**697,820**	**1,035,802**	**44,230,417**	**45,964,039**	44,494,278

The statement of financial activities includes all gains and losses recognised in the year.

Income and expenditure derive from continuing activities.

The Hospital of God at Greatham

Statement of Financial Position

Year ended 31 October 2023

		2023	2022
		£	£
Fixed assets			
Tangible fixed assets	15	**8,241,316**	8,440,743
Investments	16	**35,857,239**	33,765,969
		44,098,555	42,206,712
Current assets			
Debtors	18	**329,703**	470,040
Cash at bank and in hand		**1,838,764**	2,337,105
		2,168,467	2,807,145
Creditors: amounts falling due within one year	19	**(467,557)**	(637,793)
Net current assets		**1,700,910**	2,169,352
Total assets less current liabilities		**45,799,465**	44,376,064
Creditors: amounts falling due after more than one year	20	**(89,426)**	(90,786)
Pension scheme asset / (provisions for pension liabilities)	21,22	**254,000**	209,000
Net assets		**45,964,039**	44,494,278
Funds of the charity			
Endowment funds		**44,230,417**	42,231,082
Restricted funds		**1,035,802**	1,055,753
Unrestricted funds		**697,820**	1,207,443
Total charity funds	23	**45,964,039**	44,494,278

These financial statements were approved by the board of trustees and authorised for issue on 17 July 2024,, and are signed on behalf of the board by:

M. Bousfield

Margaret Bousfield
Chair of trustees

The Hospital of God at Greatham

Statement of Cash Flows

Year ended 31 October 2023

	2023 £	2022 £
Cash flows from operating activities		
Net income/(expenditure)	**1,424,761**	(3,122,220)
Adjustments for:		
Depreciation of tangible fixed assets	**227,052**	222,873
Net valuation (gains)/losses on investments	**(1,975,142)**	2,167,760
Net (gains)/losses on disposal of tangible fixed assets	**(2,710)**	(299,102)
Dividends, interest and rents from investments	**(956,153)**	(872,420)
Interest payable and similar changes	**10,203**	10,328
Increase/(decrease) in accrued liabilities	**(63,523)**	22,335
Changes in:		
Trade and other debtors – (increase)/decrease	**140,337**	(145,131)
Trade and other creditors – increase/(decrease)	**(106,852)**	49,698
Cash generated from/(used in) operating activities	**(1,302,027)**	(1,965,879)
Interest paid	**(10,203)**	(10,328)
Net cash generated from/(used in) operating activities	**(1,312,230)**	(1,976,207)
Cash flows from investing activities		
Dividends, interest and rents from investments	**956,153**	872,420
Purchase of tangible assets	**(34,665)**	(28,113)
Proceeds from sale of tangible assets	**9,750**	338,083
Purchases of other investments	**(284,556)**	(245,522)
Proceeds from sale of other investments	**168,429**	147,418
Net cash from investing activities	**815,111**	1,084,286
Cash flows from financing activities		
Loan repayments	**(1,222)**	(1,094)
Net cash used in financing activities	**(1,222)**	(1,094)
Net increase/(decrease) in cash and cash equivalents	**(498,341)**	(893,015)
Cash and cash equivalents at beginning of year	**2,337,105**	3,230,120
Cash and cash equivalents at end of year	**1,838,764**	2,337,105

1. General information

The charity is a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales.

The charity constitutes a public benefit entity as defined by FRS 102.

As corporate trustee the company administers the endowment fund of the Hospital of God at Greatham which is an unincorporated charity. The endowment funds thus do not form part of the corporate assets of the company but are instead held on trust by the charitable company. In accordance with Charity Commission recommendations the endowment fund held on trust is included in the financial statements of the charitable company but is distinguished from the charitable company's other funds. In accordance with the Charity Commission Scheme of 27 June 2002 income generated from investments within the charity's endowment fund becomes available for use by the charitable company in furtherance of its objectives as does capital growth on the financial investments covered by the order for total return dated 15 November 2010 referred to in Note 17 of this report.

Under an Order of the Charity Commission dated 28 July 2017 the charitable company was appointed sole trustee of the Charity of Emma Simpson for Almshouses (charity reg. 222517, now 1123540-2), an unincorporated charity. The charitable company, as corporate trustee, thereby administers the endowment and other funds of the Charity of Emma Simpson for Almshouses, which do not form part of the corporate assets of the company but are instead held on trust by the charitable company in a restricted fund. In accordance with the Order, the Charity of Emma Simpson for Almshouses is treated as forming part of The Hospital of God at Greatham for the purpose of Part 8 (accounting) of the Charities Act 2011.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on a historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustee for particular future projects or commitments.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal and fall into one of two sub-classes: restricted income funds or endowment funds. The charity's restricted funds comprise its permanent endowment, the Stockton Relief in Need endowment fund and restricted funds relating to The Charity of Emma Simpson for Almshouses as referred to in Note 1.

Income recognition

Income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following points are applied to particular categories of income:

- Income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable, and its amount can be measured reliably.
- Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- Income from contracts for the supply of services is recognised upon the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Expenditure recognition

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any value added tax which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- Expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- Expenditure on charitable activities includes all costs incurred by the charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

3. Accounting policies *(continued)*

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Increases and decreases in the carrying amount of assets as a result of revaluation are recognised in the Statement of Financial Activities.

Depreciation

Depreciation is calculated in order to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2.5% reducing balance
Equipment	-	20% reducing balance

Investments

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

The trustees carry out a review of the investment properties each year using in-house resources or external resources if appropriate. Any adjustments to fair value from the previous financial year are recognised in income or expenditure.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure.

3. Accounting policies *(continued)*

Defined contribution pension schemes

Contributions to defined contribution pension schemes are recognised as an expense in the period in which the service is provided.

4. Limited by guarantee

The charity is a company limited by guarantee and has no share capital. In the event of the charity being wound up the liability in respect of the guarantee is limited to £1 per member of the charity.

5. Donations and legacies

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Donations				
Donations and legacies	**100**	**100**	-	-
Sponsorship and other				
Sponsorship and other income	**9,446**	**9,446**	8,281	8,281
	9,546	**9,546**	8,281	8,281

6. Income from charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Residential care	**1,355,173**	-	**1,355,173**
Community services	**803,769**	-	**803,769**
Supported almshouses	**544,777**	**38,879**	**583,656**
Other charitable activities	**537**	-	**537**
	2,704,256	**38,879**	**2,743,135**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Residential care	1,674,328	-	1,674,328
Community services	740,394	-	740,394
Supported almshouses	551,957	39,097	591,054
Other charitable activities	1,720	-	1,720
	2,968,399	39,097	3,007,496

7. Investment income

	Unrestricted Funds	Endowment Funds	**Total Funds 2023**
	£	£	£
Income from investment properties	**632,817**	**–**	**632,817**
Interest and dividends	**33,371**	**289,965**	**323,336**
	666,188	**289,965**	**956,153**

	Unrestricted Funds	Endowment Funds	Total funds 2022
	£	£	£
Income from investment properties	607,053	–	607,053
Interest and dividends	14,786	250,581	265,367
	621,839	250,581	872,420

8. Investment management costs

	Unrestricted Funds	Endowment Funds	**Total Funds 2023**
	£	£	£
Portfolio management	–	**156,146**	**156,146**
Property repairs and maintenance charges	**205,484**	**–**	**205,484**
Support costs	**159,915**	**–**	**159,915**
	365,399	**156,146**	**521,545**

	Unrestricted Funds	Endowment Funds	Total Funds 2022
	£	£	£
Portfolio management	–	172,720	172,720
Property repairs and maintenance charges	279,243	–	279,243
Support costs	93,332	–	93,332
	372,575	172,720	545,295

9. Expenditure on charitable activities by fund type

	Unrestricted Funds	Restricted Funds	Endowment Funds	**Total Funds 2023**
		£	£	£
Residential care	**1,306,966**	–	–	**1,306,966**
Community services	**741,310**	–	–	**741,310**
Supported almshouses	**427,701**	**25,572**	–	**453,273**
Grants	**91,000**	–	**10,000**	**101,000**
Fundraising fund costs	**6,563**	–	–	**6,563**
Other charitable activities	**852**	-	-	**852**
Support costs	**1,095,114**	**35,302**	–	**1,130,416**
	3,669,506	**60,874**	**10,000**	**3,740,380**

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2022
	£	£	£	£
Residential care	2,264,226	–	–	2,264,226
Community services	687,283	–	–	687,283
Supported almshouses	398,911	36,672	–	435,583
Grants	89,192	–	10,000	99,192
Fundraising fund costs	4,677	–	–	4,677
Other charitable activities	145	-	-	145
Support costs	1,097,592	7,766	–	1,105,358
	4,542,026	44,438	10,000	4,596,464

10. Expenditure on charitable activities by activity type

	Activities undertaken directly	**Support costs**	**Total 2023**	Total 2022
	£	**£**	**£**	£
Residential care	**1,306,966**	**403,719**	**1,710,685**	2,644,665
Community services	**741,310**	**375,519**	**1,116,829**	1,187,845
Supported almshouses	**453,273**	**300,292**	**753,565**	627,142
Grants	**101,000**	**50,886**	**151,886**	131,990
Fundraising fund costs	**6,563**	–	**6,563**	4,677
Other charitable costs	**852**	–	**852**	145
	2,609,964	**1,130,416**	**3,740,380**	4,596,464

All grants made were awarded to organisations and no grants were paid to individuals. The highest grant awarded to any organisation during the year was £3,000 and no single organisation received more than £3,000 in grants during the year. All grants awarded are unconditional.

11. Net unrealised gains on investments

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	**Total Funds 2023** £
Unrealised gains/(losses) on listed investments	**9,597**	**2,044**	**1,963,501**	**1,975,142**

	Unrestricted Funds	Restricted Funds £	Endowment Funds £	Total Funds 2022 £
Unrealised gains/(losses) on listed investments	(64,472)	(1,833)	(2,101,455)	(2,167,760)

12. Net income

Net income is stated after charging:

	2023 £	2022 £
Auditor's remuneration	**8,900**	8,840
Depreciation of tangible fixed assets	**227,051**	222,873

13. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2023 £	2022 £
Wages and salaries	**1,947,430**	2,331,166
Social security costs	**141,790**	172,475
Employer contributions to defined contribution pension schemes	**43,319**	47,803
Employer contributions to defined benefit pension schemes	**58,095**	72,667
Operating costs of defined benefit pension scheme	**23,661**	46,200
	2,214,295	2,670,311

Included in employer contributions to defined benefit schemes is a payment of £48,000 to the Greatham Hospital Pension Scheme under the agreed deficit recovery plan. Further details are given in Note 22 to these accounts.

The average head count of employees during the year was **93** (2022: 114), analysed as follows:

	2023	2022
	No.	No.
Management and administration	**14**	13
Care services	**77**	99
Estate	**2**	2
	93	114

The number of employees, whose remuneration for the year fell within the following bands, was:

	2023 No.	2022 No.
£70,000 to £79,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing, and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was **£267,426** (2022: £273,676).

14. Trustee remuneration and expenses

No remuneration was paid to the trustees.

15. Tangible fixed assets

	Freehold property £	Equipment £	**Total £**
Cost			
At 1 November 2022	12,911,521	232,258	13,143,779
Additions at cost	-	34,665	34,665
Transfer from other charity	-	-	-
Revaluation of almshouse properties	-	-	-
		-	
Disposals	-	(99,504)	(99,504)
At 31 October 2023	**12,911,521**	**167,419**	**13,078,940**
Depreciation			
At 1 November 2022	4,530,816	172,220	4,703,036
Charge for the year	209,518	17,534	227,052
Disposals	-	(92,464)	(92,464)
At 31 October 2023	**4,740,334**	**97,290**	**4,837,624**
Carrying amount			
At 31 October 2023	**8,171,187**	**70,129**	**8,241,316**
At 31 October 2022	8,380,705	60,038	8,440,743

16. Investments

	Listed investments £	Investment properties £	**Total £**
Cost or valuation			
At 1 November 2022	22,347,719	11,418,250	33,765,969
Additions	284,556	–	284,556
Disposals	(168,429)	–	(168,429)
Fair value movements	91,740	1,883,403	1,975,143
At 31 October 2023	22,555,586	13,301,653	35,857,239
Impairment			
At 1 November 2022 and 31 October 2023	–	–	–
Carrying amount			
At 31 October 2023	**22,555,586**	**13,301,653**	**35,857,239**
At 31 October 2022	22,347,719	11,418,250	33,765,969

All investments shown above are stated at valuation.

Listed investments

The charity's listed investments are largely held within a portfolio of investments managed by the charity's professional fund managers with some additional direct holdings in common investment funds. The managed portfolio holds investments in the form of equities, fixed income securities, hedge funds and commodities all of which are part of publicly traded markets where trading is based upon quoted prices. The fair value of all holdings is based upon the quoted market prices of the various holdings. The managed portfolio also includes foreign currency contracts which act as a hedge against the effect of currency fluctuations within the portfolio. The fair value of foreign currency forward contracts within the managed portfolio is based on the difference between the exchange rate agreed at the inception of the forward contract and the exchange rate prevailing at the reporting date.

An analysis of listed investments by fund is as follows:	**2023 £**	2022 £
Permanent endowment fund	**21,284,293**	21,104,274
Non-permanent endowment funds	**150,475**	134,273
Total endowment funds	**21,434,768**	21,238,547
Restricted funds	**68,701**	66,657
Unrestricted funds	**1,052,117**	1,042,515
	22,555,586	22,347,719

Investment properties

All investment properties are held within the United Kingdom. The investment properties are stated at open market valuation which represents their fair value to the charity. During the year the trustees carried out a revaluation of the residential rental properties contained within the portfolio, representing approx. two-thirds of the previous valuation. This resulted in a revaluation surplus during the year of £1.853m. The valuation of the farms and commercial properties is based upon a full professional valuation which was carried out at 31 October 2013 by Thomas Stevenson, Chartered Surveyors. The policy is for trustees to review investment properties on an annual basis. This year trustees have determined that a valuation of the charity's commercial properties, farms and land will be undertaken within the next 12 months. The investment properties are assets of the charity's permanent endowment fund.

17. Total return approach to investment of permanent endowment

The charity's listed investments include the charity's managed endowment fund investment portfolio. This portfolio is accounted for on a total return basis in accordance with an order for total return received on 15 November 2010 from the Charity Commission.

The movements in the trust for investment and the unapplied total return during the year are set out in the table below:

Endowment investments subject to total return	Trust for investment £	Unapplied total return £	Total £
At 31 October 2022			
Gift component of the permanent endowment	21,610,025	-	21,610,025
Unapplied total return	-	(523,871)	(523,871)
As 31 October 2022, as previously reported	21,610,025	(523,871)	21,086,154
Prior Year Adjustment, due to change in policy (as described below)	(1,771,029)	1,771,029	-
At 31 October 2022 as restated	19,838,996	1,247,158	21,086,154
Movements in the reporting period			
Investment returns - dividends and interest	-	284,556	284,556
Investment returns – realised and unrealised gains and (losses)	-	82,012	82,012
Additions to trust for investment	-	-	-
Income repaid to unapplied total return in year	-	-	-
Less: Investment management costs	-	(168,429)	(168,429)
Total movements in the reporting period before transfers	-	198,139	198,139
Transfer from unapplied total return to maintain real value of trust for investment	911,773	(911,773)	-
Net movements in the reporting period	911,773	(713,634)	198,139
At 31 October 2023			
Gift component of the permanent endowment	**20,750,769**	-	**20,750,769**
Unapplied total return	-	**533,524**	**533,524**
Total at 31 October 2023	**20,750,769**	**533,524**	**21,284,293**

Each year the charity makes a transfer from unapplied total return to the trust for endowment to maintain the real value of the trust for investment. Prior to 31 October 2022, the amount transferred each year was based on a simple average of the respective changes in the Retail Prices Index and the Consumer Prices Index arising during the relevant period. Following a review of the basis for the calculation of the transfer required to maintain the real value of the trust for investment, the trustees took the decision to amend this policy so that the calculation is based only on the change in the Consumer Price Index each year on the grounds that this measure of inflation represents more fairly the impact of inflation on the charity's activities. As this represents a change in policy, a Prior Year Adjustment has been made to the calculation of the opening values of both the trust for investment and unapplied total return. The Prior Year Adjustment made to the opening figures is shown in the above table. This year the transfer to maintain the real value of the trust for investment, based on the increase in the Consumer Prices Index during the year ended 31 October 2023, amounted to £911,773.

18. Debtors

	2023	2022
	£	£
Trade debtors	**94,757**	200,128
Prepaid expenses	**113,991**	123,432
Accrued income and sundry debtors	**120,955**	146,480
	329,703	470,040

19. Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	**249,964**	358,311
Accruals and deferred income	**184,597**	248,120
Social security and other taxes	**31,636**	30,141
Mortgage loan	**1,360**	1,221
	467,557	637,793

20. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Mortgage loan	**89,426**	90,786

The mortgage loan was transferred to the charity from the Stockton Almshouses Charity during the year ended 31 October 2010. The mortgage loan is secured by a legal charge over the property at Trinity Gardens, Stockton on Tees.

21. Pension scheme asset / (provision for liabilities)

	Pensions and similar obligations Note 22
	£
At 1 November 2022 (asset)	209,000
Decrease in provision during the year	45,000
At 31 October 2023 (asset)	**254,000**

This represents the net valuation, under FRS102, of the assets and liabilities of the Greatham Hospital Pension Scheme, a defined benefit pension scheme of which the charity is the sole sponsoring employer. Further information about this scheme and its valuation is given in Note 22 below.

22. Pensions and other post-employment benefits

Defined contribution plans

The amount recognised in expenditure as an expense in relation to defined contribution plans was £43,319 (2022: £47,803).

Defined benefit plans

The charity operates and is the sole sponsoring employer of the Greatham Hospital Pension Scheme ("the scheme"), a defined benefit pension scheme which provides benefits based on final salary and length of service on retirement, leaving service or death. The pension scheme was closed to new members on 14 December 2005. The last active member left pensionable service in November 2023 and as a result the scheme is now closed to future benefit accrual.

The scheme is managed by a board of trustees appointed in part by the charity and in part from elections by scheme members. The trustees of the scheme have responsibility for obtaining valuations of the fund, administering benefit payments and investing the scheme's assets. The trustees of the scheme delegate some of these functions to their professional advisers where appropriate.

The scheme exposes the charity to a number of risks:

- **Investment risk** – the scheme holds investments in asset classes, such as equities, which have volatile

market values, and while these assets are expected to provide real returns over the long-term, the short-term volatility can cause additional funding to be required if deficits emerge.

- **Interest rate risk** – the scheme's liabilities, calculated in accordance with the requirements of FRS102, are assessed using market yields on high quality corporate bonds to discount the liabilities. As the scheme holds assets such as equities, the value of the assets and liabilities may not move in the same way.
- **Inflation risk** - a significant proportion of the benefits under the scheme are linked to inflation. Although the scheme's assets are expected to provide a good hedge against inflation over the long term, movements over the short-term could lead to deficits emerging.
- **Mortality risk** – in the event that members live longer than assumed, deficits may emerge in the scheme.

The scheme is subject to the Statutory Funding Objective under the Pensions Act 2004. A valuation of the scheme is carried out at least once every three years to determine whether the Statutory Funding Objective is met. As part of the process the employer must agree with the trustees of the scheme the contributions to be paid to meet the Statutory Funding Objective. The future contributions required to meet the Statutory Funding Objective do not currently affect the balance sheet of the scheme in these accounts.

The most recent comprehensive actuarial valuation of the scheme was carried out as at 31 October 2022. This valuation calculated an actuarial deficit of £91,000 as at that date. To eliminate this funding shortfall the trustees and the scheme jointly agreed a recovery plan whereby the charity makes additional contributions of £48,000 to the scheme each year, with the first payment in November 2022 and the final payment in November 2023. Both these payments have now been made. These contributions were expected to eliminate the shortfall by November 2023.

The next actuarial valuation of the scheme is due at 31 October 2025. In the event that this valuation reveals a larger deficit than expected, the charity may be required to make further contributions above those set out in the existing schedule of contributions. Conversely if the position is better than expected, it is possible that future contributions may be reduced.

As the scheme was open to future accrual throughout the year ended 31 October 2023, the employer paid contributions to the scheme for future service benefits. During this year the employer paid contributions on gross pensionable salary for active members at the rate of 28% until July 2023 and at the rate of 22.7% thereafter, in accordance with the schedule of contributions, amounting to a total of £10,095 (2022: £24,667). Active members were not required to make any contribution.

As the last remaining active member left pensionable service in November 2023, the charity expects to pay service contributions of less than £1,000 to the scheme during the year to 31 October 2024.

The charity administers the scheme and meets all running costs of the scheme. During the year ended 31 October 2023 the total of all such costs amounted to £23,661 (2022: £46,200), excluding the wages and salaries of Hospital of God management and staff who assist with the administration of the scheme.

There were no plan amendments, curtailments or settlements during the period.

The following disclosures have been provided by the scheme actuary to meet the requirements of FRS 102 for the purposes of these accounts.

At 31 October 2023 there was a surplus in the scheme of £254,000, calculated in accordance with the requirements of FRS102 and based on the assumptions set out below. This compares to a surplus of £209,000 at the previous review date. The increase in the surplus over the period is primarily due to the contributions paid by the charity. The increase in corporate bond yields over the period has reduced the value placed on the liabilities but this has been offset by a fall in the market value of the scheme's assets. The surplus is recognised as an asset in these accounts at it is considered that this surplus will generate a future economic benefit for the charity in the form of reduced future contributions and the scheme deed allows for the repayment of any residual surplus that remains on the termination of the scheme, after all liabilities to members

have been fully settled.

The following disclosures are made in accordance with the requirements of FRS102. Figures are shown rounded to the nearest £1,000.

The amount recognised in the Statement of Financial Position is as follows:

Amounts recognised in the Statement of Financial Position	As at 31 October 2023 £	As at 31 October 2022 £
Fair value of assets	2,379,000	2,628,000
Present value of funded obligations	(2,125,000)	(2,419,000)
Net defined benefit asset/(liability)	**254,000**	**209,000**

The fair value of the scheme's investment assets at 31 October 2023 analysed by major asset class is as follows:

Asset class	**31 October 2023 £**
Diversified growth fund	1,327,000
Index linked gilts	684,000
Corporate bonds	364,000
Net current assets	4,000
Total	**2,379,000**

The change in the fair value of the scheme's assets over the year is as follows:

Change in fair value of scheme assets	**As at 31 October 2023 £**	**As at 31 October 2022 £**
Fair value of scheme assets at the beginning of the year	**2,628,000**	**3,686,000**
Interest on assets	120,000	64,000
Charity's contributions paid to scheme in year	58,000	73,000
Contributions by scheme participants	0	0
Benefits paid by scheme in year	(171,000)	(102,000)
Administration costs	0	0
Change due to settlements	0	0
Return on scheme assets less interest	(256,000)	(1,093,000)
Fair value of scheme assets at the end of the year	**2,379,000**	**2,628,000**

The actual return on the scheme's assets during the year was a loss of £136,000 (2022: loss of £1,029,000).

The change in the present value of the scheme's funded defined benefit obligations over the year is as follows:

Change in present value of defined benefit obligations	**As at 31 October 2023 £**	**As at 31 October 2022 £**
Defined benefit obligations of the scheme at the beginning of the year	**2,419,000**	**3,839,000**
Current service cost	7,000	32,000
Contributions by scheme participants	0	0
Past service cost	0	0
Interest cost	109,000	66,000
Benefits paid by scheme in year	(171,000)	(102,000)
Change due to settlements	0	0
Experience (gain)/loss on defined benefit obligation	0	82,000
Changes to demographic assumptions	0	17,000
Changes to financial assumptions	(239,000)	(1,515,000)
Defined benefit obligations of the scheme at the end of the year	**2,125,000**	**2,419,000**

The net amount recognised in the Statement of Financial Activities is as follows:

Net amount recognised in the Statement of Financial Activities	**Year ended 31 October 2023 £**	**Year ended 31 October 2022 £**
Total income/(costs) recognised in the year, as detailed below	4,000	(34,000)
Total re-measurement gains/(losses) in the year, as detailed below	(17,000)	323,000
Charity's contributions paid to scheme in year	58,000	73,000
Net amount recognised in the Statement of Financial Activities	**45,000**	**362,000**

The income and costs recognised in the year are as follows:

Costs/(income) recognised in the year	Year ended 31 October 2023 £	Year ended 31 October 2022 £
Current service cost	7,000	32,000
Administration costs	-	-
Interest on liabilities	109,000	66,000
Interest on assets	(120,000)	(64,000)
Past service cost	-	-
Settlement cost	-	-
Total costs/(income) recognised in the year	**(4,000)**	**34,000**

The re-measurement gains and losses recognised in the year are as follows:

Re-measurement losses/(gains) recognised in the year	Year ended 31 October 2023 £	Year ended 31 October 2022 £
Loss/(gain) on scheme assets in excess of interest	256,000	1,093,000
Experience losses/(gains) on liabilities	-	82,000
Losses/(gains) from changes to demographic assumptions	-	17,000
Losses/(gains) from changes to financial assumptions	(239,000)	(1,515,000)
Total re-measurement losses/(gains) recognised in the year	**17,000**	**(323,000)**

Principal assumptions

The principal assumptions used to calculate scheme liabilities in accordance with FRS102 are as follows:

	31 October 2023	31 October 2022
Discount rate	5.55% pa	4.65% pa
Inflation (RPI)	3.35% pa	3.20% pa
Inflation (CPI)	3.05% pa	2.80% pa
Salary increases	3.35% pa	3.20% pa
Pension increases - discretionary	1.525% pa	1.35% pa
Pension increases - CPI max 5%	3.05% pa	2.70% pa
Pension increases - RPI max 2.5%	2.50% pa	2.20% pa
Post retirement mortality	S3NA tables with CMI 2021 projections using a long-term improvement rate of 1.50% pa	S3NA tables with CMI 2021 projections using a long-term improvement rate of 1.50% pa
Commutation	Members are assumed to take 20% of their pension as cash at retirement	
Life expectancy at age 65 of male aged 45	24.1	24.0
Life expectancy at age 65 of male aged 65	22.5	22.4
Life expectancy at age 65 of female aged 45	26.7	26.6
Life expectancy at age 65 of female aged 65	25.0	24.9

23. Analysis of charitable funds

Unrestricted funds

	At 1 Nov 2022	Income	Expenditure	Transfers	Gains and losses	At 31 Oct 2023
	£	£	£		£	£
General fund	(710,571)	3,370,544	(3,737,915)	(447,455)	57,307	**(1,468,090)**
Fundraising fund	46,640	9,446	(6,562)	-	-	**49,524**
Development fund	-	-	-	-	-	-
Extraordinary repair fund	1,871,374	-	(290,428)	535,440	-	**2,116,386**
	1,207,443	3,379,990	(4,034,905)	87,985	57,307	**697,822**

Restricted funds

	At 1 Nov 2022	Income	Expenditure	Transfers	Gains and losses	At 31 Oct 2023
	£	£	£		£	£
The Charity of Emma Simpson for Almshouses	1,055,753	38,879	(60,874)	-	2,044	**1,035,802**

Endowment funds

	At 1 Nov 2022	Income	Expenditure	Transfers	Gains and losses	At 31 Oct 2023
	£	£	£		£	£
Endowment Fund	40,819,493	285,201	(156,146)	(87,985)	1,965,158	**42,825,721**
Building Fund	1,260,033	-	-	-		**1,260,033**
Stockton Relief in Need Fund	151,556	4,764	(10,000)	-	(1,657)	**144,663**
	42,231,082	289,965	(166,146)	(87,985)	1,963,501	**44,230,417**

In previous years the Building Fund was treated in the accounts as being part of the charity's unrestricted funds. During the year this treatment was reviewed, and it was decided that the Building Fund should be regarded as part of the charity's endowment funds based upon the fact that the primary purpose of the Building Fund is to hold the net proceeds from the disposal of endowment properties pending the reinvestment of these proceeds in the purchase or building of new properties. This reclassification is reflected in these accounts, including in any comparatives shown for the previous year end.

24. Analysis of net assets between funds

	Unrestricted funds £	Restricted funds	Endowment funds £	2023 Total funds £
Fixed assets				
Tangible fixed assets	**70,129**	**811,820**	**7,359,367**	**8,241,316**
Investments – investment properties	**-**	**-**	**13,301,653**	**13,301,653**
Investments – listed investments	**1,052,117**	**68,701**	**21,434,768**	**22,555,586**
	1,122,246	**880,521**	**42,095,788**	**44,098,555**
Net current assets				
Debtors	**329,703**	**–**	**–**	**329,703**
Cash at bank and in hand	**1,838,764**	**–**	**–**	**1,838,764**
Creditors due within one year	**(454,538)**	**–**	**(13,019)**	**(467,557)**
Inter-fund balances	**(2,302,929)**	**155,281**	**2,147,648**	**–**
	(589,000)	**155,281**	**2,134,629**	**1,700,910**
Total assets less current liabilities	**533,246**	**1,035,802**	**44,230,417**	**45,799,465**
Creditors: amounts falling due after more than one year	**(89,426)**	**–**	**–**	**(89,426)**
Pension scheme asset	**254,000**	**–**	**–**	**254,000**
Net assets (total funds)	**697,820**	**1,035,802**	**44,230,417**	**45,964,039**

	Unrestricted funds £	Restricted funds	Endowment funds £	2022 Total funds £
Fixed assets				
Tangible fixed assets	60,038	832,636	7,548,069	8,440,743
Investments – investment properties	-	-	11,418,250	11,418,250
Investments – listed investments	1,042,515	66,657	21,238,547	22,347,719

	1,102,553	899,293	40,204,866	42,206,712
Net current assets				
Debtors	470,040	–	–	470,040
Cash at bank and in hand	2,337,105	–	–	2,337,105
Creditors due within one year	(612,491)	–	(25,302)	(637,793)
Inter-fund balances	(2,207,978)	156,460	2,051,518	–
	(13,324)	156,460	2,026,216	2,169,352
Total assets less current liabilities	1,089,229	1,055,753	42,231,082	44,376,064
Creditors: amounts falling due after more than one year	(90,786)	–	–	(90,786)
Provisions for liabilities	209,000	–	–	209,000
Net assets (total funds)	1,207,443	1,055,753	42,231,082	44,494,278

25. Trustee related party transactions and interests

Robert Eden, who served as trustee during the year, was during the year an employer-nominated trustee of the Greatham Hospital Pension Scheme, of which the charity is the sponsoring employer.

Trustees are reimbursed for their travel on a mileage basis. During the year three trustees were paid a combined total of £739 in respect of their travelling costs (2022: £470).

26. Going concern

The trustees consider that the charity is a going concern and that there are no material uncertainties or events which cast doubt upon its ability to continue as a going concern. In assessing the going concern position of the charity for the year ended 31st October 2023 the trustees have considered the outlook and in doing so looked at the future operating results, cash flows and facilities available. Based on these facts the going concern basis has been adopted in the preparation of the financial statements.

END

The Greatham Foundation Ltd

England & Wales - Charity number 1123540

Accounts

T the Registered Charity No 1123540 Company No 6533385 A Limited Company Registered in England and Wales

The Hospital of God at Greatham

Trustees' Annual Report and Accounts for the year ended 31 October 2022

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Introduction

Message from the Chair - Lois Neal

Welcome to our report for the year November 2021 to October 2022.

This year began for our charity with the difficult decision to close Gretton Court Dementia Nursing care home. Over recent years the challenges of delivering quality dementia nursing care had increased beyond that which we felt we were able to accommodate going forward. While we worked closely with and were supported by the local authority and health partners throughout the pandemic we began to question whether or not we could continue to provide nursing care at Gretton Court. The key issues we faced were difficulties in recruiting registered nursing staff, a reliance on agency staff, the ongoing challenge of meeting increasing needs of residents and maintaining patient centred care in a building designed for the late 20th Century. The COVID-19 pandemic brought all of these issues into sharp focus.

Closure was difficult news for the residents and their families, but between January and March 2022 there was successful careful transfer of residents to alternative accommodation, redirection of those staff who wished to remain employees and formal closure of the home. Throughout this period the commitment of our staff in the home towards residents and their families was exemplary and clearly demonstrated the importance our charity places on its care and attention to staff welfare within its employment policies and practices.

Through the early months of 2022, our charity, along with the rest of the country gradually emerged from the pandemic. We were keen to reflect on the experience and evaluate what we had learned from it. Two lessons have coloured our development from this point.

The first is the value of being financially nimble. At this time dealing with increased inflation, higher costs of living and energy prices were still beyond the horizon, largely falling within the following year. However, we are exploring being able to make the best use of internal management information supported by our IT infrastructure together with our financial assets quickly, to be built into our forward financial strategy.

The second is the value of tried, tested and documented processes and procedures throughout the organisation from our overall governance arrangements, matters of operational responsibility and delegation and assessment of risk. This also encompassed a review and redefinition of our short-term forward strategy. This activity ensured that our strategic direction included a more focussed understanding and use of our charity's land and property assets as well as properties used for the delivery of our services and direct achievement of our charitable objects.

The 2021-22 year was a period of reflection, re-alignment and strategic decision-making. These activities took place through a period of recovery from the pandemic and its longer lasting legacies of staff stress, continued staff recruitment problems and the need to review and rebuild processes

to enhance efficiency. By the end of the year it was recognised that all of this was necessary and worthwhile in order for our charity to move forward and continue to develop its offerings for those in need according to its objects.

Lois Neal
Chair of Trustees from April 2022
18 July 2023

Message from the director - Lawrence McAnelly

At the beginning of November 2021, we were continuing to live with the impacts of Covid-19, on the charity and the people we are here for; e.g. operating "bubbles" in our day centres; visiting to Stichell House, our residential home, interrupted during localised outbreaks and gradually seeking to re-build networks etc. We recognised the pressure on our services and were fortunate to be able to utilise our reserves to maintain and continue our services, whilst taking stock and planning for the future.

As we took stock, we reocgnised that there were several areas that we needed to develop. We focused on a year of recovery, building organisational and financial resilience and sustainability.

This year due to the falling investment values and the transfer of unapplied total return to maintain the real value of the trust for investment, the charity is showing a negative unapplied total return of £523,871. There is no obligation for the charity to make up this amount and as investment values will fluctuate, it is expected that the negative unapplied total return will be recovered over time.

We also faced difficult decisions. During this period the charity took the very difficult decision to close Gretton Court Nursing Home in Hartlepool by the end of March 2022.

The charity concluded that it could no longer operate as a dementia nursing care provider at Gretton Court against a background of significant challenges facing the charity and the wider care sector. Including a nursing recruitment crisis leading to staff shortages and reliance on agency staff to temporarily cover rotas, funding pressures and the uncertainty surrounding social care reforms and its future provision. The building itself was 28 years old and requiring significant ongoing investment to continue to deliver its high standard of residential nursing care, considered unfeasible in an uncertain climate.

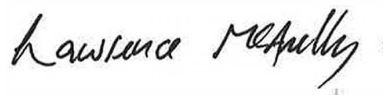
Recognising that this was difficult news for residents, families and staff. The charity committed to an extended three-month transition period to enable all residents and their families time to plan and arrange for a suitable new nursing home place and to work closely with the staff affected by the decision who now redundancy and helping them with alternative employment, including re-deployment across the charity's wider service portfolio. I am forever grateful to the staff who worked at Gretton Court for their dedication and professionalism during this difficult period.

During this period, we were entering a new chapter. The environment was a challenging one: the pressure on social care and how best to meet the needs of people; continuing funding pressures and the slow pace of reform. It is testimony to the whole staff team at the charity that they remained focused on providing the best possible person-centred care and support throughout our services and home.

At Stichell House residential home, we continued to focus on recruiting people to the team who not only have the skills and ability but who share our values and passion. We had also increasingly been able to properly welcome visitors back and bring people together once more.

What we saw in our community services and especially our day centres were a gradual, month by month, increase in the numbers of people accessing the service as we emerged from the Covid-19 pandemic. Sadly, it was also noted that people often were now coming to the service later in their lived experience of dementia. One of the impacts of Covid-19 is that fewer people with memory and cognitive issues have been diagnosed with dementia which may be another factor in there being a gradual increase in people accessing some of our services.

Our strategy challenges? How can we best support people living with and impacted by dementia? How can we enable older people to live independently and well? How can we shape the charity to continue to meet need? How can we make the best use of our resources to continue making a difference now and in the future?



Lawrence McAnelly
Director
18 July 2023

Organisational details

The Hospital of God at Greatham is a registered charity (registration number 1123540) and a company limited by guarantee (registration number 6533385, England and Wales).

The registered office is The Estate Office, Greatham Hall, Greatham, Hartlepool, TS25 2HS.
The trustees of The Hospital of God at Greatham are directors for the purposes of company law and trustees for the purposes of charity law (hereinafter referred to as "the trustees").

The trustees who served during the year and up to the date this report was approved (18 July 2023) are:

Co-opted:

- Lois Neal (Chair)
- Margaret Bousfield (Vice-Chair)
- Robert Eden
- Kai Sander
- Patricia Hancock
- Chris Dickinson (resigned 26/4/22)

Ex-officio:

- The Venerable Richard Simpson
- The Venerable Rachel Wood (appointed 1st of November 2021)
- Philippa Sinclair (nominee of the Bishop of Durham)

The charity director (chief executive and company secretary) is Lawrence McAnelly.

The names and addresses of the principal professional advisers are:

- Auditors: William Fortune & Son, Chartered Accountants, Collingwood House, Hartlepool, TS24 7EN
- Banker: Barclays Bank PLC, Stockton Business Centre, The Tees Group North, PO Box 7, Stockton on Tees, TS18 1AH
- Investment Manager: JP Morgan Private Wealth Management Ltd, PO Box 68214,1 Knightsbridge, London SW1P 9UH
- Solicitors: Archers Law LLP, Lakeside House, Kingfisher Way, Stockton on Tees, TS18 3NB
  Solicitors: Ward Hadaway, Sandgate House, 102 Quayside, Newcastle upon Tyne, NE1 3DX
- Pension Scheme Adviser: Barnett Waddingham, Pinnacle, 67 Albion Street, Leeds, LS1 5AA

Trustees' Annual Report (including the strategic report)

About the charity

Our charitable objectives

1. the provision of housing accommodation and extra-care accommodation for beneficiaries.
2. the provision of grants not exceeding £5000 in any one year for such parochial and charitable purposes within the parish of Greatham as the trustees think fit.
3. the relief of persons who are in conditions of need, hardship, or distress, including but not limited to sufferers of Alzheimer's disease and related disorders. the charity may relieve persons in need by:

(i) making grants of money to them or for their benefit.
(ii) providing or paying for goods, services or facilities for them; or
(iii) making grants of money to other persons or bodies who provide goods, services or facilities to those in need.

4. the appropriation of bungalows, alms houses and other property belonging to the charity for the use of residents and brethren of the charity.
5. the maintenance of the chapel which is devoted to the performance of divine service for the benefit of the brethren and residents of the charity.

Our vision, mission and values

Our Vision is that older people live independently, live well and enjoy life, that people living with a dementia, their families, and carers live life to the full and that our communities are strong, full of hope and resilient.

Our Mission is to deliver excellent quality care and support, placing people at the heart. To support and empower communities where we work and across the northeast. To be forward thinking, caring, dynamic, a place to belong and a place to be.

Our Values are to be kind, caring and compassionate. We aim to listen, learn and strive for excellence and put people at the heart of everything we do, aiming to ensure that everybody matters all of the time.

What we do

We work to develop and provide excellent care, support and housing services for people, particularly older people and those living with a dementia.

We also support the voluntary and community sector and those not-for-profit organisations which make a difference to the lives of people in our communities through a grants programme.

The main charitable activities of the charity are:

- Residential care for older people at Stichell House, in the village of Greatham, near Hartlepool
- Day care and community support services for people living with dementia, and their families, delivered through our day centres, our community-based pastimes service and our family support services throughout Hartlepool and East Durham
- Support, information and advice through our regular activities, cafés and our dementia advisory service 'The Bridge' based in Hartlepool
- Supported living for older people in our Almshouses located in Greatham, Norton, Stockton and the wider North-East area
- The making of grants to other charitable organisations in the North-East.

Our impact

What we achieved and delivered in the year

As we emerged from the impact of Covid-19, a period which was so very demanding, challenging and tested our resilience to the hilt, we were able to adapt and look ahead and worked to achieve the following:

Refined our business objectives and developed our governance

Developing our strategy

Throughout the year as part of our developing strategy trustees and staff worked together to develop our strategy. We focused on several key areas

- Staff and their expertise
- Land and Property
- Financial Investments and Income
- Making a difference
- IT and digital transformation
- History, brand and reputation.

As we continued to develop our strategy these key areas led to the development of our six business objectives. Providing our strategic and development framework for the forthcoming years.

- Employer of choice
- Strong financial management
- Professional property services
- Good governance and leadership
- Impactful grants programme
- Outstanding services

Developing our Governance

Trustees and staff worked to develop our governance, including; reviewing and developing key roles, frequency of meetings and enabling space for discussion, thinking and planning, reviewing

committee terms of reference, including being clear about the delegated powers of each committee, developing a scheme of delegation to provide clarity and distinction between the roles of Trustees and the Director and senior leadership team and considered approaches to recruit new trustees to the board.

Building on our Assets

Staff and their expertise

Trustees committed to building an inclusive and positive culture where staff are empowered, valued, have space and opportunity to develop – To be the employer of choice.

We focused on recruitment and retention, particularly in our care home. We developed our recruitment approach, materials and methods to reach the marketplace. We involved and empowered people in the recruitment process, refining Job descriptions and person specifications and developing an improved induction process to enable us to build our teams.

We gave staff a 1.5% pay award in November 2021 and £100 payment in their December 2021 pay as a thank you for their hard work (there was also bonuses throughout the year for some care staff from funding designated by the local authority). There was also an uplift for staff impacted by increases to the National Living Wage.

We introduced an employee of the month award to recognise and reward the exceptional hard work of our staff. In this reporting period, 37 employees were recognised as being employee of the month, all receiving a certificate of recognition and a total award value of £3.7k.

Land and Property

The charity has several properties which are part of our permanent endowment and are managed to provide income to support our charitable aims. This includes 78 estate or investment properties, which provide accommodation for people in the village of Greatham; 11 commercial properties, including 4 let farms, 4 shops or office premises, 1 community centre and 2 public houses.

During the year, we started to review our property portfolio, to consider how it best enabled us to meet our charitable objectives, how we managed our property in line with our vision, mission and values, how we are compliant with current and future legislation.

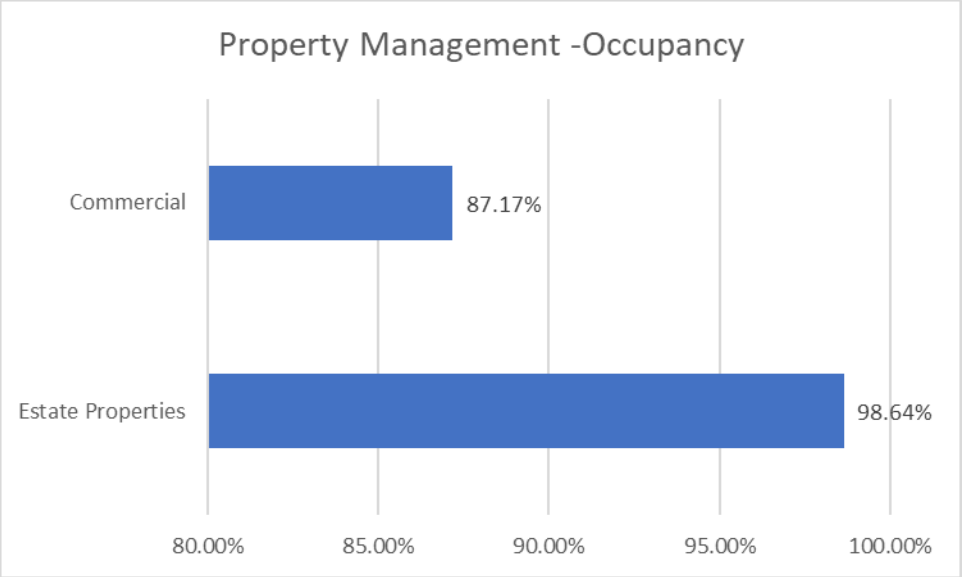
We identified overarching aims to inform the development of our property strategy :

- To be a provider of good quality accommodation for older people (Almshouses and Stichell House) that reflects the needs of the changing resident demographic.
- To provide good quality housing for residents of Greatham on a commercial basis.
- To provide good quality commercial property and sites, including homes, farms, offices, shops, community spaces and public houses, ensuring the portfolio contributes effectively financially.
- To review (and take) opportunities for acquisition of and development of property assets and land.

- To review, develop and maintain the charity's functional buildings to continue good service delivery.

Enabling good property management is important to assist us in meeting our Charitable aims and objectives.

We provided 4001 weeks of accommodation for people living in the village of Greatham and achieved the following occupancy rates across our commercial and investment properties (estate properties)



Financial investments and income

Our aim is to achieve an acceptable and good return from our financial investments to enable and support the delivery of the charity's objectives and maintain the value in perpetuity for future beneficiaries. Through this year Trustees have worked to support the Director and Senior Leadership team to achieve appropriate embedded financial management arrangements that meet the charity's needs, including receiving and approving the annual accounts, continuing to monitor the performance of investments and consider reviewing our investment managers.

Making a difference

Making a difference is at the centre of what we aim to achieve directly through the delivery of our services, homes and grants. This is central to our ongoing recovery with the continued focus on delivering outstanding services. Key achievements through this period:

- Recognising the inspiring ways our staff have been meeting challenges and making a difference to the lives of older people, those living with dementia their families and carers – including, adapting the delivery of our day centre services, development of the Heathers, support for the young onset group and establishing a new Peer Support Project for people supporting family members living with dementia.
- Retaining our "Care Quality Commission" Good rating at Stichell House (June 2023) and Quality Services Framework Level 1 accreditation (March 2023).

- The Bridge dementia advisory service relocated to Greenbanks in Hartlepool, providing an accessible venue and the opportunity for partnership and networking.
- Developing our use of technology with the continued development of "People Planner" to manage rota's and care planner in Stichell House. Contributing to enable us to design and embed a performance framework and mindset.
- Colleagues across the entire charity are working together across our services and operations to identify and achieve key goals developing our performance framework.
- Data security and protection toolkit (DTSP) completed – improvements in policies and procedures around data protection and IT security. The Data Security and protection Toolkit is recognised by the NHS, local authorities and CQC as a tool that demonstrates how providers meet the 10 data and security standards for Health and Social Care organisations.
- Our Chaplaincy service supported the spiritual, religious and pastoral care of residents, their families, almshouse residents, and the charity's staff.
- Held "Founders Day" service in January 2022, the first time for 2 years. Coordinated by our Chaplain, Andrew Tinkler and attended by colleagues. It was a heart-warming event, made incredibly special by the contribution of some of the people who make use of our services and live in our homes. We were incredibly privileged to hear of the positive things they said.
- Hosted the snowdrop walk In February 2022, which supporting local community group Greatham in Bloom to raise funds. Attended by over 400 people and raising more than £1,300. Thanks to our gardeners for their hard work in making this happen.
- Developed our property strategy, focusing on making the best use of our assets to support the charity's objectives, e.g., we commenced the development of the Greatham Wetlands project, planning a full condition survey of our property stock and beginning to develop ideas for the development of The Heathers site.
- Took part in the "Fair Cost of Care" exercise to provide information for central Government and local authority commissioners to appreciate the true cost of providing residential care.
- Supported our local community including; the annual Greatham Feast and our local primary school with Bibles for their leavers
- In September 2022, the charity was shortlisted for the prestigious award of North East Charity of the Year

Our services - people at the centre of everything we do

"The Bridge" – Dementia Advisory Service (Hartlepool)

The Bridge Dementia Advisory Service offer advice and support to those living with a dementia and their families. As well as providing that much needed emotional support, the Advisors signpost to other services and provide training and resources to help carers learn more about dementia. The Bridge have a mailing list which goes out every 6 weeks to ensure all clients are kept informed of any events or activities hosted by The Bridge or other services.

"The leaflets regarding upcoming activities were very useful"

This last year has been extremely busy at The Bridge, we have now settled into our new home at Greenbank's in central Hartlepool. The Bridge has seen an increase in referrals mostly from the Community Mental Health Team in Hartlepool as we are now receiving referrals straight from the consultants following a diagnosis.

With great voluntary sector relationships which The Bridge have developed this keeps the service at the forefront in the community and working alongside other organisations such as CLIP and Dementia Friendly Hartlepool to ensure Hartlepool is an accessible and friendly place for people living with a dementia.

In November 2021. The Bridge was actively supporting **176 carers** and **64 people** living with dementia and by October 2022 this has increased to **234 carers** and **70 people** living with dementia.

Over the last year, The Bridge have received on average **15 new** referrals each month into the service for support. The Bridge have signposted **762 times** throughout the year to other services in Hartlepool which range from voluntary sector organisations such a Hartlepool Carers, and the charity's services including Hartlepool Day Centre, Community Pastimes and primary care networks such as GP surgeries and Social Services.

Within this period, The Bridge have continued to provide telephone support and walk in advice. The advisors at The Bridge made **3,753 calls** and had **223 walk ins** for advice and support which is in addition to the attendance to group sessions.

The Bridge lead on the development of a new Peer Support project. This has seen an increase in peer support groups for those living with a dementia and just as importantly their carers. The project empowered carers enabling them to facilitate and run their own groups such as craft sessions, where they can provide that much needed peer support to people in the same position as themselves. The bereavement group and the ex-carers group for those carers whose loved ones have gone into long term care has continued and are still well attended.

These five-week courses are also supported by the Hospital of God's Chaplain Andrew, which has shown the great partnership working throughout the charity. These groups have developed, and now once a year there is a memorial service held in the chapel where clients old and new who have been supported over the years can visit and take part in the memorial service.

"It was lovely talking and sharing our thoughts with lots of lovely people"

"It was good to share stories and help each other, highly recommend"

"The group we have a coffee and chat about our experiences, how things are going what we can get help for. Sharing is caring. Gaining knowledge and understanding to help you give the care to your loved one. I feel we have relaxed and shared our situations, this has made me feel I'm not alone!"

Currently The Bridge are actively supporting **304 people**. Of the 304 people, 234 are carers/loved ones of those living with dementia and 70 are people living with dementia. This shows the huge demand for this service.

"I cannot fault the staff at all they go above and beyond their job"

"I enjoyed the phone calls very helpful"

"The Bridge is a great link to other agencies and services"

"Staff have supported me with regular calls and service updates as well as sign posting to other services such as social care. This is essential as a carer, for me being able to simply talk about difficulties and struggles caring for both my parents with dementia. All staff have been enormously helpful, professional and compassionate. I couldn't have managed without their help and support"

***"By keeping me buoyant I have been able to continue with supporting my parents daily. Knowing a person or service is there when needed matters greatly. Continue with your sterling work."*- Family Carer**

***"The Bridge, a place where people living with dementia can visit and feel supported and valued in a safe place. The advisors are friendly and very knowledgeable and come highly recommended by the service users I come into contact with. The referral process is very straight forward and the advisors are always happy to accept. Not only do the service users value the service, us at the memory service also value their support and expertise. We work collaboratively and often liaise with each other regarding problems that arise during our working day. Also, as we run the Cognitive Stimulation Therapy sessions at the Bridge, the people who attend that are living with dementia and their families and carers are introduced to the service and the advisors early on in their journey" -* Kathryn Carling – Community Mental Health Team**

Hannah Robertson, Senior Dementia Advisor

Hartlepool and Minerva House Day Centres
- for people living with a dementia and family member carers

Our Hartlepool day centre at Heather Grove in Hartlepool and Minerva House Day Centre in Hordern, East Durham provide therapeutic care and support for people living with dementia. The team works to deliver a range of activities and sessions which support people living with dementia, that are stimulating, interesting and fun. They are creative using a range of techniques and laughter can often be the sound that resonates through our centres.

Through our whole family approach, we also support family carers through our Family Support Workers, who provide face to face and telephone support, access to information and guidance and practical support, e.g., with attending appointments, financial and benefit information and someone who can offer a listening ear.

The services are delivered 6 days per week.

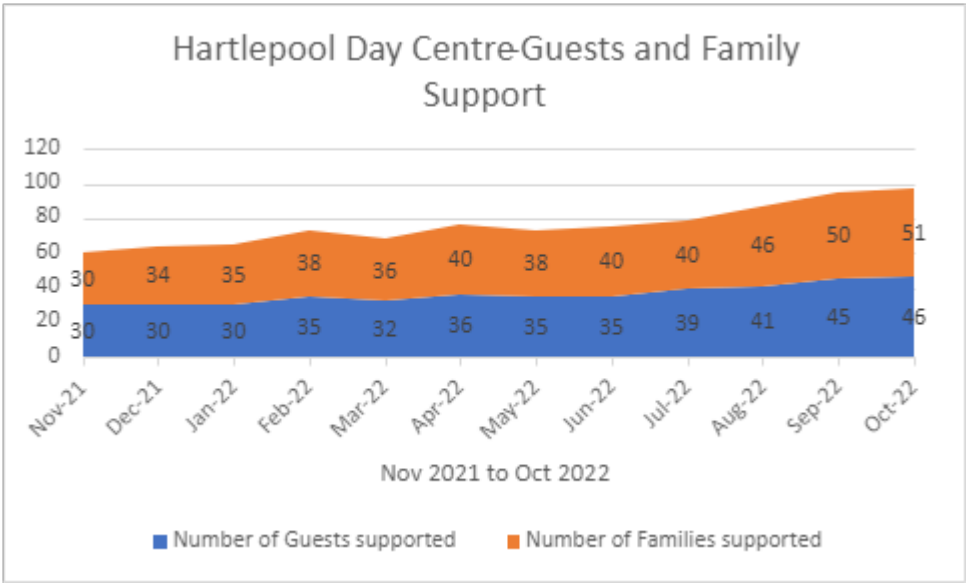
Across the two services between January 2022 and October 2022 they delivered **3,459 sessions** with people living with dementia equating to over **20,754 care hours.**

Hartlepool Day Centre - The Heathers

Following the easing of restrictions introduced as a result of the Covid-19 Pandemic, the service re-opened its doors to enable people to access the centre, in a safe, reduced format. During the restrictions to reduce the risk of infection, group sizes had been reduced to small “bubbles”, ongoing testing and the use of PPE to enable group sessions to be delivered as safely as possible.

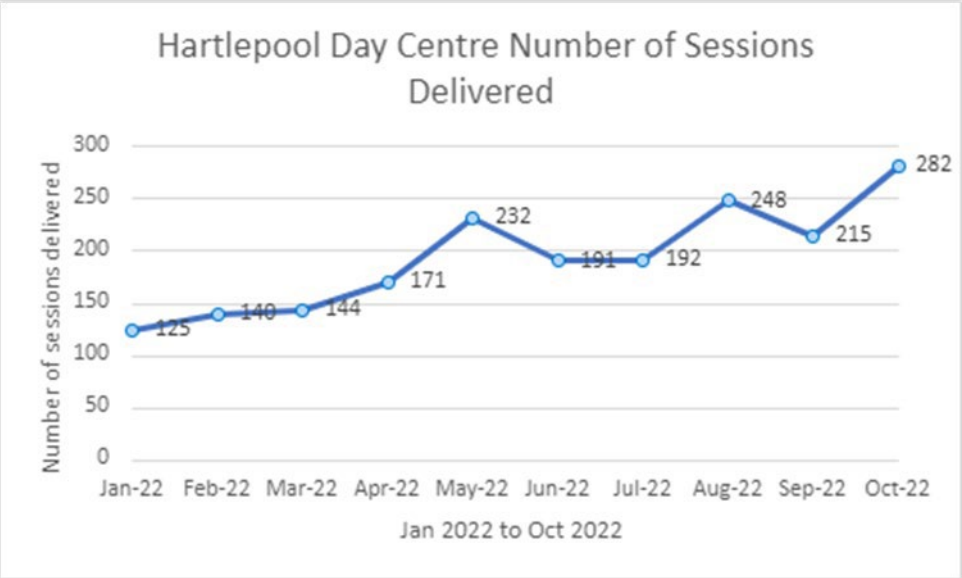
Gradually we increased the service from half days to full days, this was a major development following the restrictions that needed to be in place due to the impact of Covid-19. Our observation was that many people during the restrictions had found life more difficult, isolation, increased anxiety and the impact of their dementia had worsened. More than ever the support for families was really important as we emerged from the Covid-19 Pandemic.

Positively we found that the numbers of people accessing the service, guests and families gradually increased.



To reflect the changes and the gradual increase in demand for the service we started to collate data differently and in the period Jan 2022 to Oct 2022, the day centre provided **1940 sessions**, that equates to **11,640 hours of care**.

The pattern showed the gradual increase in the number of sessions delivered for people living with dementia as the year progressed and demand increased. In January 2022 there were 125 sessions by Oct 2022 this had increased to 282 sessions.



Our whole family approach recognises that dementia impacts many people and that caring for a person living with dementia is demanding of family members. This is accurately summed up in the kind words of a family below.

"To all, we just wanted to say a huge thank you for all your kind love, help & support over the last few years.

"The service you provide is amazing, not only giving these service users support, guidance, care and attention, but also giving us who care the chance for rest and recuperation, ensuring we can carry out our role well. My Dad can see how valuable this service is, so can we, to see him smile when he went warmed our hearts. Thank you will never be enough"

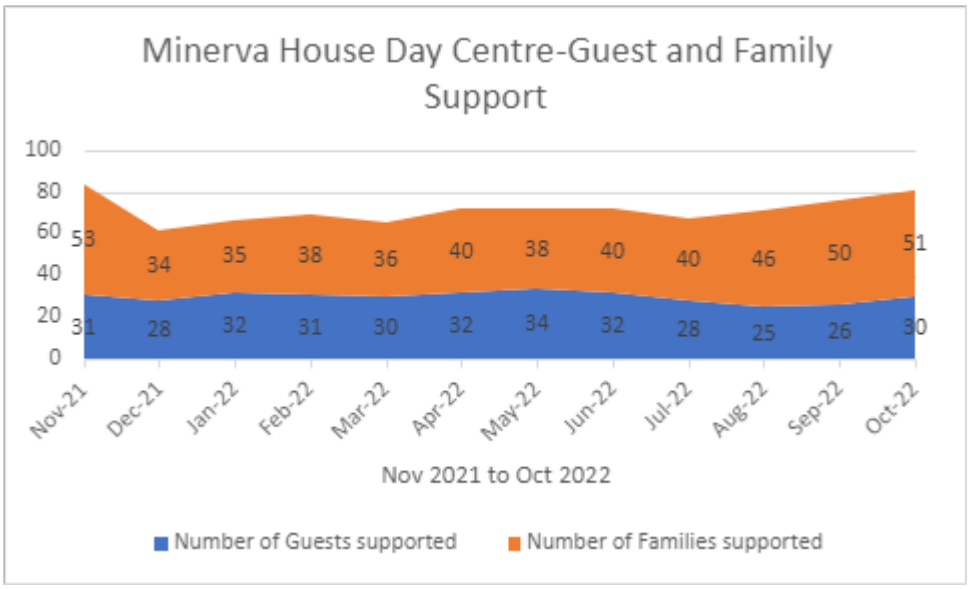
Minerva House – East Durham Day Centre

"Thank you for giving mam enjoyment on her visits to Minerva House we are so grateful to you all..."-Family member

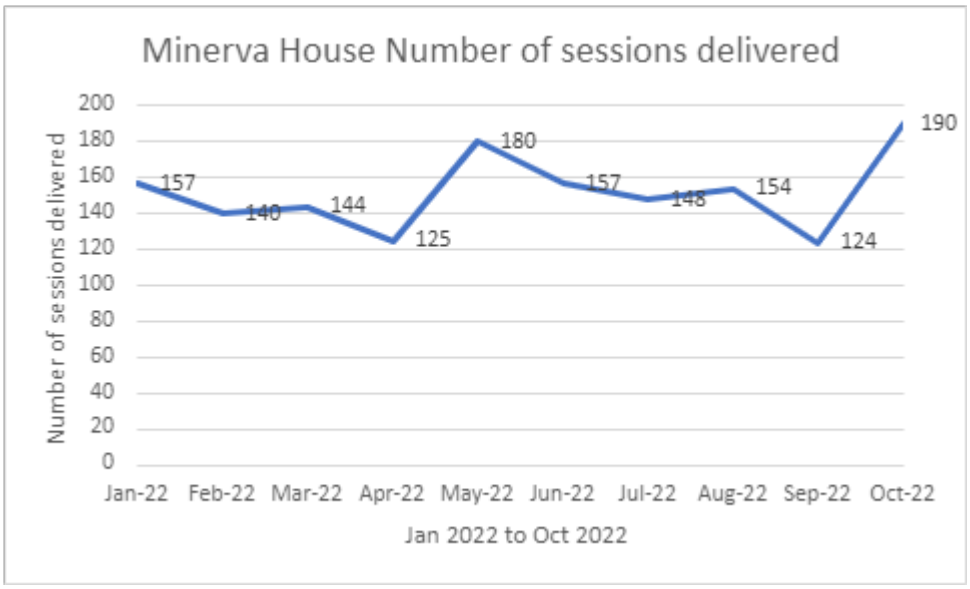
Again, following the easing of Covid-19 restrictions the service had re-opened its doors to enable people to access the centre, in a safe, reduced format, group sizes small "bubbles", ongoing testing and the use of PPE to enable group sessions to be delivered as safely as possible.

Gradually we increased the service from half days to full days. Similarly, as in Hartlepool, we observed that many people during the restrictions had found life more difficult, isolation, increased

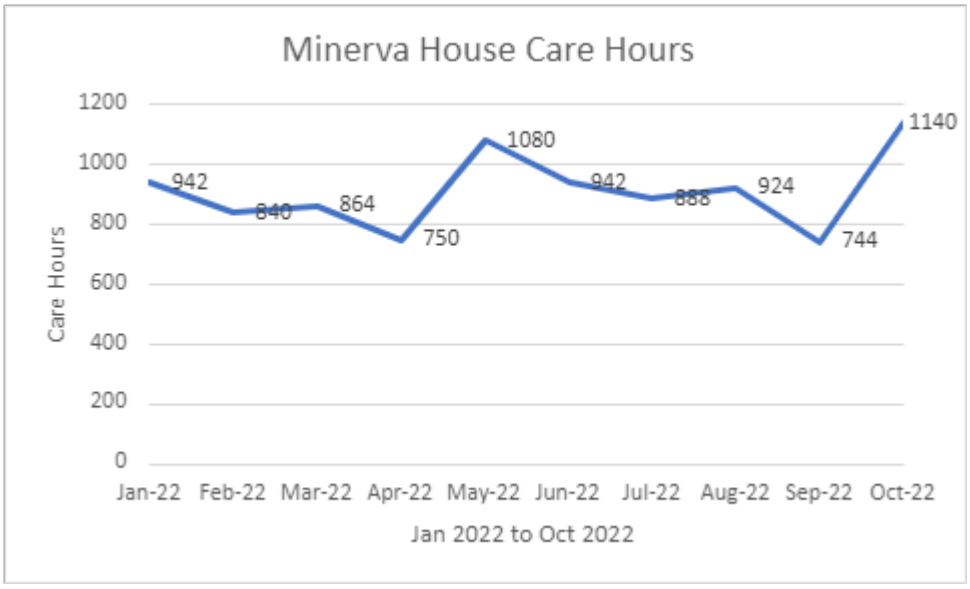
anxiety and the impact of their dementia had worsened. Equally, the support for families was really important as we emerged from the Covid-19 Pandemic.



The experience at Minerva House was different to that of Hartlepool Day Centre with the numbers of people accessing the service, guests and families gradually increased as the year progressed, although the increase was less pronounced than in Hartlepool. There were 157 sessions delivered in January 2022 to 190 delivered in October 2022. This is perhaps due to the size and make-up of County Durham, the rural nature and the prevalence of previous coal mining communities.



From the period 1 January 2022 to the 31 October 2022, the service delivered **1,519 sessions** with **9,114 care hours**.



"Hello just to say a big thank you to all the lovely staff at Minerva House for taking good care of my mam …. she might not have shown that she enjoyed visiting you every Tuesday but I know she did as she talked about it all week, and told me how nice everyone was to her, thanks for making her happy"- Family member

"To all at Minerva House, thank you so much for all your care towards …. he loved coming to see you all"- Family member

Joanne Blackwood, Community Services Manager

Community Pastimes
One to one community support for people living with a dementia

"My wife is mainly supported by Linda and they have formed a brilliant relationship. I myself get on very well with her and it gives me peace of mind and I couldn't ask for more, she goes the extra mile for both of us" **-Husband of client**

The Community Pastimes service during this period, provided bespoke one to one community-based support for people living with dementia as well as a private service where people who were lonely and isolated could access the companionship service.

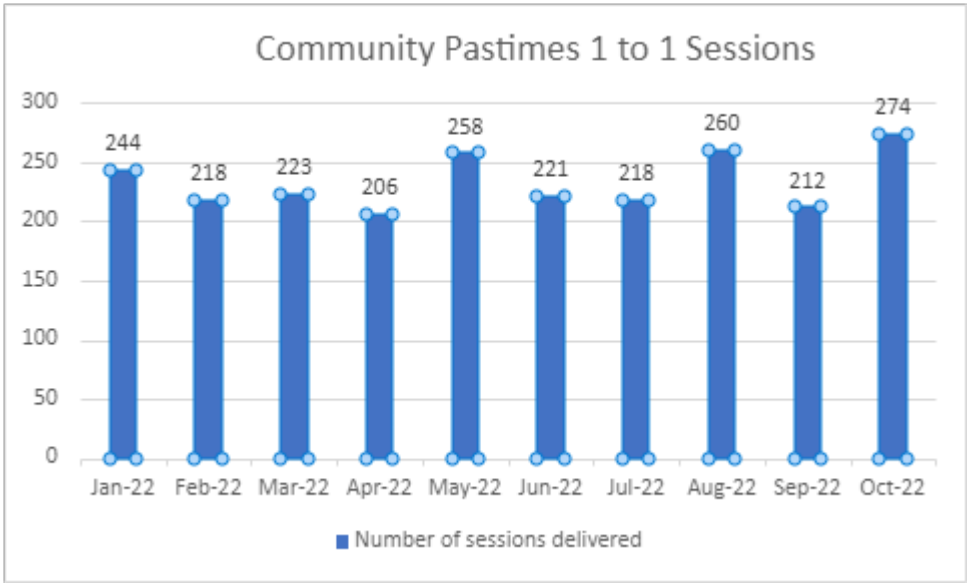
Covid-19 continued to have some impact however much improved, and services were fully resumed with measures in place to maintain safety of clients, families, and staff.

Community Pastimes found a new home and successfully relocated from The Brother House, Greatham to the Heathers, bringing community-based services under one roof, with a view to continuing to develop the service to increase client capacity due to growing waiting lists.

***"Prior to joining, my grandma was unhappy and easily frustrated with the same faces. Since joining she has been more bubbly and interactive after visiting on a Wednesday and Friday morning, Thank you for giving my grandma a quality service to spend her time"*- Family carer**

Through the period 1 November 2021 to the 31 October 2022, the Community Pastimes service delivered **2,329 local authority sessions** and **113 private sessions in Hartlepool** and **229 private sessions in East Durham** supporting people living with dementia or isolated and lonely, providing a total of **8,013 hours of support** in Hartlepool and East Durham.

The service delivery remained relatively constant throughout this period, showing an increase in the number of sessions delivered toward the end of the period.



***"Just carry on what you are doing"*-family carer**

***"The staff are caring, kind and never let me down"* - Community Pastimes client**

Emma Foreman, Community Pastimes Service Manager

Stichell House residential home and Gretton Court Dementia Nursing Home

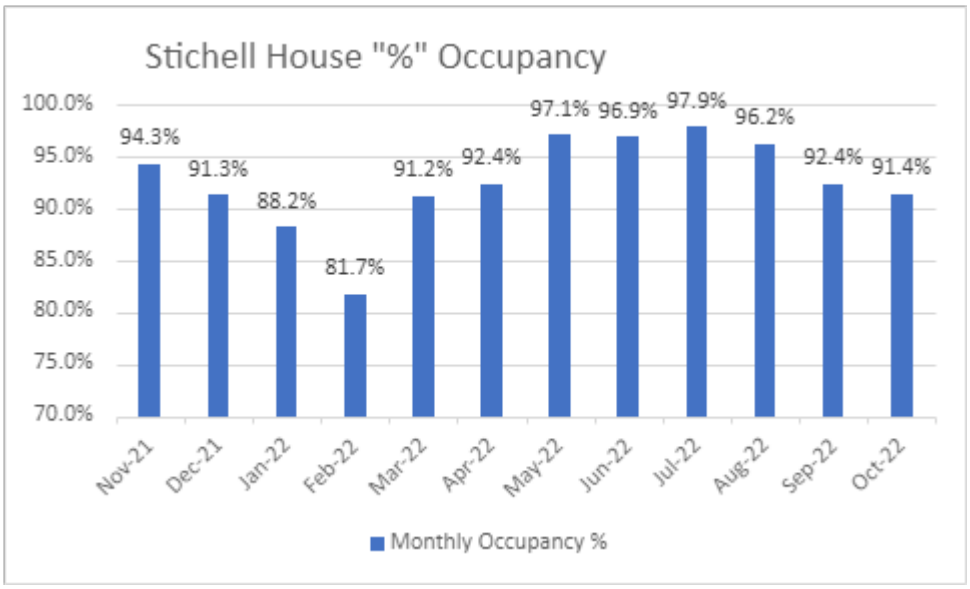
During this year, the charity had two homes in the Hartlepool area. Stichell House Residential, home to 35 residents and Gretton Court Nursing Home, home to 37 residents. As reported earlier, the charity took the decision to close Gretton Court nursing home at the end of March 2022.

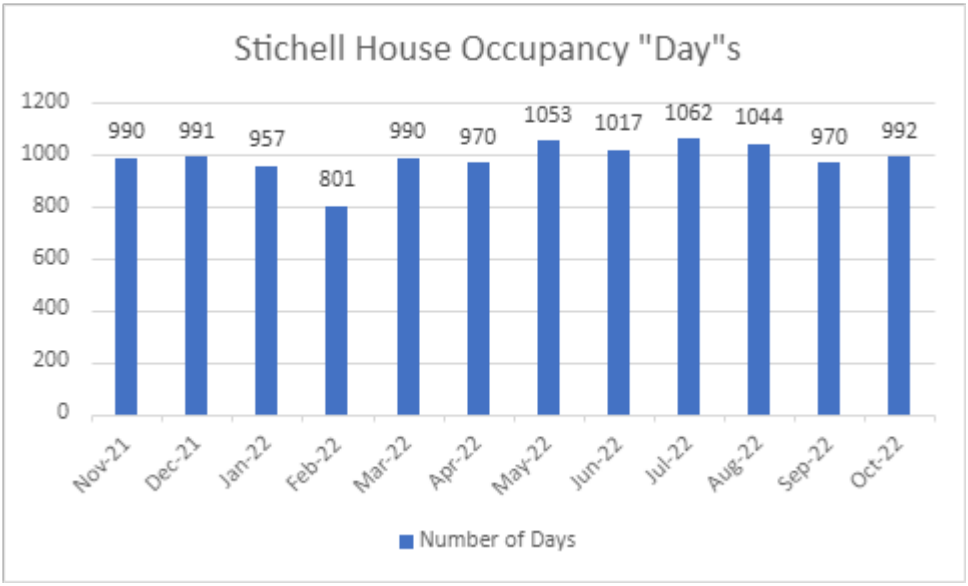
Stichell House residential home in Greatham, Hartlepool

Stichell House is a purpose-built residential home that was opened in 2006. Set in the landscaped grounds of the beautiful Greatham estate, Stichell House is a modern home in an enviable location. It has 35 bedrooms, all of which have ensuite toilet facilities.

Stichell House aims to provide a warm, welcoming environment where people are at the centre of everything we do. Everyone in Stichell House is part of the community, and the staff are dedicated to the independence and well-being of each resident.

Stichell House achieved an occupancy rate over the 12 months of 92.6%. providing **11,387 days of care.**

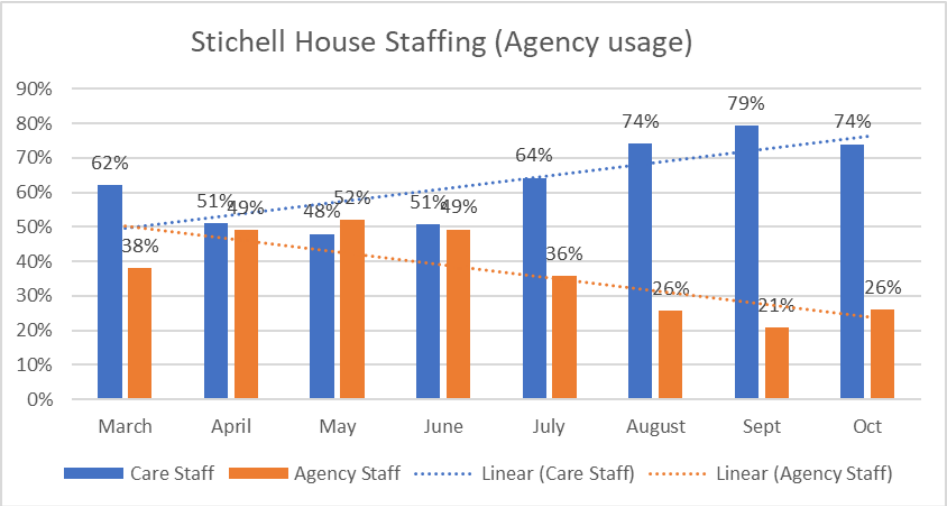




One of the major challenges during this period was recruitment and retention of staff. Nationally it is widely accepted that there is a significant staffing crisis in social care. Currently it is understood that there are around 165,000 vacancies.

The charity's approach was always to ensure that the staffing rota was full and there were over and above safe levels of staffing. We worked with local agencies who provided care assistants. We aimed to ensure that wherever possible there were people who consistently worked in the home, so that they knew the residents and the systems and processes in the home. We recognised that using agency staff was never what we wanted but equally that it was required.

Between March 2022 and October 2022, we have worked to reduce the number of agency hours used to provide care in the home. This includes raising the profile of the charity, using a number of recruitment boards, committing resources to concentrate on recruitment, refreshing our induction process and information.



Each resident has an individual care plan, to enable staff to meet their needs and requirements. We continued to develop our use of Care Planning providing a paperless care planning system. This was a major change for the staff in the home, bringing change and new ways of working but one which they have gradually and positively met.

We have continued with our approach to develop our Governance, Audit and Improvement (GAI) policy and practice, working to maintain a live and ongoing action plan. We have continued identifying and collating near miss data to continually inform our practice. This is significant work which aims to reduce the risk of accidents.

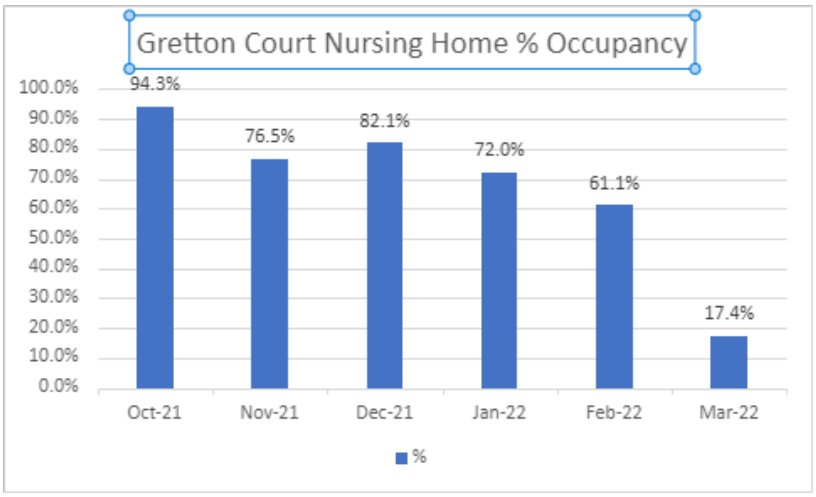
"A heartfelt thanks for all the love and care. You are not just a care home, you are a family home"

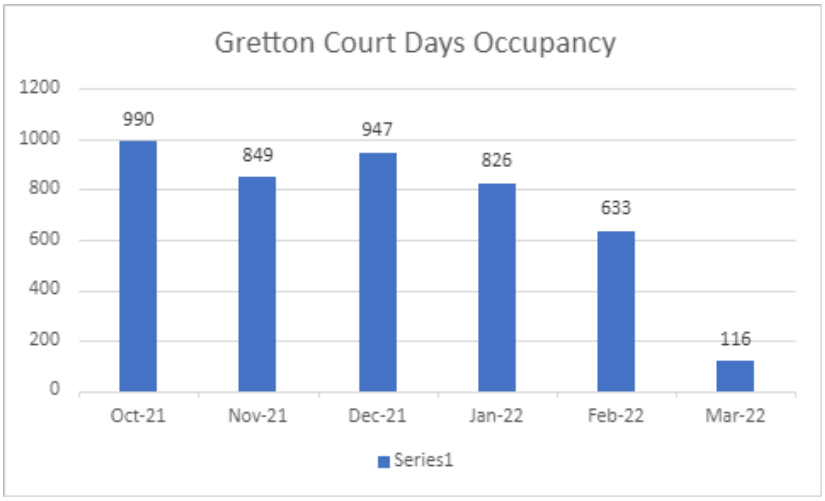
"We feel that the family are as involved as the residents are. We all feel very welcomed. I feel that I have known the manager longer than we actually have done. The Manager is great and is very professional, but they are also approachable and friendly."

"The carers are at your beck and call every minute. All the staff are absolutely wonderful. If you need anything doing, they will do it for you straightaway"

Gretton Court nursing home in Hartlepool

Until its closure at the end of March 2022 Gretton Court provided nursing care for 37 people who are living with a dementia and often with complex health needs. The home achieved a 94.2% occupancy rate throughout this period providing **12,729 days of residential nursing care.**





Both homes were rated by the Care Quality Commission as "Good" and continue to achieve a level 1 standard approved by Hartlepool Borough Council as part of its annual Quality Standards Framework.

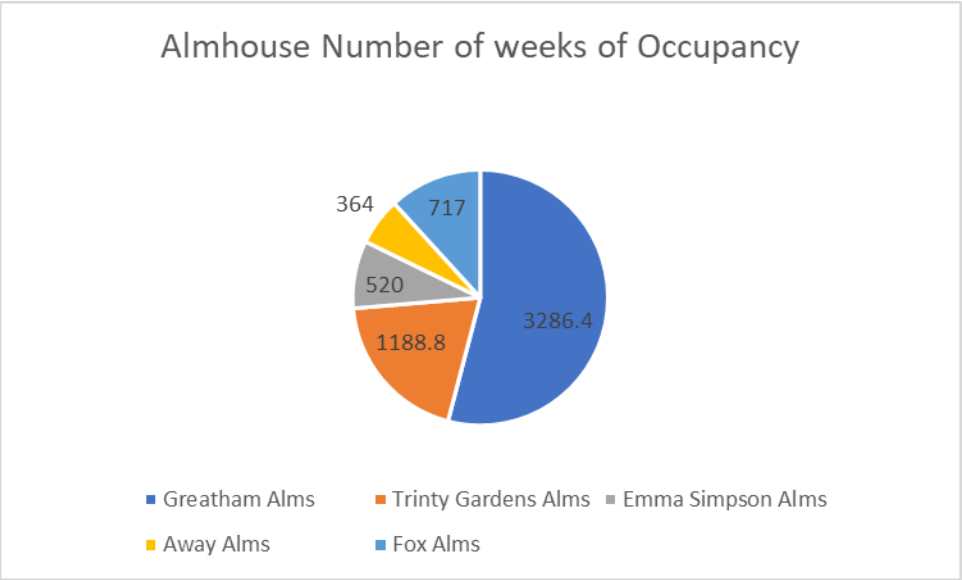
In autumn 2021, the charity carefully considered the future of Gretton Court Nursing Home due to the pressures on nursing care, the workforce crisis and the ability to recruit good nurses and staff members, the age of the building and the level of risk to the charity. In October 2021, the Trustees decided to review the options for Gretton Court Nursing Home and in December 2021 took the very difficult decision to close the nursing home part of the building. This decision was shared with residents, their families, staff members, local authority and health partners in January 2022, with a 3 month notice period given and the home was formally closed at the end of March 2022.

Lynsey Thurlow, Stichell House Manager
Gail Ridley, Head of Care

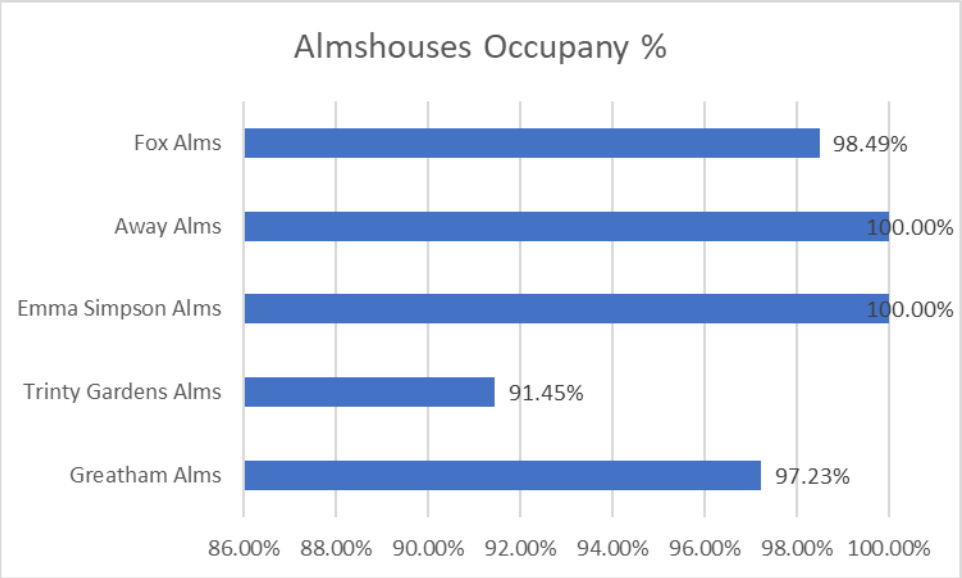
Almshouses - supporting older people to live independently

The charity owns and manages 123 Almshouses, providing accommodation, with the support of a Almshouse Lead and Almshouse Support Workers. The properties in Stockton-on-Tees, Norton and Hartlepool all benefit from a call system 24 hours a day providing residents with the responsive help needed. The combination of accommodation, a sense of community and belonging, suitably adapted properties, warden support and 24-hour access to the one call system means that our residents can continue to live independently in the community.

The Almshouses are situated in Stockton Town centre, Hartburn and Norton and in the village of Greatham, Hartlepool. Through the year, our Almshouses provided **6,076 weeks** of accommodation for older people with an average occupancy rate of 97.43%



Over the period November 2021 to October 2022 we had an average occupancy of 97.43%



Chaplaincy Service

The aim of the Chaplaincy service is to develop the Hospital of God's spiritual, religious and pastoral care of residents, their families, almshouse residents, and the charity's staff.

It has been a lovely year of setting in place a programme of regular activities that sees me involved with a broad range of the charity's services. There are so many opportunities to engage with: clients, residents and staff, and everyone remains very welcoming and supportive of the chaplaincy role within the organisation:

Stichell House: I run a weekly Prayer and Care group in Stichell House which is an ecumenical service of the word for residents from a Christian background, and many who may not have a faith but enjoy

attending. We have set prayers for the week, an order of service, and hymns played via our TV in the lounge. It is nice having the formal aspects of prayers and hymns as many residents are familiar with the recitation and singing, but equally important is the time spent chatting informally afterwards with our residents and getting to know them better. Our Activities Coordinator plays a crucial role in arranging the sessions.

Outreach work with local faith communities: To ensure that we can have appropriate connections with local churches and other faith groups I have worked with colleagues from several Christian traditions: Catholic, Anglican and Baptist churches, and have also met with a local Islamic group too. We have our local vicar, and curate, providing a monthly eucharistic service in our care home and a local catholic deacon also lined up to support some activities in the care home too. I have joined Hartlepool Churches Together and have made some useful contacts through their networks too.

Pastoral Visits to Almshouse Residents: I visit our Brother House on a weekly basis and spend time chatting with a real cross section of our residents. Their mutual support for one another and eagerness to spend time together is a joy to see. It has been my pleasure getting to know folk and *being there* for them if they are undergoing any worrying hospital procedures or are just generally needing someone to talk to. I also carry out monthly pastoral visits to Trinity Gardens and Emma Simpson Court (again our staff team have helped broker introductions and promote what the chaplaincy role can bring to the lives of our residents).

The Bridge: Staff here have really embraced how chaplaincy support can enhance the services that we collectively provide. I now support their regular Carers' Group (for those with family members who may be living with dementia), we run a 6-week block of group support sessions and also host quarterly events in our Estate Office and Chapel here in Greatham too. I also co-facilitate a Bereavement Group with Bridge staff too, and it has been especially poignant to support clients who are dealing with loss and grief.

Winter Bereavement Service in Greatham: Dealing with loss and bereavement is never easy, but it is often more acute as we head towards major festive family times, such as Christmas. To help ease this burden I have hosted an annual memorial service in our chapel where we share prayers, hymns and offer up an opportunity for participants to sign our book of remembrance too.

Day Centres Visits: I am also able to spend time visiting clients supported through our services at The Heathers, Community Pastimes, and Minerva House. Seeing the breadth of support and reach into communities that this charity has at its fingertips means that it is easy to work alongside our staff and participate in our social activities in an effort to help combat loneliness and bring practical support and happiness into the lives of others.

Dementia Friendly Hartlepool: I was invited to join the network and to act as a "faith rep" as part of the group. Although still quite early days this has enabled me to develop some practical connections (through Churches Together Hartlepool) which can tie into Dementia Awareness Week and other Dementia Friendly Worship events throughout the year.

Dementia Awareness Week and Dementia Friendly Worship: As mentioned above it is important for the charity to take the lead on supporting those living with dementia. As part of the action week we hosted a dementia-friendly worship session at our chapel here in Greatham and also run a further service later in the year too. Colleagues from The Bridge have once again signposted folk to this event and continue to encourage this aspect of chaplaincy and faith support within the charity.

Links with Hartlepool Foodbank: Following on from an Anglican Deanery Chapter meeting I invited a colleague, who is the chairperson of the foodbank, to make use of our chapel for their thanksgiving event. It was nice to host them and to support the important work they are doing, but perhaps even more noteworthy was that our brilliant administration staff (led by Veronica) decided that we should organise a charity-wide collection which we could then present to the foodbank when they were in Greatham for their event. This was warmly received, and we are planning a follow-up collection later this summer too.

Grants Committee: After having worked for over 20 years within the charitable and voluntary sector it is especially rewarding to sit, in a purely advisory role, as a lay member of this group. It is great to see the philanthropic ethos and social justice heritage of the charity still at work in a hyper practical way.

Andrew Tinkler, Chaplain for The Hospital of God

Grants – supporting the voluntary and community sector

The charity has a long and proud philanthropic history. Through our small grants programme, we provide funding to voluntary and community organisations and charities who are based within the Hospital of God's geographical boundary covering Stockton to Northumberland. The aim of our grant funding is to empower local communities to help and support themselves, creating and building on their strengths and assets, with a particular focus on those who are experiencing disadvantage.

The Hospital of God's Grants Committee meets on an annual basis to allocate grant funding. Within this reporting period and through our Spring 2022 funding, we supported **39 voluntary and community sector organisations** with grants totalling **£100,147.**

Some of the organisations that received funding include:

- **A Way Out Limited** – a Charity which supports vulnerable women, young people and families in Teesside.
- **Sunderland Community Transport CIO** – an organisation which aims to reduce social isolation, encourage participation and build healthier communities by providing affordable, safe transport for voluntary and not-for-profit community groups.
- **Black Ethnic Skills & Training Initiatives** – a Charity which provides support to BME and refugees in the Newcastle area, promoting community cohesion and providing skills and training initiatives.
- **Five Lamps** – A Charity delivering services to socially, economically and financially excluded customers.

- **Heaton Churches Together** - a registered Charity of 9 churches working together to support each other in our faith lives and to be of service to our local community.

Impact of the Spring 2022 grant funding:

"Grant applications of the size and work commitment of the Hospital of God, are a very important resource to a medium size charity like ours, ensuring we can continue to provide our important work"

"Having funders that acknowledge and will support core costs is invaluable. We also welcome the ability to reapply each year"

"We have been able to support at least 16 people get back to work"

"The grant has given us a wonderful opportunity to engage with our families in a way we haven't before. Our families have so many challenges in their lives that having the opportunity to be together and laugh, have fun and join in activities is invaluable"

"Thanks to the grant from the Hospital of God, we're now able to upskill our staff and volunteer team. Over the next year, all members of the team will take part in training on key issues and challenges facing the communities we

support in Middlesbrough and Newcastle. This investment in training will enable us to better assess, target and respond to those in the greatest need"

Nicola Garrett, Head of Operations

Our plans for the future

Strong Financial Management

- Integral to this is adopting a full cost recovery approach to the cost and payment of our services, we are very aware of significant increases in costs and the potential negative impact on the longer-term sustainability of services.
- Ensure that our administrative and financial processes are effective and efficient and not wasteful.
- Review our investment policy, including the use of our permanent endowment to meet our charitable objectives.

Outstanding services

- Achieve good quality feedback and rating for our services, including from the people we work with and for, partners, commissioners and regulatory stakeholders, that is the Local Authority and the Care Quality Commission.
- Develop our work for people living with dementia, including those with young onset dementia.

Professional Property Services

- Continue to make the most of our assets to support financial and environmental sustainability. Work with partners to ensure we are best positioned to develop the Greatham Wetlands project and achieve a satisfactory return for the charity, both financially and environmentally.
- Develop our property strategy and approach to maximise the return from our property portfolio and provide accurate information on our future property needs.
- Consider the development of The Heathers and the use of the Gretton Court Nursing Home site.

Employer of Choice

- Build on work to develop the recruitment and retention of staff to be the employer of choice in our area.
- Review pay, terms and conditions providing competitive remuneration within appropriate payment scales.
- Plan to move to a single pay date across the charity.
- Keep working on good communications, empowering our staff team to achieve.
- Establish an organisation structure for senior staff positions to enable good succession planning and organisational development.
- Establish a Remuneration Committee of the Board for oversight of senior staff pay.

Good governance and leadership

- Annually review our governance arrangements, recruit new Trustee members with the skills, knowledge, experience and values to complement and add to the Board of Trustees.
- Review our senior leadership team structure, improving our succession planning
- Plan the celebration of the Charity's 750th year

Impactful Grants programme

- Refine our grants offer and use the data and information we collect to inform future grants delivery across the North East of England.

Financial review

Summary

This year the charity has continued to rebuild its services following the impact of the Covid-19 pandemic, with signs that most, particularly residential care and property related services now operating as normal. Although covid-19 is still impacting on the numbers attending community services which are taking a little longer to recover to pre-covid levels, with hindsight, partly attributed by the charity to the drop in the number of people being diagnosed with dementia at an earlier stage, because of the pressures faced by the pandemic.

Total income for the year was £3.888m (2021: £5.029m) and total expenditure on operations was £5.142m (2021: £5.749m), giving an operating deficit of £1.25m which has been funded from unrestricted reserves. The charity invests in its services using its accumulated reserves and the income generated from its investment activities. This year has seen the restructuring of some services, a review of pricing and charging policy, to make them more financially sustainable, and is expected to improve the operating result in future years.

Our investments have experienced significant losses this year due to the decline in stock markets globally. Unrealised losses on investments of £2.2m have contributed to a reduction in total funds of £3.1m, down from £47.3m in 2021 to £44.5m this year.

Results from charitable activities

The principal source of funding for the charity's activities is the income received from fees, contract payments and grants for its care and community services which this year accounts for 77% (£3m) of total income for the year to October 2022, a reduction of 3% on 2021.

Income from residential care amounted to £1.7m which is a decrease of approximately 40% on the previous year following the closure of Gretton Court Nursing Home in March 2022. Expenditure (including support costs) on residential care services has fallen by approximately 23%. For the year to October 2022 expenditure included one-off redundancy costs, holiday pay and pay in lieu of notice for Gretton Court staff amounting to £232k. Residential care services expenditure (including support costs) exceeded income by over 50% which represents a subsidy by the charity towards the full cost of this service. Use of agency staff in both homes has increased this year due to the shortage of nursing and care staff available for recruitment and the need to safely staff Gretton Court until the home closed.

Income from community services amounted to £0.74m, a reduction of 11% on the previous year which included covid stability payments from the local authority. Community services were

significantly curtailed during the pandemic and recovery after covid has been slower than anticipated, with the delayed diagnosis of dementia due to covid-19 considered to be a factor.

Expenditure on day and community services (including support costs) increased by approximately 10% in the year to £1.19m. Costs continued to be incurred while the service was being rebuilt and direct service costs increased as activity resumed after covid.

Income from the provision of supported almshouse accommodation amounted to £591k, an increase of almost 4% from the previous year, reflecting the annual uplift in maintenance fees. The cost of providing this service, including support costs, was £627k, a reduction of £78k on 2021, which included £100,000 investment in the upgrade of the almshouses.

During the year, the charity continued its support for other charities, voluntary organisations and the Newcastle Diocese by awarding grants of £99,192. These grants, and the associated support costs, continue to be entirely funded from the charity's own resources as part of its charitable activities.

Results from investment activities

The charity holds investments in financial and property assets which generate income and capital gains for use in meeting its charitable objects.

The trustees employ investment fund managers to manage the financial investment portfolio on a discretionary basis within broad investment parameters set by the trustees which take account of trustees' views on acceptable levels of risk. The fund managers have been instructed that the charity has an ethical investment policy relating to directly held securities which encourages investment in companies which are sensitive to the communities in which they operate, can demonstrate success in business and financial matters and adopt responsible corporate governance, employment and environmental policies. The performance of the fund managers is measured against appropriate industry benchmarks. Trustees and senior management meet regularly with the fund managers to review performance and consider changes to the portfolio in response to changes in market conditions.

The investment objective of the endowment fund's financial investment portfolio is to achieve sustained growth over the medium to long term whilst accepting a moderate level of risk.

During the year ended 31 October 2022 the charity's financial investments generated income of £251k but incurred unrealised losses on endowment funds of £2.1m (£2.8m unrealised gains 2021). The charity's investment objective is to achieve growth over the medium to long term and with the current level of unrestricted reserves, short-term fluctuations in investment values will not impact on activities.

Under a total return order granted by the Charity Commission in 2010 the charity is permitted to draw upon capital growth in the endowment's financial investment assets in order to support its

charitable activities provided always that the real value of the trust for investment is maintained. In this way trustees ensure that due consideration is given to the needs of both present and future beneficiaries of the charity. Details of the total return approach to the investment of the charity's permanent endowment is given in Note 17 to these accounts which shows that the value of the "trust for investment" at 31 October 2022 was £21.6m (£19.07m 2021) and the value of unapplied total return at that date was (£0.52m) (£4.01m, 2020). Unapplied total return represents that part of the accumulated unrealised gains on the financial investments which is available for trustees to spend in meeting the charity's objectives or to replenish general reserves. The decline in the global stock markets has resulted in significant unrealized losses on investments this year which has wiped out the unapplied total return that was available for the charity to spend. However, a healthy level of unrestricted reserves remains available to invest in services.

Due to the continued sufficiency of its unrestricted reserves the charity has not drawn down any funds from endowment growth during the year.

The charity's portfolio of investment properties comprises houses, farms, commercial and other properties located in and around the village of Greatham. The portfolio is managed in-house. The properties are maintained to an appropriate standard and the charity endeavours to be a good landlord. The net income generated from these properties during the year was £264k (£365k 2021), after deducting maintenance and other costs including support costs. Overall, rental income increased by almost 2% during the year. Expenditure on these properties increased by 50%, with an additional £100k this year being spent on replacement doors, windows and boilers and refurbishment of kitchens and bathrooms.

Financial position

The charity's overall financial position remains strong, with total funds at 31 October 2022 amounting to £44.5m despite there being a decrease of £2.8m (6%) on the previous year of £47.3m as a result of the unrealised losses on the financial investments of £2.2m and the operating deficit.

Of these total funds 92% is represented by the charity's endowment fund assets, primarily its financial and property investments. Of the remaining funds, approx. 2% represents funds held on trust in a restricted fund for the Charity of Emma Simpson for Almshouses and a further 6% of funds comprise the charity's unrestricted reserves.

The assets in which the endowment fund is held remain largely unchanged with over 50% of the assets being held in listed investments, a further 28% held in the form of property, 19% in fixed assets and the remainder in inter-fund balances.

The value of the financial investments held in the Endowment Fund at 31 October 2022 includes a negative unapplied total return of (£0.52m) (2021: £4.01m). There is no obligation to maintain the value of permanent endowment investment and investment values will fluctuate over time.

The restricted fund represents the assets of the Charity of Emma Simpson for Almshouses which are held and managed by the charity as corporate trustee of the linked charity.

£1.2m (50%) of the charity's £2.5m unrestricted funds are held in net current assets with the balance being held in listed investments. The charity continues to have a good level of liquidity, although this has reduced during the year, with total assets less current liabilities of £2.3m (2021: £3.3m)

The Statement of Cash Flows on page 48 shows that the cash inflows from the Charity's investments (£1.08m) have not been sufficient to offset the outflows from its operating activities (£1.98m) this year, giving a decrease in the cash balance of £893k, for the reasons highlighted earlier.

The trustees have established a reserves policy to ensure that in the unlikely event of all sources of income ceasing at once the charity could operate for a period of three months, which equates to approximately £965k. At 31 October 2022 the charity's unrestricted funds totalled £2.5m (2021: £3.06m). The trustees of the charity have discretion over how all unrestricted funds are used in furtherance of the charitable objectives and retain the ability to redesignate any of the unrestricted funds.

In view of the overall strength of the charity's financial position, available cash and unrestricted reserves, and its plans for the forthcoming year, the trustees confirm that they consider the reserves to be sufficient to enable the charity to continue with its operations and to fulfil its obligations as they fall due.

The charity has a long-term financial obligation in respect of The Greatham Hospital Pension Scheme, a legacy defined benefit pension scheme for which the charity is the sponsoring employer. This pension scheme is closed to new members but remains open to future accrual for the remaining active members. The most recent comprehensive actuarial valuation of the scheme was carried out as at 31 October 2022, which indicated a reduced actuarial deficit of £91,000 at that date. The charity, as sponsoring employer, has agreed with the trustees of the scheme a deficit recovery plan involving additional contributions which is expected to eliminate the shortfall by November 2023. For the purposes of the financial statements as at 31 October 2022 the valuation calculated in accordance with Financial Reporting Standard 102, shows a pension scheme 'asset' of £209k. (2021: £153k net obligation)

Structure, governance and management

Formation, legal structure and objectives

The charity was first founded in 1273 by the Bishop of Durham, Robert de Stichell, and was subsequently re-founded in 1610 by King James 1.

The present charity governing document is the scheme of the Charity Commission dated 27 June 2002 as amended by the uniting order of the Charity Commission of 26 March 2009 which appointed the charitable company as the corporate trustee of the charity. The Hospital of God at Greatham charity holds the permanent endowment on behalf of the company.

The present governing document of the charitable company is the memorandum and articles of association dated 13 March 2008 which sets out its charitable objectives:

- *"the provision of housing accommodation and extra care accommodation for beneficiaries;*

- *the provision of grants, not exceeding £5,000 in any one year, for such parochial or charitable purposes within the parish of Greatham as the trustees think fit.*

- *the relief of persons who are in conditions of need, hardship or distress, including but not limited to people living with Alzheimer's disease and related disorders, by providing grants of money to them or for their benefit; by providing or paying for goods, services or facilities for them; or by*
  making grants of money to other persons or bodies who provide goods, services or facilities to those in need;

- *the appropriation of bungalows, almshouses and other property belonging to the charity for the use of residents and brethren of the charity; and*

- *the maintenance of the chapel which is devoted to the performance of divine service for the benefit the brethren and residents of the charity."*

These objects are achieved through the provision of residential and nursing care for older people and people living with dementia; community support services for older people and people living with a dementia, and their carers; the provision of supported housing for older people; and the making of grants to other charities and voluntary organisations.

Governing body and governance

The trustees, who are also directors of the charity for the purposes of the Companies Act, have overall responsibility for the strategy, management and control of the charity. There is provision for eight co-opted trustees, and they are elected by the existing trustees at a general meeting as vacancies arise and in accordance with the needs of the charity. There is a one-year trial period for new co-opted trustees. Each co-opted trustee may serve for two periods of five years.

There are three ex-officio trustees, namely the Archdeacons of Durham and Northumberland and the Bishop of Durham. The archdeacons take up the role of trustee by virtue of their position and hold office for as long as they remain in post. The Bishop of Durham holds office for as long as he or she remains in post. The Bishop may, and historically has, nominated someone to act on their behalf for a five-year period which can be repeated.

The Trustees are required to elect a chair of their meetings at the first meeting of each calendar year.

As part of their induction new trustees receive the following documents:

- the trustee handbook
- the latest set of audited accounts
- the scheme of the charity
- the memorandum and articles of association
- the budget for the current financial year
- the trustee code of conduct
- the trustee declaration of interests which is updated annually
- relevant Charity Commission publications via their website
- the latest timetable of meetings and workplan
- Scheme of Delegation
- Risk Register

The board of Trustees normally meets four times each year. The Charity's Board of Trustees is responsible for establishing structures for the proper governance and management of the charity and the development of the vision and strategy of the charity in accordance with its objects. In this year, reflecting the development of its governance arrangements, Trustees have used online meetings on a regular basis to hold formal and regular discussion meetings.

The trustees have established several committees to consider issues in greater depth and to advise the Board. These committees, which are accountable to and report to the Board, are as follows:

- Finance and Property committee which meets four times a year to provide oversight of the charity’s finances and investments, financial strategy, objectives, plans and policies and the developing property strategy.
- Grants committee which now meets twice a year.

In addition, a Trustee has joined the Charity's Governance, Audit and Improvement group to offer insight and a direct link to the Board of Trustees.

The trustees ensure that the charity has effective strategy, and that effective monitoring and governance arrangements are in place. The day to day running of the charity and the exercise of executive responsibility is delegated to the charity Director and the Senior Leadership team.

The charity is not part of a formal network of other charities. It does, however, have contractual and working relationships with local authorities for the provision of social care services and housing support services and contractual relationships with the local commissioning bodies for the funding of community services and nursing services.

The Hospital of God at Greatham has absorbed or been formally linked with other charities in recent years as follows:

- **Fox Almshouses Trust** – absorbed on 1 February 2008
- **Hartlepool and East Durham Alzheimer's Trust** – absorbed on 1 April 2008
- **Stockton Almshouses Charity** and **Stockton Relief in Need Fund** – both absorbed on 12 July 2010
- **Charity of Emma Simpson for Almshouses** – linked by Charity Commission order on 28 July 2017.

Further information is given in the Notes to the Financial Statements which accompany this report.

Statement of public benefit

The trustees give due consideration to Charity Commission guidance on public benefit under the Charities Act 2011.

The Hospital of God at Greatham provides public benefit by virtue of its objects which are to relieve need, hardship and distress. We work to ensure the independence, health, wellbeing and social integration of the people we work with. Where individuals are not able to pay fees, for example in our residential homes, because they cannot afford them, the charity would encourage them to seek state funding. The charity to a greater or lesser extent supports or subsidises all its services from its own resources and this is considered by trustees to be an appropriate use of the charitable endowment in accordance with the legal objectives of the charity.

Examples of how charitable funds are used to create public benefit are:

- the use of the charity's property and financial assets to support the delivery of its charitable services;
- the use of charity funds to contribute and add value to service delivery to ensure that the charity's services are effective, affordable and accessible.
- the operation of a transport service in our day centres, which enables people to attend who would otherwise not be able to do so;

- the expenditure of capital in order to modernise and improve our supported Almshouses for the benefit of beneficiaries;
- the making of grants to other charities and voluntary organisations in need throughout the north east of England with the objective to relieve need, hardship or distress.

Risk management and principal risks

The trustees have overall responsibility for the management of risk within the charity and view the management of risk as an essential discipline to support the charity in achieving its goals.

The trustees have conducted a review of the major risks to which the charity is exposed. A risk register has been established and is updated annually. Control systems have been put in place to mitigate such risks. The charity Director reports to trustees on any new risks that might arise during each year.

These major risks have been identified by the Board of Trustees and the measures taken to mitigate them are detailed below. They are included within a full and comprehensive register which is monitored and revised as is necessary.

Identified risk	Mitigating action
Strategic Direction: Aim, Objectives and Plans • Charity becomes divorced from the objects defined in the Memoranda	• Revisit quinquennially Objects defined in Memoranda (update if necessary) • Review and update Strategy annually (Strategy Day)
Board Vacancies • Reduced range of expertise available Excessive workloads Reduced capacity to meet responsibilities	• Quarterly report to the Board of terms of Office • Follow Trustee appointment procedure (agreed at Board April 2022) • Complete Trustee induction process
Financial Controls (Board level) • Budget does not match key objectives and priorities • Inability to meet commitments or key objectives • Poor credit control, cash flow and treasury management • Non-payment of fees, rent, maintenance contributions etc. by service users or families	• Quarterly accounts reported • Variances explained • Report of annual external audit
Cost/Price Policy • Costs outstrip price • Demise of service quality • Reduced reputation	• Annual review of cost-price policy • Move to a full cost recovery approach

Benefit realisation from Property Investments • Poor return • Not fit for purpose • Reduced income	• Reports to Finance and Property Committee-occupancy, repairs and maintenance • Property Strategy development
Property for Delivery of Services • Not fit for purpose • Non-compliant • Not suitable for beneficiaries • Reduced provision • Objectives not met	• Property maintenance and income records • Forward plans • Reports to Property Committee
Health, safety and environment • Staff injury • Product or service liability • Ability to operate (see Compliance risks) • Injury to beneficiaries and the public	• Legal requirements met (Charities Commission, Companies House, CQC, Local Authority, Pension's regulator etc.) • Programme of staff training and developed induction • External Health and Safety Support commissioned • GAI process in place (Care Homes) • Health and Safety Management Group in place • Reports to Board of Trustees. • Croner H and S service purchase, including specific support for Care Homes. • Covid-19 safe-risk assessments in place • Employee assistance Programme in place • Chaplain appointed Spring 2021 (Support for Staff Wellbeing)-Start date July 2021
Compliance with legislation and regulations around social care and housing • Fines, penalties or censure from licensing or activity regulators • loss of licence to undertake activity (see operational risks) • employee or consumer action for negligence • reputational risks • Impact of Covid-19-Infection control, vaccinations and testing	• Identified key legal and regulatory requirements. • Allocated responsibility for key compliance procedures • Put in place compliance monitoring and reporting including development of governance, audit and improvement policy and procedure • Prepare for compliance visits. • Compliance reports obtained from regulators (CQC) and local authority for

	care homes and service commissioners for other services. • Purchase of Croner Service-Social Care • Closure of Gretton Court Nursing Home March 2022

Statement of trustees' responsibilities

The trustees are responsible for preparing the annual report and the financial statements in accordance with applicable law and UK Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statements of disclosure to auditors

In so far as the trustees are aware:

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

Wm Fortune & Son are deemed to be reappointed in accordance with Section 487(2) of the Companies Act 2006.

This Trustees' Annual Report, which incorporates the Strategic Report and the Directors' Report required under the Companies Act 2006 (Strategic Report and Directors Report) Regulations 2013, was approved by the Board on 18 July 2021 and signed on its behalf by:

Lois Neal
Chair of trustees

Lawrence McAnelly
Director
Company Secretary

Independent Auditor’s Report

Opinion

We have audited the financial statements of The Hospital of God at Greatham (the 'charity') for the year ended 31 October 2022 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 October 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;

- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;

- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees’ use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or

- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt

the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

In connection with our audit of the financial statements, 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or

- the financial statements are not in agreement with the accounting records and returns; or

- certain disclosures of trustees' remuneration specified by law are not made; or

- we have not received all the information and explanations we require for our audit.

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Use of our report

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Thomas Atkinson (Senior Statutory Auditor)

For and on behalf of
Wm Fortune and Son, Chartered Accountants & Statutory Auditors

Collingwood House
Church Square
Hartlepool, TS24 7EN

18 July 2023

The Hospital of God at Greatham

Statement of Financial Activities (including income and expenditure account)

Year ended 31 October 2022

	Note	Unrestricted funds £	Restricted funds	Endowment funds £	2022 Total funds £	2021 Total funds £
Income and endowments						
Donations and legacies	5	8,281	–	–	8,281	19,053
Charitable activities	6	2,968,399	39,097	–	3,007,496	4,156,710
Investment income	7	621,839	–	250,581	872,420	853,731
Total income		3,598,519	39,097	250,581	3,888,197	5,029,494
Expenditure						
Expenditure on raising funds:						
Investment management costs	8	(372,575)	–	(172,720)	(545,295)	(388,232)
Expenditure on charitable activities	9,10	(4,542,026)	(44,438)	(10,000)	(4,596,464)	(5,360,746)
Total expenditure		(4,914,601)	(44,438)	(182,720)	(5,141,759)	(5,748,978)
Total income less total expenditure		(1,316,082)	(5,341)	67,861	(1,253,562)	(719,484)
Net unrealised gains/(losses) on investments	11	(64,472)	(1,833)	(2,101,455)	(2,167,760)	2,942,299
Realised gains/(losses) on disposal of fixed assets		-	-	299,102	299,102	437,860
Net income/(expenditure)		(1,380,554)	(7,174)	(1,734,492)	(3,122,220)	2,660,675
Transfers between funds	23	430,600	–	(430,600)	–	–
Other recognised gains and losses						
(Increase)decrease in pension fund deficit	21	362,000	–	–	362,000	51,000
Net movement in funds		(587,954)	(7,174)	(2,165,092)	(2,760,220)	2,711,675
Reconciliation of funds						
Total funds brought forward		3,055,430	1,062,927	43,136,141	47,254,498	44,542,823
Total funds carried forward	23	2,467,476	1,055,753	40,971,049	44,494,278	47,254,498

The statement of financial activities includes all gains and losses recognised in the year.
Income and expenditure derive from continuing activities.

The Hospital of God at Greatham

Statement of Financial Position

Year ended 31 October 2022

		2022 £	2021 £
Fixed assets			
Tangible fixed assets	15	**8,440,743**	8,674,484
Investments	16	**33,765,969**	35,835,625
		42,206,712	44,510,109
Current assets			
Debtors	18	**470,040**	324,909
Cash at bank and in hand		**2,337,105**	3,230,120
		2,807,145	3,555,029
Creditors: amounts falling due within one year	19	**(637,793)**	(565,634)
Net current assets		**2,169,352**	2,989,395
Total assets less current liabilities		**44,376,064**	47,499,504
Creditors: amounts falling due after more than one year	20	**(90,786)**	(92,006)
Pension scheme asset / (provisions for pension liabilities)	21,22	**209,000**	(153,000)
Net assets		**44,494,278**	47,254,498
Funds of the charity			
Endowment funds		**40,971,049**	43,136,141
Restricted funds		**1,055,753**	1,062,927
Unrestricted funds		**2,467,476**	3,055,430
Total charity funds	23	**44,494,278**	47,254,498

These financial statements were approved by the board of trustees and authorised for issue on 18th July 2023, and are signed on behalf of the board by:

Lois Neal
Chair of trustees

The Hospital of God at Greatham

Statement of Cash Flows

Year ended 31 October 2022

	2022 £	2021 £
Cash flows from operating activities		
Net income/(expenditure)	**(3,122,220)**	2,660,675
Adjustments for:		
Depreciation of tangible fixed assets	**222,873**	231,445
Net valuation (gains)/losses on investments	**2,167,760**	(2,942,299)
Net (gains)/losses on disposal of tangible fixed assets	**(299,102)**	(437,860)
Dividends, interest and rents from investments	**(872,420)**	(853,731)
Interest payable and similar changes	**10,328**	10,440
Increase/(decrease) in accrued liabilities	**22,335**	110,464
Changes in:		
Trade and other debtors – (increase)/decrease	**(145,131)**	82,649
Trade and other creditors – increase/(decrease)	**49,698**	60,165
Cash generated from/(used in) operating activities	**(1,965,879)**	(1,078,052)
Interest paid	**(10,328)**	(10,440)
Net cash generated from/(used in) operating activities	**(1,976,207)**	(1,088,492)
Cash flows from investing activities		
Dividends, interest and rents from investments	**872,420**	853,731
Purchase of tangible assets	**(28,113)**	(22,536)
Proceeds from sale of tangible assets	**338,083**	452,667
Purchases of other investments	**(245,522)**	(236,096)
Proceeds from sale of other investments	**147,418**	157,133
Net cash from investing activities	**1,084,286**	1,204,889
Cash flows from financing activities		
Loan repayments	**(1,094)**	(983)
Net cash used in financing activities	**(1,094)**	(983)
Net increase/(decrease) in cash and cash equivalents	**(893,015)**	115,424
Cash and cash equivalents at beginning of year	**3,230,120**	3,114,696
Cash and cash equivalents at end of year	**2,337,105**	3,230,120

1. General information

The charity is a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales.

The charity constitutes a public benefit entity as defined by FRS 102.

As corporate trustee the company administers the endowment fund of the Hospital of God at Greatham which is an unincorporated charity. The endowment funds thus do not form part of the corporate assets of the company but are instead held on trust by the charitable company. In accordance with Charity Commission recommendations the endowment fund held on trust is included in the financial statements of the charitable company but is distinguished from the charitable company's other funds. In accordance with the Charity Commission Scheme of 27 June 2002 income generated from investments within the charity's endowment fund becomes available for use by the charitable company in furtherance of its objectives as does capital growth on the financial investments covered by the order for total return dated 15 November 2010 referred to in Note 17 of this report.

Under an Order of the Charity Commission dated 28 July 2017 the charitable company was appointed sole trustee of the Charity of Emma Simpson for Almshouses (charity reg. 222517, now 1123540-2), an unincorporated charity. The charitable company, as corporate trustee, thereby administers the endowment and other funds of the Charity of Emma Simpson for Almshouses, which do not form part of the corporate assets of the company but are instead held on trust by the charitable company in a restricted fund. In accordance with the Order, the Charity of Emma Simpson for Almshouses is treated as forming part of The Hospital of God at Greatham for the purpose of Part 8 (accounting) of the Charities Act 2011.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustee for particular future projects or commitments.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal and fall into one of two sub-classes: restricted income funds or endowment funds. The charity's restricted funds comprise its permanent endowment, the Stockton Relief in Need endowment fund and restricted funds relating to The Charity of Emma Simpson for Almshouses as referred to in Note 1.

Income recognition

Income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following points are applied to particular categories of income:

- Income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable, and its amount can be measured reliably.
- Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- Income from contracts for the supply of services is recognised upon the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Expenditure recognition

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any value added tax which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- Expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- Expenditure on charitable activities includes all costs incurred by the charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

3. Accounting policies *(continued)*

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Increases and decreases in the carrying amount of assets as a result of revaluation are recognised in the Statement of Financial Activities.

Depreciation

Depreciation is calculated in order to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2.5% reducing balance
Equipment	-	20% reducing balance

Investments

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure.

3. Accounting policies *(continued)*

Defined contribution pension schemes

Contributions to defined contribution pension schemes are recognised as an expense in the period in which the service is provided.

4. Limited by guarantee

The charity is a company limited by guarantee and has no share capital. In the event of the charity being wound up the liability in respect of the guarantee is limited to £1 per member of the charity.

5. Donations and legacies

	Unrestricted Funds £	**Total Funds 2022 £**	Unrestricted Funds £	Total Funds 2021 £
Donations				
Donations and legacies	-	-	8,615	8,615
Sponsorship and other				
Sponsorship and other income	**8,281**	**8,281**	10,438	10,438
	8,281	**8,281**	19,053	19,053

6. Income from charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2022 £**
Residential care	**1,674,328**	**-**	**1,674,328**
Community services	**740,394**	**-**	**740,394**
Supported almshouses	**551,957**	**39,097**	**591,054**
Other charitable activities	**1,720**	**-**	**1,720**
	2,968,399	**39,097**	**3,007,496**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Residential care	2,750,111	-	2,750,111
Community services	830,832	-	830,832
Supported almshouses	532,275	36,356	568,631
Other charitable activities	7,136	-	7,136
	4,120,354	36,356	4,156,710

7. Investment income

	Unrestricted Funds £	Endowment Funds £	**Total Funds 2022 £**
Income from investment properties	**607,053**	**–**	**607,053**
Interest and dividends	**14,786**	**250,581**	**265,367**
	621,839	**250,581**	**872,420**

	Unrestricted Funds £	Endowment Funds £	Total funds 2021 £
Income from investment properties	596,550	–	596,550
Interest and dividends	15,894	241,287	257,181
	612,444	241,287	853,731

8. Investment management costs

	Unrestricted Funds £	Endowment Funds £	**Total Funds 2022 £**
Portfolio management	–	**172,720**	**172,720**
Property repairs and maintenance charges	**279,243**	**–**	**279,243**
Support costs	**93,332**	**–**	**93,332**
	372,575	**172,720**	**545,295**

	Unrestricted Funds £	Endowment Funds £	Total Funds 2021 £
Portfolio management	–	157,133	157,133
Property repairs and maintenance charges	152,125	–	152,125
Support costs	78,974	–	78,974
	231,099	157,133	388,232

9. Expenditure on charitable activities by fund type

	Unrestricted Funds	Restricted Funds	Endowment Funds	**Total Funds 2022**
		£	£	£
Residential care	**2,264,226**	–	–	**2,264,226**
Community services	**687,283**	–	–	**687,283**
Supported almshouses	**398,911**	**36,672**	–	**435,583**
Grants	**89,192**	**–**	**10,000**	**99,192**
Fundraising fund costs	**4,677**	**–**	–	**4,677**
Other charitable activities	**145**	**-**	-	**145**
Support costs	**1,097,592**	**7,766**	–	**1,105,358**
	4,542,026	**44,438**	**10,000**	**4,596,464**

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2021
	£	£	£	**£**
Residential care	2,947,803	–	–	2,947,803
Community services	748,871	–	–	748,871
Supported almshouses	489,285	40,236	–	529,521
Grants	84,620	–	12,000	96,620
Fundraising fund costs	13,529	–	–	13,529
Support costs	1,016,426	6,246	–	1,022,672
Other charitable activities	1,730	_	_	1,730
	5,302,264	46,482	12,000	5,360,746

10. Expenditure on charitable activities by activity type

	Activities undertaken directly	**Support costs**	**Total funds 2022**	Total fund 2021
	£	**£**	**£**	£
Residential care	**2,264,226**	**380,439**	**2,644,665**	3,436,500
Community services	**687,283**	**500,562**	**1,187,845**	1,077,874
Supported almshouses	**435,583**	**191,559**	**627,142**	705,551
Grants	**99,192**	**32,798**	**131,990**	125,562
Fundraising fund costs	**4,677**	**–**	**4,677**	13,529
Other charitable costs	**145**	**–**	**145**	1,730
	3,491,106	**1,105,358**	**4,596,464**	5,360,746

All grants made were awarded to organisations and no grants were paid to individuals. The highest grant awarded to any organisation during the year was £3,000 and no single organisation received more than £3,000 in grants during the year. All grants awarded are unconditional.

11. Net unrealised gains on investments

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	**Total Funds 2022 £**
Unrealised gains/(losses) on listed investments	**(64,472)**	**(1,833)**	**(2,101,455)**	**(2,167,760)**

	Unrestricted Funds	Restricted Funds £	Endowment Funds £	Total Funds 2021 **£**
Unrealised gains/(losses) on listed investments	207,845	14,652	2,719,802	2,942,299

12. Net income

Net income is stated after charging:

	2022 £	2021 £
Auditor's remuneration	**8,840**	8,220
Depreciation of tangible fixed assets	**222,873**	231,445

13. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2022 £	2021 £
Wages and salaries	**2,331,166**	2,792,106
Social security costs	**172,475**	183,553
Employer contributions to defined contribution pension schemes	**47,803**	52,070
Employer contributions to defined benefit pension schemes	**72,667**	72,057
Operating costs of defined benefit pension scheme	**46,200**	33,573
	2,670,311	3,133,359

Included in employer contributions to defined benefit schemes is a payment of £48,000 to the Greatham Hospital Pension Scheme under the agreed deficit recovery plan. Further details are given in Note 22 to these accounts.

The average head count of employees during the year was **114** (2021: 164), analysed as follows:

	2022 No.	2021 No.
Management and administration	**13**	12
Care services	**99**	149
Estate	**2**	3
	114	164

The number of employees, whose remuneration for the year fell within the following bands, was:

	2022	2021
	No.	No.
£70,000 to £79,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing, and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was **£273,676** (2021: £222,559).

14. Trustee remuneration and expenses

No remuneration was paid to the trustees.

15. Tangible fixed assets

	Freehold property £	Equipment £	**Total £**
Cost			
At 1 November 2021	12,994,537	204,445	13,198,982
Additions at cost	-	28,113	28,113
Transfer from other charity	-	-	-
Revaluation of almshouse properties	-	-	-
		-	
Disposals	(83,016)	(300)	(83,316)
At 31 October 2022	**12,911,521**	**232,258**	**13,143,779**
Depreciation			
At 1 November 2021	4,360,261	164,237	4,524,498
Charge for the year	214,890	7,983	222,873
Disposals	(44,335)	-	(44,335)
At 31 October 2022	**4,530,816**	**172,220**	**4,703,036**
Carrying amount			
At 31 October 2022	**8,380,705**	**60,038**	**8,440,743**
At 31 October 2021	8,634,276	40,208	8,674,484

During the year one freehold property was disposed of. The net proceeds from the sales amounted to £337,777 and this sum was added to the Building Fund during the year.

16. Investments

	Listed investments £	Investment properties £	**Total £**
Cost or valuation			
At 1 November 2021	24,417,375	11,418,250	35,835,625
Additions	245,522	–	245,522
Disposals	(147,418)	–	(147,418)
Fair value movements	(2,167,760)	–	(2,167,760)
At 31 October 2022	22,347,719	11,418,250	33,765,969
Impairment			
At 1 November 2021 and 31 October 2022	–	–	–
Carrying amount			
At 31 October 2022	**22,347,719**	**11,418,250**	**33,765,969**
At 31 October 2021	24,417,375	11,418,250	35,835,625

All investments shown above are held at valuation.

Listed investments

The charity's listed investments are largely held within a portfolio of investments managed by the charity's professional fund managers with some additional direct holdings in common investment funds. The managed portfolio holds investments in the form of equities, fixed income securities, hedge funds and commodities all of which are part of publicly traded markets where trading is based upon quoted prices. The fair value of all holdings is based upon the quoted market prices of the various holdings. The managed portfolio also includes foreign currency contracts which act as a hedge against the effect of currency fluctuations within the portfolio. The fair value of foreign currency forward contracts within the managed portfolio is based on the difference between the exchange rate agreed at the inception of the forward contract and the exchange rate prevailing at the reporting date.

An analysis of listed investments by fund is as follows:	**2022 £**	2021 £
Permanent endowment fund	**21,104,274**	23,096,752
Non-permanent endowment funds	**134,273**	145,145
Total endowment funds	**21,238,547**	23,241,897
Restricted funds	**66,657**	68,489
Unrestricted funds	**1,042,515**	1,106,989
	22,347,719	24,417,375

Investment properties

All fixed asset investments are held within the United Kingdom. The investment properties are stated at open market valuation. A full professional valuation was carried out at 31 October 2013 by Thomas Stevenson, Chartered Surveyors. The trustees are of the opinion that this valuation continues to represent the open market value of the portfolio at the balance sheet date. The investment properties are assets of the charity's permanent endowment fund.

17. Total return approach to investment of permanent endowment

The charity's listed investments include the charity's managed endowment fund investment portfolio. This portfolio is accounted for on a total return basis in accordance with an order for total return received on 15 November 2010 from the Charity Commission.

During the year the charity made a transfer from unapplied total return to the trust for endowment in order to maintain the real value of the trust for investment. The amount transferred each year is based on an average of the RPI and CPI indices prevailing during the period since the trust value for endowment was established in 2010. This year the transfer amounted to £2,544,466.

The movements in the trust for investment and the unapplied total return during the year are as follows:

Endowment investments subject to total return	**Trust for investment £**	**Unapplied total return £**	**Total £**
At 31 October 2021			
Gift component of the permanent endowment	19,065,559	-	19,065,559
Unapplied total return	-	4,011,338	4,011,338
Total at 31 October 2021	19,065,559	4,011,338	23,076,897
Movements in the reporting period			
Investment returns - dividends and interest	-	245,522	245,522
Investment returns – realised and unrealised gains and (losses)	-	(2,088,847)	(2,088,847)
Additions to trust for investment	-	-	-
Income repaid to unapplied total return in year	-	-	-
Less: Investment management costs	-	(147,418)	(147,418)
Total movements in the reporting period before transfers	-	(1,990,743)	(1,990,743)
Transfer from unapplied total return to maintain real value of trust for investment	2,544,466	(2,544,466)	-
Net movements in the reporting period	2,544,466	(4,535,209)	(1,990,743)
At 31 October 2022			
Gift component of the permanent endowment	**21,610,025**	**-**	**21,610,025**
Unapplied total return	-	**(523,871)**	**(523,871)**
Total at 31 October 2022	**21,610,025**	**(523,871)**	**21,086,154**

18. Debtors

	2022	2021
	£	£
Trade debtors	**200,128**	195,107
Prepaid expenses	**123,432**	83,283
Accrued income and sundry debtors	**146,480**	46,519
	470,040	324,909

19. Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	**358,311**	295,724
Accruals and deferred income	**248,120**	225,785
Social security and other taxes	**30,141**	43,030
Mortgage loan	**1,221**	1,095
	637,793	565,634

20. Creditors: amounts falling due after more than one year

	2022	2021
	£	£
Mortgage loan	**90,786**	92,006

The mortgage loan was transferred to the charity from the Stockton Almshouses Charity during the year ended 31 October 2010. The mortgage loan is secured by a legal charge over the property at Trinity Gardens, Stockton on Tees.

21. Pension scheme asset / (provision for liabilities)

	Pensions and similar obligations Note 22
	£
At 1 November 2021 (liability)	(153,000)
Decrease in provision during the year	362,000
At 31 October 2022 (asset)	**209,000**

This represents the net valuation, under FRS102, of the assets and liabilities of the Greatham Hospital Pension Scheme, a defined benefit pension scheme of which the charity is the sole sponsoring employer. Further information about this scheme and its valuation is given in Note 22 below.

22. Pensions and other post-employment benefits

Defined contribution plans

The amount recognised in expenditure as an expense in relation to defined contribution plans was £47,803 (2021: £52,070).

Defined benefit plans

The charity operates and is the sole sponsoring employer of the Greatham Hospital Pension Scheme ("the scheme"), a defined benefit pension scheme which provides benefits based on final salary and length of service on retirement, leaving service or death. The pension scheme was closed to new members on 14 December 2005.

The scheme is managed by a board of trustees appointed in part by the charity and in part from elections by scheme members. The trustees have responsibility for obtaining valuations of the fund, administering benefit payments and investing the scheme's assets. The trustees delegate some of these functions to their professional advisers where appropriate.

The scheme is subject to the statutory funding objective under the Pensions Act 2004. A valuation of the scheme is carried out at least once every three years to determine whether the statutory funding objective is met. As part of the process the employer must agree with the trustees of the scheme the contributions to be paid to meet the statutory funding objective.

The most recent comprehensive actuarial valuation of the scheme was carried out as at 31 October 2019. This valuation calculated an actuarial deficit of £230,000 as at that date. To eliminate this funding shortfall the trustees and the scheme have jointly agreed a recovery plan whereby the charity makes an additional contribution of £48,000 to the scheme each year, with the first payment in November 2020 and the final payment in November 2024. These contributions are expected to eliminate the shortfall by November 2024.

The next valuation of the scheme is due at 31 October 2022. At the date of signing of this report, this valuation is underway and is due to be completed by 31 January 2024. In the event that this valuation reveals a larger deficit than expected, the charity may be required to increase contributions above those set out in the existing schedule of contributions. Conversely if the position is better than expected, it is possible that contributions may be reduced.

As the scheme remains open to future accrual, the employer pays contributions to the scheme for future service benefits. During the year ended 31 October 2022 the employer paid contributions at the rate of 28% of gross pensionable salary for active members in accordance with the schedule of contributions. Employees who are active members are not required to make any contribution. The charity expects to pay contributions of around £59,400 to the scheme during the year to 31 October 2023, including the agreed £48,000 deficit recovery payment.

The charity administers the scheme and meets all running costs of the scheme. During the year ended 31 October 2022 the total of all such costs amounted to £46,200 (2021: £33,573), excluding the wages and salaries of Hospital of God management and staff who assist with the administration of the scheme.

The following disclosures have been provided by the scheme actuary to meet the requirements of FRS 102 for the purposes of these accounts.

At 31 October 2022 there was a surplus of £209,000. This compares to a deficit of £153,000 at the previous review date. The reduction in the deficit over the period is primarily due to favourable changes to market conditions over the period which has reduced the value placed on the liabilities coupled with the payments made by the charity to the scheme under the recovery plan. This has been partially offset by reductions in the scheme's assets. The surplus is recognised as an asset in these accounts as it is considered that this surplus will generate a future economic benefit for the charity in the form of reduced future contributions.

There were no plan amendments, curtailments or settlements during the period.

Explanation of amounts in the financial statements

The amount recognised in the Statement of Financial Position is as follows:

Amounts recognised in the Statement of Financial Position	As at 31 October 2022 £	As at 31 October 2021 £
Fair value of assets	2,628,000	3,686,000
Present value of funded obligations	(2,419,000)	(3,839,000)
Net defined benefit asset/(liability)	**209,000**	**(153,000)**

The fair value of the scheme's investment assets at 31 October 2022 analysed by major asset class is as follows:

Asset class	31 October 2022 £
Diversified growth fund	1,719,000
Index linked gilts	594,000
Corporate bonds	308,000
Net current assets	7,000
Total	**2,628,000**

The actual return on the scheme's assets during the year was a loss of £1,029,000 (2021: gain of £369,000).

The change in the fair value of the scheme's assets over the year is as follows:

Change in fair value of scheme assets	As at 31 October 2022 £	As at 31 October 2021 £
Fair value of scheme assets at the beginning of the year	**3,686,000**	**3,361,000**
Interest on assets	64,000	57,000
Charity's contributions paid to scheme in year	73,000	72,000
Contributions by scheme participants	0	0
Benefits paid by scheme in year	(102,000)	(116,000)
Administration costs	0	0
Change due to settlements	0	0
Return on scheme assets less interest	(1,093,000)	312,000
Fair value of scheme assets at the end of the year	**2,628,000**	**3,686,000**

The change in the present value of the scheme's funded defined benefit obligations over the year is as follows:

Change in present value of defined benefit obligations	**As at 31 October 2022 £**	**As at 31 October 2021 £**
Defined benefit obligations of the scheme at the beginning of the year	**3,839,000**	**3,565,000**
Current service cost	32,000	27,000
Contributions by scheme participants	0	0
Past service cost	0	0
Interest cost	66,000	60,000
Benefits paid by scheme in year	(102,000)	(116,000)
Change due to settlements	0	0
Experience (gain)/loss on defined benefit obligation	82,000	0
Changes to demographic assumptions	17,000	0
Changes to financial assumptions	(1,515,000)	303,000
Defined benefit obligations of the scheme at the end of the year	**2,419,000**	**3,839,000**

The net amount recognised in the Statement of Financial Activities is as follows:

Net amount recognised in the Statement of Financial Activities	**Year ended 31 October 2022 £**	**Year ended 31 October 2021 £**
Total income/(costs) recognised in the year, as detailed below	(34,000)	(30,000)
Total re-measurement gains/(losses) in the year, as detailed below	323,000	9,000
Employer contributions	73,000	72,000
Net amount recognised in the Statement of Financial Activities	**362,000**	**51,000**

The income and costs recognised in the year are as follows:

Costs/(income) recognised in the year	Year ended 31 October 2022 £	Year ended 31 October 2021 £
Current service cost	32,000	27,000
Administration costs	-	-
Interest on liabilities	66,000	60,000
Interest on assets	(64,000)	(57,000)
Past service cost	-	-
Settlement cost	-	-
Total costs/(income) recognised in the year	**34,000**	**30,000**

The re-measurement gains and losses recognised in the year are as follows:

Re-measurement losses/(gains) recognised in the year	Year ended 31 October 2022 £	Year ended 31 October 2021 £
Loss/(gain) on scheme assets in excess of interest	1,093,000	(312,000)
Experience losses/(gains) on liabilities	82,000	0
Losses/(gains) from changes to demographic assumptions	17,000	0
Losses/(gains) from changes to financial assumptions	(1,515,000)	303,000
Total re-measurement losses/(gains) recognised in the year	**(323,000)**	**(9,000)**

Principal assumptions

The principal assumptions used to calculate scheme liabilities in accordance with FRS102 are as follows:

	31 October 2022	31 October 2021
Discount rate	4.65% pa	1.75% pa
Inflation (RPI)	3.20% pa	3.40% pa
Inflation (CPI)	2.80% pa	2.90% pa
Salary increases	3.20% pa	3.40% pa
Pension increases - discretionary	1.35% pa	1.40% pa
Pension increases - CPI max 5%	2.70% pa	2.80% pa
Pension increases - RPI max 2.5%	2.20% pa	2.30% pa
Post retirement mortality	S3NA tables with CMI 2021 projections using a long-term improvement rate of 1.50% pa	S3NA tables with CMI 2018 projections using a long-term improvement rate of 1.50% pa
Commutation	Members are assumed to take 20% of their pension as cash at retirement	
Life expectancy at age 65 of male aged 45	24.0	24.1
Life expectancy at age 65 of male aged 65	22.4	22.4
Life expectancy at age 65 of female aged 45	26.6	26.5
Life expectancy at age 65 of female aged 65	24.9	24.8

23. Analysis of charitable funds

Unrestricted funds

	At 1 Nov 2021 £	Income £	Expenditure £	Transfers	Gains and losses £	**At 31 Oct 2022 £**
General fund	(291,775)	3,588,518	(4,611,260)	306,418	297,528	**(710,571)**
Fundraising fund	43,036	8,281	(4,677)	-	-	**46,640**
Building Fund	922,256	-	-	337,777		**1,260,033**
Development fund	590,299	-	-	(590,299)	-	**-**
Extraordinary repair fund	1,791,614	1,720	(298,664)	376,704	-	**1,871,374**
	3,055,430	3,598,519	(4,914,601)	430,600	297,528	**2,467,476**

Restricted funds

	At 1 Nov 2021 £	Income £	Expenditure £	Transfers	Gains and losses £	**At 31 Oct 2022 £**
The Charity of Emma Simpson for Almshouses	1,062,927	39,097	(44,438)	-	(1,833)	**1,055,753**

Endowment funds

	At 1 Nov 2021 £	Income £	Expenditure £	Transfers	Gains and losses £	**At 31 Oct 2022 £**
Permanent Endowment Fund	42,968,243	246,050	(172,720)	(430,600)	(1,791,480)	**40,819,493**
Stockton Relief in Need Fund	167,898	4,531	(10,000)	-	(10,873)	**151,556**
	43,136,141	250,581	(182,720)	(430,600)	(1,802,353)	**40,971,049**

During the year the balance in the Development Fund, which is an unrestricted fund, was transferred to the General Fund.

24. Analysis of net assets between funds

	Unrestricted funds £	Restricted funds	Endowment funds £	2022 Total funds £
Fixed assets				
Tangible fixed assets	**60,038**	**832,636**	**7,548,069**	**8,440,743**
Investments – investment properties	**-**	**-**	**11,418,250**	**11,418,250**
Investments – listed investments	**1,042,515**	**66,657**	**21,238,547**	**22,347,719**
	1,102,553	**899,293**	**40,204,866**	**42,206,712**
Net current assets				
Debtors	**470,040**	**–**	**–**	**470,040**
Cash at bank and in hand	**2,337,105**	**–**	**–**	**2,337,105**
Creditors due within one year	**(612,491)**	**–**	**(25,302)**	**(637,793)**
Inter-fund balances	**(947,945)**	**156,460**	**791,485**	**–**
	1,246,709	**156,460**	**766,183**	**2,169,352**
Total assets less current liabilities	**2,349,262**	**1,055,753**	**40,971,049**	**44,376,064**
Creditors: amounts falling due after more than one year	**(90,786)**	**–**	**–**	**(90,786)**
Pension scheme asset	**209,000**	**–**	**–**	**209,000**
Net assets (total funds)	**2,467,476**	**1,055,753**	**40,971,049**	**44,494,278**

	Unrestricted funds £	Restricted funds	Endowment funds £	2021 Total funds £
Fixed assets				
Tangible fixed assets	40,214	853,986	7,780,284	8,674,484
Investments – investment properties	-	-	11,418,250	11,418,250
Investments – listed investments	1,106,989	68,489	23,241,897	24,417,375
	1,147,203	922,475	42,440,431	44,510,109
Net current assets				
Debtors	324,909	–	–	324,909
Cash at bank and in hand	3,230,120	–	–	3,230,120
Creditors due within one year	(565,634)	–	–	(565,634)
Inter-fund balances	(836,162)	140,452	695,710	–
	2,153,233	140,452	695,710	2,989,395
Total assets less current liabilities	3,300,436	1,062,927	43,136,141	47,499,504
Creditors: amounts falling due after more than one year	(92,006)	–	–	(92,006)
Provisions for liabilities	(153,000)	–	–	(153,000)
Net assets (total funds)	3,055,430	1,062,927	43,136,141	47,254,498

25. Trustee related party transactions and interests

Robert Eden, who served as trustee during the year, was during the year an employer-nominated trustee of the Greatham Hospital Pension Scheme, of which the charity is the sponsoring employer.

Trustees are reimbursed for their travel on a mileage basis. During the year three trustees were paid a combined total of £470 in respect of their travelling costs (2021: Nil).

26. Going concern

The trustees consider that the charity is a going concern and that there are no material uncertainties or events which cast doubt upon its ability to continue as a going concern. In assessing the going concern position of the charity for the year ended 31st October 2022 the trustees have considered the future outlook and in doing so looked at the future operating results, cash flows and facilities available. Based on these facts the going concern basis has been adopted in the preparation of the financial statements.

END

The Greatham Foundation Ltd

England & Wales - Charity number 1123540

Accounts

Registered Charity No 1123540 Company No 6533385
A Limited Company Registered in England and Wales

The Hospital of God at Greatham

Trustees' Annual Report and Accounts for the year ended 31 October 2021

A place to live, a place to love, a place to belong

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Introduction
Message from the chair - Lois Neal

Welcome to our report for November 2020 until October 2021. It has been a year in which the charity has experienced the depths of the COVID-19 pandemic and begun to emerge into its legacy that is living with a highly transmissible viral infection and move to recover our collective wellbeing. While the challenge at the start of the pandemic was to maintain our provision for those in need the challenge through to late 2021 has been to recognise the impact of the situation on our systems and processes and the consequential hiatus in our plans for improvement and further development.

The priority for the Charity has been to maintain a safe environment for our residents and those seeking to use our community services, and also our staff team. The resourcefulness of our staff in adapting their working practices to fit in with changing situation and guidance has been the bedrock to our flexibility and our ability to continue to help those in need. Without our front-line care and all staff showing their commitment to others and giving of themselves the Charity would not have been able to maintain its provision. The ongoing support of the local NHS and authorities, our key partners, has been invaluable. Our beneficiaries, their families and volunteers have all shown great thoughtfulness and co-operation in their dealings with the Charity throughout. The Board of Trustees wish to say thank you to all those who have been involved through the 2020-2021 year.

The appointment of a dedicated Chaplain to the Charity has been instrumental in addressing our need to make provision for the spiritual wellbeing of residents, service users and our staff. The practicalities for staff in terms of appropriate pay levels and conditions of employment plus the need to address vacant posts have become particularly important through the pandemic and will continue to exercise the Trustees going forward.

As the Charity began to emerge from the COVID-19 pandemic it became clear that we had limitations and weaknesses in some of the Charity's systems and processes. The provision of residential and nursing care at Gretton Court proved to be particularly difficult through the depths of the pandemic such that the Trustees began to question whether the Charity could continue to provide the quality of care and an environment that those with dementias and co-morbidities deserved. After a lot of consideration and reflection we took the difficult decision to close Gretton Court Nursing home by the 31st of March, 2022.

Our ongoing recovery, which began in late 2021, aims to address the issues we face so that we can ensure our provision is of the highest quality, in sympathy with the existing needs and services in the region, and continue to engage with those who need our help going forward.

The Charity has continued to develop and embed its IT infrastructure to close the gap between day-to-day activities and record keeping that is transparent and easily retrievable. This is especially important in the context of residential care and other community-based services. The reporting of Proprietor's Visits has been overhauled and refocused on the holistic experience of a resident and their relatives. It is proposed to extend this approach over the medium-term to include the other provision and services of the Charity to give the Trustees a full picture of how we are delivering.

Despite the restrictions of the COVID-19 rules, the Charity has continued to maintain its presence in the community. Many of the people who access our services have found the connection, even if only by electronic and virtual means to be helpful to them and look forward to regaining face-to-face support when appropriate. The emotional and mental toll on individuals and their carers cannot be

underestimated. Taking steps to compensate for what has been lost is a feature of our COVID-19 recovery plans.

Going forward the Board of Trustees is charged with making decisions about the breadth of the Charity's future services. It is taking cognisance of the demographics and needs of the region in working towards a conclusion. Our revised management structure is now embedded so we have the skills in place to manage the changes we anticipate will be needed in attaining a stable, viable and impactful future. Although the Charity will change in some areas as a result of the COVID-19 pandemic it will continue to be dedicated to providing care and support services to older people and the dementia community in the North East Region.

Lastly I would like to thank my fellow Trustees for their contributions and input and specifically Chris Dickinson, my predecessor as Chair, who as a Trustee and Chair has been instrumental in negotiating the Charity through these challenging times. We are all very appreciative of your leadership, support and care.

Lois Neal
Chair of Trustees from April 2022

12 July 2022

Introduction
Message from the director - Lawrence McAnelly

Our incredible staff team have continued to work through a year still dominated by the Covid-19 pandemic. Our team have worked tirelessly throughout, our resilience tested to the full, many times.

Our residential and Nursing homes, Stichell House and Gretton Court have operated every minute of every hour of every day. Our day centres, community services and Almshouses have continued to deliver vital and important services, adapting delivery, putting safeguards in place to keep people as safe as we can and importantly being there for people. I couldn't be any prouder of the efforts and achievements of our staff team.

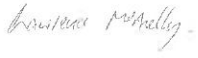
As guidance has changed nationally and in response to the local situation we have quickly changed and adapted our services. We have supported the introduction of the vaccine programme, implemented and adapted testing regimes and monitoring. We have seen the impact of covid –19 in our communities on residents, clients, their families, and our staff. We have only been too aware of the pressures on the health and social care workforce.

Through this we have continued to work on the development of the Charity, continuing to modernise our use of IT systems, improving our communications, data collection and analysis. This has of course been made more challenging because of the pandemic and progress has not been made as quickly as we wanted but we have continued to work to make these changes happen.

We have continued our grants programme for charities, social enterprises and community organisation s making a difference across the North-East of England. We know how important small grants can be to help and support these organisations deliver in the community. We have adapted our approach, moving to an online format, making applications easier to complete and improving our administration processes.

We have said goodbye to people and welcomed new staff members to our team, and continue to develop our core infrastructure, using the experience of the previous years to help to pull together our thinking and plans for the future, working as an empowered and collective team.

Finally, I would like to thank our Trustee group, whose support through this difficult period has been unwavering, as a board they have met regularly, continuing to provide support and challenge and through these challenging times, keep the Charity focused on the bigger picture.



Lawrence McAnelly
Director
12 July 2022

Organisational details

The Hospital of God at Greatham is a registered charity (registration number 1123540) and a company limited by guarantee (registration number 6533385, England and Wales).

The registered office is The Estate Office, Greatham Hall, Greatham, Hartlepool, TS25 2HS.
The trustees of The Hospital of God at Greatham are directors for the purposes of company law and trustees for the purposes of charity law (hereinafter referred to as "the trustees").

The trustees who served during the year and up to the date this report was approved (12 July 2022) are:

Co-opted:

- Christopher Dickinson (chair) (resigned 26/04/22)
- Margaret Bousfield (Vice-Chair)
- Robert Eden
- Lois Neal
- Kai Sander
- Patricia Hancock

Ex-officio:

- The Venerable Richard Simpson, Archdeacon of Auckland. (appointed 20 December, 2020)
- Philippa Sinclair (nominee of the Bishop of Durham)

The charity director (chief executive and company secretary) is Lawrence McAnelly.

The names and addresses of the principal professional advisers are:

- Auditors: William Fortune & Son, Chartered Accountants, Collingwood House, Hartlepool, TS24 7EN
- Banker: Barclays Bank PLC, Stockton Business Centre, The Tees Group North, PO Box 7, Stockton on Tees, TS18 1AH
- Investment Manager: JP Morgan Private Wealth Management Ltd, PO Box 68214,1 Knightsbridge, London SW1P 9UH
- Solicitors: Archers Law LLP, Lakeside House, Kingfisher Way, Stockton on Tees, TS18 3NB
  Solicitors: Ward Hadaway, Sandgate House, 102 Quayside, Newcastle upon Tyne, NE1 3DX
- Pension Scheme Adviser: Barnett Waddingham, Pinnacle, 67 Albion Street, Leeds, LS1 5AA

TRUSTEES' ANNUAL REPORT (INCLUDING THE STRATEGIC REPORT)

About the charity

Our charitable objectives

1. the provision of housing accommodation and extra-care accommodation for beneficiaries.
2. the provision of grants not exceeding £5000 in any one year for such parochial and charitable purposes within the parish of Greatham as the trustees think fit.
3. the relief of persons who are in conditions of need, hardship, or distress, including but not limited to sufferers of Alzheimer's disease and related disorders. the charity may relieve persons in need by:
    i. making grants of money to them or for their benefit.
    ii. providing or paying for goods, services or facilities for them; or
    iii. making grants of money to other persons or bodies who provide goods, services or facilities to those in need.
4. the appropriation of bungalows, alms houses and other property belonging to the charity for the use of residents and brethren of the charity.
5. the maintenance of the chapel which is devoted to the performance of divine service for the benefit of the brethren and residents of the charity.

Our vision, mission and values

Our Vision is that older people live independently, live well and enjoy life, that people living with a dementia, their families, and carers live life to the full and that our communities are strong, full of hope and resilience.

Our Mission is to deliver excellent quality care and support, placing people at the heart. To support and empower communities where we work and across the northeast. To be forward thinking, caring, dynamic, a place to belong and a place to be.

Our Values are to be kind, caring and compassionate. We aim to listen, learn and strive for excellence and put people at the heart of everything we do, aiming to ensure that everybody matters all of the time.

What we do

We work to develop and provide excellent care, support and housing services for people, particularly older people and those living with a dementia.

We also support the voluntary and community sector and those not-for-profit organisations which make a difference to the lives of people in our communities through a grants programme.

We work to develop and provide excellent care, support and housing services for people, particularly older people and those living with a dementia.

The main charitable activities of the charity are:

- Residential care for older people at Stichell House, in the village of Greatham, near Hartlepool
- Day care and community support services for people living with dementia, and their families, delivered through our day centres, our community-based pastimes service and our family support services throughout Hartlepool and East Durham
- Support, information and advice through our regular activities, cafés and our dementia advisory service based in Hartlepool
- Supported living for older people in our alms-houses located in Greatham, Norton, Stockton and the wider North-East area
- The making of grants to other charitable organisations in the North-East.

Our impact

What we delivered and achieved in the year

2020/21 was a challenging year where we continued to work tirelessly to provide vital care and support services. Our homes have been operational every minute, every hour, every day. Our community based services,-Minerva House Day Centre, Hartlepool Day Centre, the Community Pastimes service, The Bridge Dementia Service and our Almshouses in Stockton, Norton and Greatham Hartlepool have all continued, being as accessible as possible to the people we work with.

"The Bridge" – Dementia Advisory Service (Hartlepool)

"I tell everyone about The Bridge and to pop in and meet the girls. From the minute we walked in that door, we could talk freely about anything. We've laughed and cried together."

The Bridge dementia advisory service provides information, advice and support for people living with a dementia, including early onset dementia, and their families. Based in central Hartlepool, our team at The Bridge supported an average 66 people living with memory problems per month, the lowest in any month was 63 and the highest was 70 in a month. We continue to see an increase in people with young onset dementia.

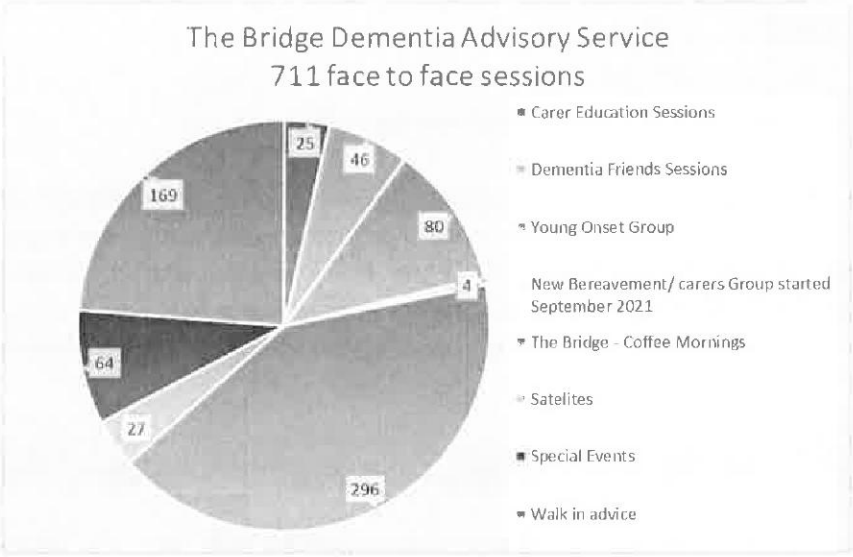
An incredibly important part of the work of The Bridge is to provide support and peer support for family carers of people living with memory problems. This can be as simple as being there to listen, to enabling people to meet in groups with their peers.

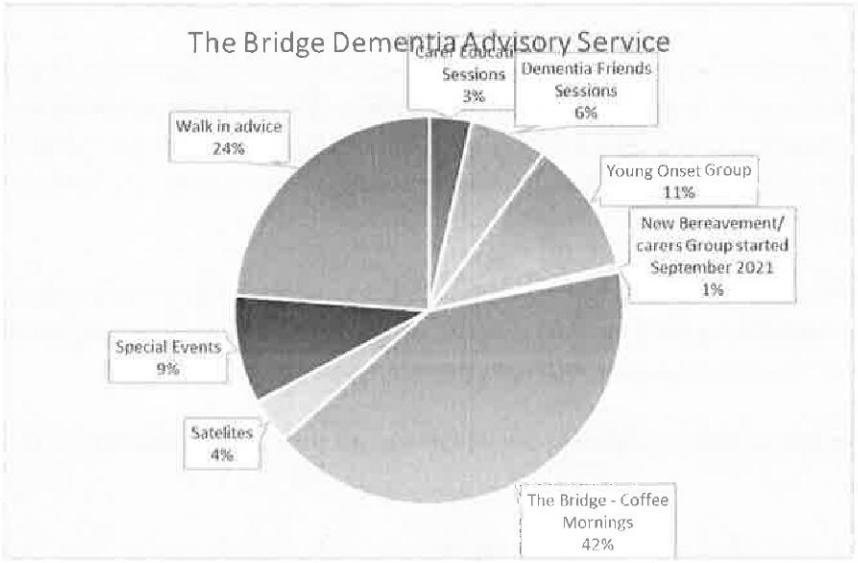
" Prior to using this service we didn't know which way to turn. Thank goodness for their support."

The Bridge supported on average 132 family carers per month, directly, ranging from 113 at the beginning of the reporting period to 163 at the end, showing a significant increase as the service strived to meet demand.

The delivery of support has continued to adapt this year, continuing making regular weekly telephone calls, zoom calls and doorstep visits to support people and importantly their carers through an incredibly difficult time. As the lockdown restrictions eased the service delivered face to face interventions, providing safe spaces for small groups of people to meet and re-connect.

Through the year the service provided 4,615 interventions, a combination of a range of safe face to face group activities and walk-ins (711) as the restrictions lifted and telephone support, home shopping visits and mailings (3,904).

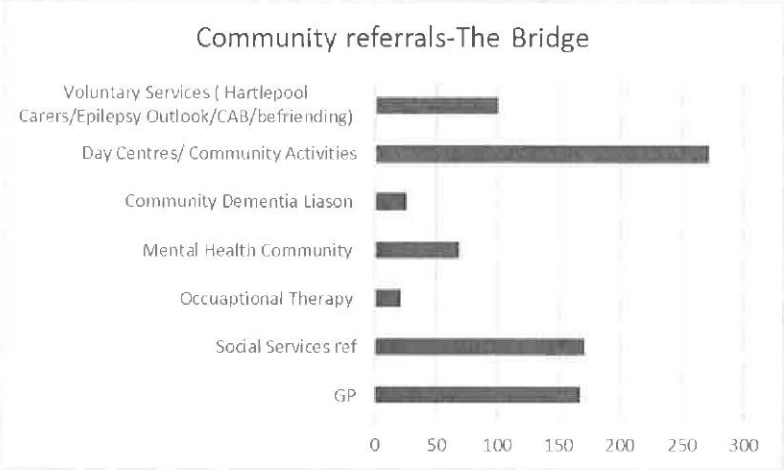




"I was struggling to look after my husband, once The Bridge came on board life became easier and I knew I was not on my own."

One of the strengths of The Bridge is how it works in the heart of the community, building strong networks with a range of partners and importantly "joining the dots"; providing a pathway to a range of other agencies for support, including GP's, Community Services, specialist dementia services and occupational health services.

The Bridge made 823 referrals to enable people living with dementia and their families gain access to help and support in the community.



Hartlepool Day Services – for people living with a dementia and family member carers

Our Hartlepool day centre provided therapeutic care and support for people living with a dementia at Heather Grove in Hartlepool. This service at the beginning of the reporting period provided therapeutic group and social activities for people living with a dementia and support for family carers through the Charity's Family support worker. The service was delivered 6 days per week. The service re-opened its doors, in a safe, reduced format, to enable people to access the centre in October 2021, when lockdown initially eased.

Group sizes have reduced to small "bubbles" to enable services to be delivered as safely as possible as well as testing regimes and the use of PPE to reduce the risk of infection. Our support for families continuing, and perhaps being more important than ever.

We have continued our telephone support and continued to work closely with partners, including the local authority, other Voluntary and Community Sector organisations and those from the private sector.

The service continues to be person centred, delivering good outcomes for people living with a dementia and their families.

From the period 1st of November 2020 to the 31st of October 2021, the service delivered 1347 sessions for people living with a dementia, providing a range of stimulating and social activities. Delivery was adapted in line with Covid 19 guidance to reduce the risk of infection, including smaller groups, bubbles, staff testing and continued use of PPE. The service through this period supported 283 family members, listening, providing practical and emotional support for family carers. There were 41 new direct referrals

Community Pastimes- One to one community support for people living with a dementia

"The service has provided my husband and myself with an extended family, every week my husband looks forward to Shaune taking him out. He is much more motivated and happier. His mental health has improved dramatically due to Shaune"

The "Community Pastimes" service provides bespoke one to one community-based support for people living with a dementia. Covid-19 impacted significantly, and as guidelines changed and lockdown eased, we have been able to adapt and develop the service, providing one to one support in the community. Including one to one/face to face and further telephone support for families and carers of people living with a dementia and doorstep visits, pharmacy collections and food parcels.

" I have no complaints your service is 5 star just wish my sister could spend more days, she's always happy when she has been with pastimes, nothing is too much for anyone, I'm grateful to you all, your all amazing"- Family carer

Through the year the service delivered **1,984** sessions of support with people living with a dementia, providing **5,943** hours of support in **Hartlepool and East Durham**. This is despite the impact of the lockdown, but including with those clients who live in care homes.

"First class service, wonderful staff who are so engaging, well done"- Guest's daughter

"The service gives my brother freedom to choose where he likes to visit"- Guest's sister

East Durham Day services - for people living with a dementia and family member carers

The continued development of the east Durham Hub at Minerva House makes the best use of the building at Minerva House to provide a range of person-centred activities for people living with a dementia. Again, working within updated guidelines and operating in "bubbles", our staff team have responded to these challenges magnificently, developing new ways of working, which are very individually outcome focused.

The East Durham Dementia Hub is also the base for our team of family support workers, we know that the support for carers is so vital and even more so now.

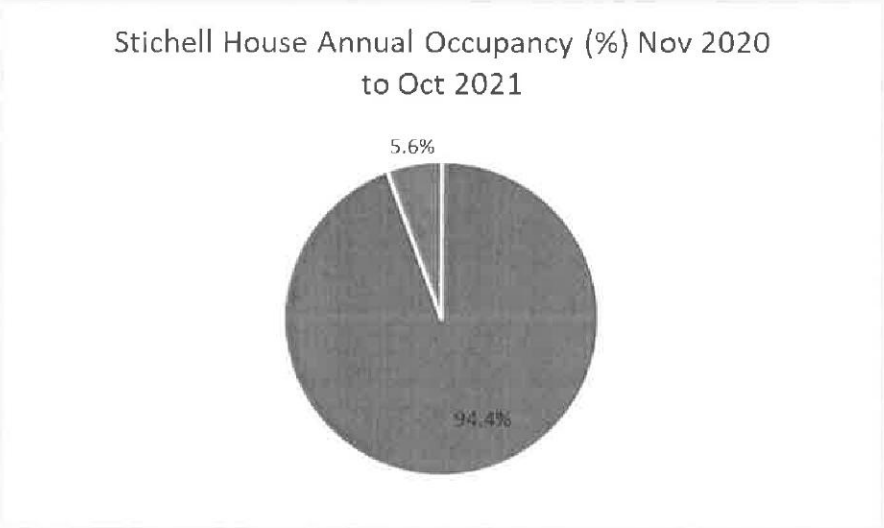
The ongoing development of the Hub is to provide a focal point for Dementia Service in East Durham.

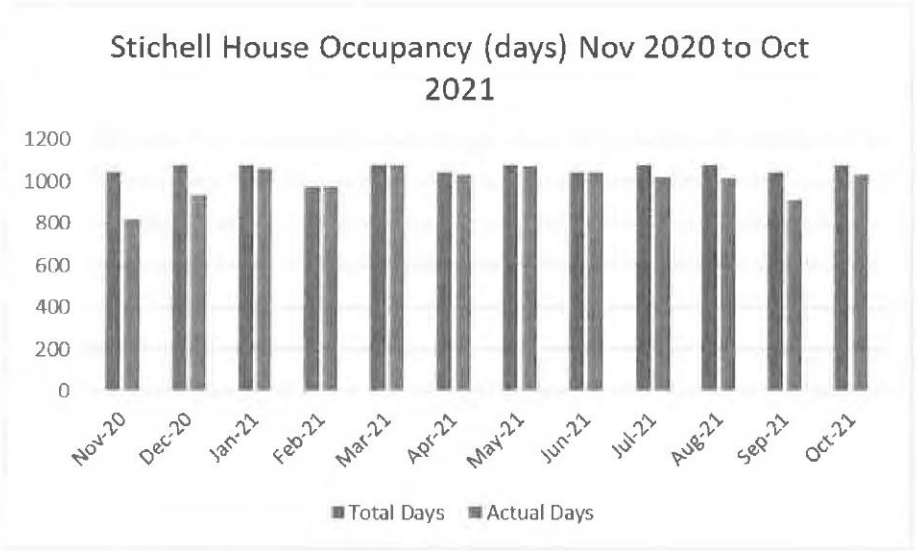
From the period 1st of November 2020 to the 31st of October 2021, the service delivered 4,119 sessions for people living with a dementia, providing a range of stimulating and social activities. Delivery was adapted in line with Covid 19 guidance to reduce the risk of infection; including smaller groups, bubbles, staff testing and continued use of PPE. The service through this period supported 380 family members, listening, providing practical and emotional support for family carers. There were 31 new direct referrals

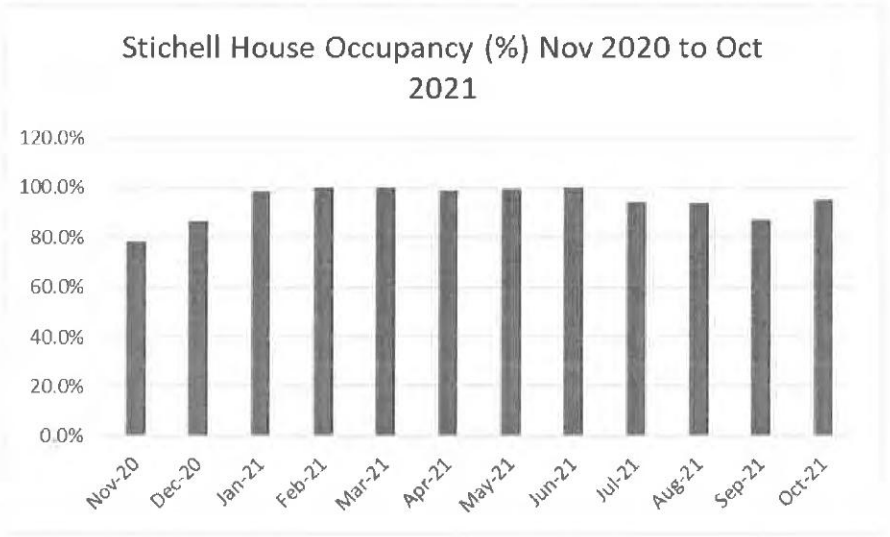
Stichell House residential home and Gretton Court Dementia Nursing Home

During this year, the Charity has two homes in the Hartlepool area. Stichell House Residential, home to 35 residents and Gretton Court Nursing Home, home to 37 residents. Again, in this year it is testimony to those staff teams that they have continued to provide care, support for residents and their families. They have been carer, family and friend. Their ability and their dedication is unquestionable. It is also important to reference and thank family members for their continued understanding and support through this period, including the establishment of "essential carers".

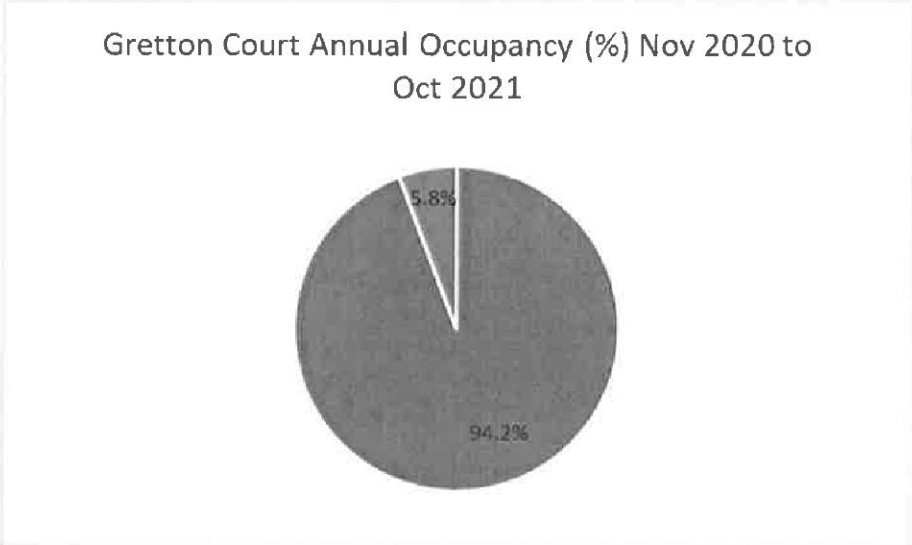
Stichell House residential home in Greatham, Hartlepool is home for up to 35 people. The home had an occupancy rate throughout the year of **94.4%** providing **12,054** days of residential care.

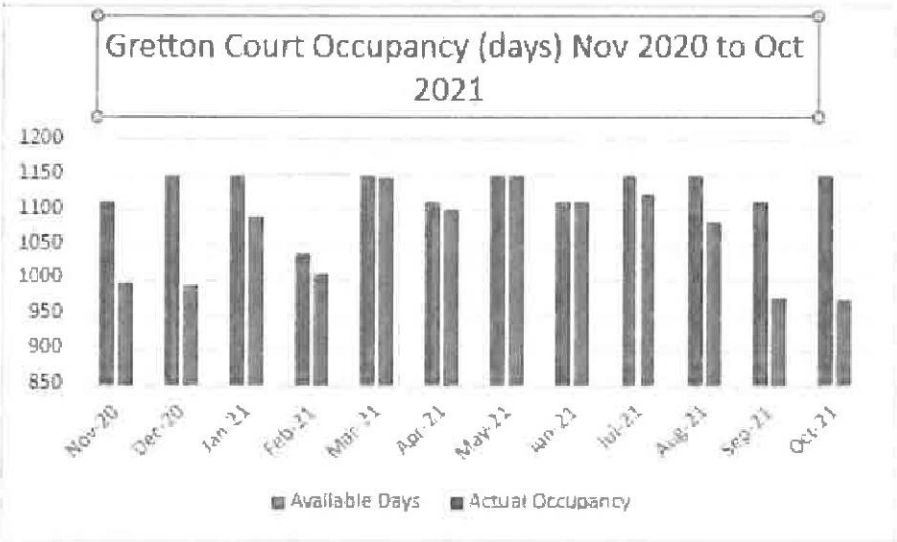


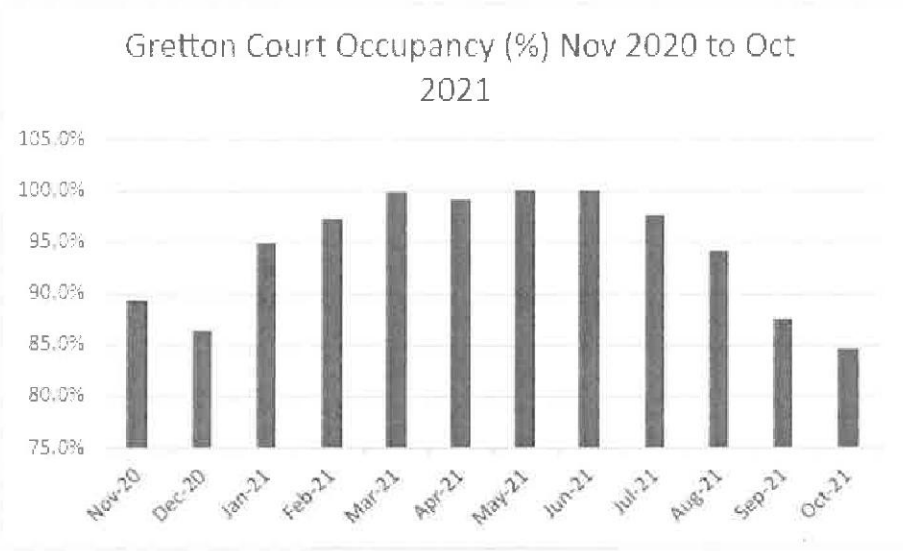

Stichell House Occupancy (days) Nov 2020 to Oct 2021
1200
1000
800
600
400
200
0
Nov-20
Dec-20
Jan-21
Feb-21
Mar-21
Apr-21
May-21
Jun-21
Jul-21
Aug-21
Sep-21
Oct-21
Total Days
Actual Days


Stichell House Occupancy (%) Nov 2020 to Oct 2021
120.0%
100.0%
80.0%
60.0%
40.0%
20.0%
0.0%
Nov-20
Dec-20
Jan-21
Feb-21
Mar-21
Apr-21
May-21
Jun-21
Jul-21
Aug-21
Sep-21
Oct-21

Gretton Court nursing home in Hartlepool provides nursing care for 37 people who are living with a dementia and often with complex health needs. The home achieved a 94.2% occupancy rate throughout the year providing, 12,729 days of residential nursing care.







Both homes are rated by the Care Quality Commission as "Good" and continue to achieve a level 1 standard approved by Hartlepool Borough Council as part of its annual Quality Standards Framework.

The Charity in this period started to consider the future of Gretton Court Nursing Home due to the pressures on nursing care, the workforce crisis and the ability to recruit good nurses and staff members, the age of the building and the level of risk to the Charity. In October 2021, the Trustees decided to review the options for Gretton Court Nursing Home and in December 2021 took the very difficult decision to close the nursing home part of the building and maintain the day centre provision and plan to consider the future use of the site.

This decision was shared with residents, their families, staff members, local authority and health partners in January 2022 and the home was formally closed at the end of March 2022.

Almshouses - supporting older People to live independently

The charity owns and manages 123 Almshouses, providing accommodation, with the support of a warden. The properties in Stockton-on-Tees, Norton and Hartlepool all benefit from a call system 24 hours a day providing residents with responsive help when needed. The combination of accommodation, a sense of community and belonging, suitably adapted properties, warden support and 24-hour access to the one call system means that our residents can continue to live independently in the community.

The Almshouses are situated in Stockton Town centre, Hartburn and Norton and in the village of Greatham, Hartlepool.

Grants – supporting the community

"The Hospital of God provided Hartlepool Baby Bank with its first ever source of grant funding in 2019 and this funding helped us to grow from a constituted group into a registered Charity. Since then, we have grown and now support around 100 families a week across Hartlepool. We are so thankful for The Hospital of God for their continued support." - Emilie de Bruijn, Trustee of Hartlepool Baby Bank

The Hospital of God at Greatham has a long and proud philanthropic history of working with vulnerable people living in the North-East of England.

Through our small grants programme, we provide funding to local community-based organisations who are based with the Hospital of God's geographical area of focus which covers Stockton to Northumberland. The aim of the funding is to empower local communities to help and support themselves creating and building on their strengths and assets, with a particular focus on those who are experiencing disadvantage. The grants programme also supports smaller and emerging local based groups with core and activity funding.

Within this reporting period, we supported

- **60** voluntary and community sector organisations with grants totaling **£100,000**
  - **26** of these organisations were supported with small Covid-19 emergency grant funding totaling **£26,000**
  - **34** of these organisations were supported with grants totaling **£74,000** in our Autumn 2021 funding round.

Some of the organisations that received funding in Autumn 2021 include:

- **Hartlepool Baby Bank** – collecting and redistributing donations of clothes, toys and equipment for babies and children
- **The Corner House Youth Project** - supporting young people to get involved in their communities, enjoy their lives and achieve their potential through a variety of activities and services
- **Harbour Support Services** – providing assistance to families and individuals affected by domestic abuse
- **Purple Rose Health and Well-Being** – a community organisation based in Stockton which primarily works with Asylum Seekers and Refugee women and children
- **Veterans in Crisis Community Interest Company** – which supports veterans to access a wide range of help and support
- **Cowpen Quay Community Association** – a community organisation which runs the Buffalo Community Centre in Blyth providing lifelong learning and recreational activities
- **Linskill and North Tyneside Community Development Trust** - a not-for-profit organisation which runs the Linskill Centre in North Shields and delivers a wide range of community projects

The Hospital of God's Grants Committee decided to provide every organisation they supported through the Autumn 2021 grants programme with a one-off allocation of £100, specifically to be used on employee and volunteer well-being activities. This is in recognition that 2021 has been a very difficult and challenging time for voluntary and community sector organisations. By supporting the wellbeing of people within these organisations, The Hospital of God hope to contribute to their overall health and resilience and in turn help them to deliver their charitable purpose more effectively.

"We are thrilled to have received the funding from Hospital of God to support our open access youth offer, during what is always a difficult time of year in terms of youth engagement. The money will allow us not only to educate vulnerable young people around dangers such as fireworks and involvement in anti-social behaviour, but also to provide healthy food and a safe place to spend their free time. It will allow us to offer more sessions and support more young people's physical and mental wellbeing, which is always our top priority." - Debbie Jones, Chief Executive of The Corner House Youth Project

Our plans for the future

Covid-19 has put pressure on the charity, but we are determined to learn and develop.

The Covid-19 Pandemic has been a very demanding part of the day-to-day business of the Charity. In our homes, there has been significant increased workloads and pressure, including; testing of residents, staff and visitors, increased monitoring of all activities, the impact on residents' health, supporting upset families living with the stress that the pandemic has brought, staff absence, recruitment and retention, working through the updated guidance and managing the impact and requirements.

As well as the many changes to guidance and policy, impacting on the day to day there is also the longer-term implications, increasing insurance costs, the supply and demand of the employment market, people being able to recover from the demands on the social care workforce.

In our day services, day centres, Community Pastimes and The Bridge Dementia advisory service, we have faced questions of how best to deliver the services, safely for people to meet their needs, how we can continue to offer support through lockdown(s). We made changes to service delivery, successfully changing the way the service has operated. We continue to adapt the service, developing new delivery models and managing the risk that Covid-19 presents.

Our Almshouse provision has continued and come through to this point well. Service delivery adapted, far less social and group activity, a focus on regular calls, listening to people providing individual emotional and practical support.

The pandemic has impacted and highlighted areas for development in and across the Charity and clearly emphasised that change is needed.

Through the demanding period we have identified:

- A lack of capacity in the core infrastructure to support the Charity's activities
- The need to update some of our administrative and financial management systems to make the best use of technology.
- Recruitment difficulties, particularly in our care homes, including managers. Nationally, there is a reported 100,000 + vacancies in care and this is predicted to increase.
- The knock-on effect of staff shortages including continued use of agency staff in our homes. Our team have worked tirelessly for the last 18 months in the most difficult of times. Recovery will take time.
- We need to bring people together and connect. We have not been able to bring people

together, in the same place at the same time for training and to work as a team, we have adapted through the use of technology, our services are about people, and we need to be able to come together.

- That our ability to complete and see through important strategic projects has been severely hampered, i.e., Digital transformation (People planner and Care Planner) and realising a single pay date for all Charity staff.
- We need to increase the opportunities for development of our staff.

The Foundations - reasons to look ahead positively

- We are entering a new chapter for the Charity, one which develops and re-focuses the Charity function and impact in the areas of community services and independent living
- In 2021/2022 the environment is a challenging one, notably staffing, recruitment and retention, the pressure on social care and the slow pace of reform. We are planning our long-term future and we have challenges ahead and key decisions to make.
- We remain focused on providing the best possible person-centred care and support with the people we are here for, in line with our vision, mission and values.
- We have gained momentum in discussing, considering and developing the long-term strategy of the Charity, how we can best support and care for people living with a dementia, their families and carers and how we can enable older people to live well, to live life, independently and healthily.
- We continue to modernise our thinking and approach, working to promote change, make the best use of technology, reduce waste, get the best deals from our suppliers, remove inefficient practices.
- We have taken steps to develop our core infrastructure with a focus on people, developing and promoting a culture where team members are and feel valued.
- The relaxation of the Covid-19 measures means we can bring people together, provide support and develop effective teamwork.
- We have been successful in two tendering exercises (East Durham Day Services and The Bridge Dementia Advisory Service) and had our NHS contract (East Durham dementia Services) continued. We have maintained demand at our homes and supported the actions to combat the spread of Covid-19 infection.
- Both our homes are rated Good by the CQC (Care Quality Commission).
- In short, we have continued to provide services every single day and have the steps in place to continue our current level of delivery.

Building organisational and financial resilience – Recovery

The key objectives for the next 2 years are to strengthen the foundations of the Charity, building organisational and financial resilience, reviewing our provision, moving the culture and approach to being truly person centred and value driven, and planning for the next 5/10/15 years.

We have two key overarching objectives.

1) **Building organisational resilience - culture and people**
2) **Building financial resilience - reducing waste, identifying and removing inefficiencies**

1) Building organisational resilience-Culture and people

We have taken the step to develop the infrastructure with the creation of and the appointment to the Head of Operations post. Key areas HR (Human Resources), training and development-i.e., people, from recruitment, retention to development and succession.

Recruitment and retention

We have started with our values-based approach to recruitment, with some good successes. We need to make working for the Hospital of God a good experience, where people feel that they belong, they are valued and can develop.

Leadership, training and development

Leadership needs to be developed at all levels in the Charity, having an approach which engages, motivates, and empowers people.

Person centred care

Putting people at the heart of everything we do goes hand in hand with good person-centred care across all our services. We need to use this mantra again and again across all our services. We will, through good leadership and management, develop and empower our staff to provide person centred care in the community and in our properties.

2) Building financial resilience-reducing waste, identifying and removing inefficiencies

We are in an incredibly positive position thanks to the gift of our endowment. Over the years, we have been fortunate to invest and put additional resource into our services, effectively subsidising the public purse.

However, we should and can run our services so that they contribute to the core infrastructure overheads moving closer towards and achieving full cost recovery.

Property and land

We need to develop a longer-term plan for our property portfolio, to express our aims clearly and plan for future provision and income. We have spent some time considering the return we achieve on our Estate properties, through rental income and examining the commercial use of our properties in Greatham village. We are also aware of our significant role in the village as the major landlord. We have a level of social responsibility.

We have started to consider the potential to build new Almshouses (21st century Almshouses) and looked at the future of Gretton Court, our residential Nursing Home. There is work to do a) to decide if this is the way we want to go and b) to further develop and resource these potential projects. This is part of our 5/10/15 year strategy.

We are also involved in discussion with the Environment Agency about the long-term use of the Greatham Wetlands, the potential to generate income from the selling of Habitat credits and Carbon credits to offset physical development elsewhere in the area.

We are also involved in a Sustainable energy research/viability study for the village of Greatham working with a range of partners and lead by Hartlepower. This would be a significant project, the aim for us to achieve cheaper power for Stichell House, our office buildings and potentially the residents who live in our Almshouses (making properties more affordable).

Revisiting Marketing

At the beginning of the pandemic, we took the decision to freeze the review and development of our trading name and branding, it is time to plan to revisit this. Our approach needs to be reflected in marketing our charity to the best potential staff, clients and residents. As part of our plans for the next 3 years we need to refresh our "brand", reflecting the good work of the Charity and the good workers of the charity. A place to live, a place to love, a place to belong still resonates.

Charity Governance

We have a committed Board of Trustees who bring their skills, knowledge and experience. They are engaged, thinking and acting strategically and whose support through the pandemic has been exceptional. We need to build on this and recruit further board members and keep this momentum. We have opened the opportunity for "Associates" to become part of the Board, but not as full trustees. This is an area that the Board will progress.

Grant giving and supporting our community

We are again underway with Grant giving through an online portal, aiming to save time and make the process more efficient. We have adapted the criteria and we are attracting more smaller, local based charities, social enterprises, and community groups who make an impact in their communities, across the North-East. We are contributing up to £100,000 per year through our grants programme.

Financial review

Summary

The charity's operations have continued to be impacted by the pandemic this financial year although to a lesser extent than in 2020. The adjustments to service delivery introduced to deal with the restrictions of the pandemic have been eased and the charity has worked to return its service delivery to its pre-pandemic operations.

Total income for the year was £5.029m (2020: £5.022m) and total expenditure on operations was £5.749m (2020: £5.375m). The operating deficit of £719k this year has been funded from unrestricted reserves. The charity is able to invest in its services due to the health of its reserves and the strength of its endowment. The endowment and other investments have performed well this year, generating unrealised gains of almost £3m. As a result, there is an increase in total funds of £2.7m during the year, taking the value to £47.3m from £44.5m in 2020.

Results from charitable activities

The principal source of funding for the charity's activities is the income received from its charitable activities, namely fees, contract payments and grants from its care and community services which accounts for over 80% (£4.16m) of total income for the year to October 2021 with a marginal increase of 2% on 2020.

Income from residential care amounted to £2.7m representing an increase of approximately 3% on the previous year. Income for residential services was supported by a partnership arrangement with the local authority for the provision of rooms to accommodate the discharge from hospital of Covid19-resolved patients which continued until September 2021 at Stichell House and until November 2021 at Gretton Court.

During the year expenditure (including support costs) on residential care services increased by approximately 15% - exceeding income by around £686k. Increased agency costs due to both the impact of covid on staff absence and also the shortage of nursing and care staff available for recruitment, was the main area of increased expenditure. The deficit for the year represents a subsidy by the charity of almost 20% of the full cost of this service.

Income from community services amounted to £0.83m, a reduction of 1.8% on the previous year. The level of day and community service delivery was significantly curtailed during the pandemic, restricted by the number of day service clients who could be accommodated safely in our buildings. Service delivery was adapted with a temporary move to telephone support. Key funding streams continued, however, covid stability payments received in place of the payments from a spot purchase contract with the local authority ended in June 2021 when the process of rebuilding to pre covid service levels was underway.

Expenditure on day and community services (including support costs) decreased by approximately 16% in the year to £1.08m as a result of the closure of two of the charity's smaller day centres towards the end of the previous financial year.

Income from the provision of supported almshouse accommodation amounted to £568k, an increase of 3% from the previous year. Voids had been more difficult to fill during the latter part of the previous year due to the pandemic and some properties remained vacant for significant periods, however, the

level of voids has been reduced in 2021 as the pandemic has eased. Total costs, including support costs, of providing this service was £706k during the year, (which included £100,000 for the upgrade of the almshouses including replacement windows), compared with £570k in the previous year.

During the year, the charity awarded grants totalling £96,620 to other charities, voluntary organisations and to the Newcastle Diocese. These grants, and the associated support costs, continue to be entirely funded from the charity's own resources.

Results from investment activities

The charity holds investments in financial and property assets which generate income and capital gains for use in meeting its charitable objects.

The trustees employ investment fund managers to manage the financial investment portfolio on a discretionary basis within broad investment parameters set by the trustees which take account of trustees' views on acceptable levels of risk. The fund managers have been instructed that the charity has an ethical investment policy relating to directly held securities which encourages investment in companies which are sensitive to the communities in which they operate, can demonstrate success in business and financial matters and adopt responsible corporate governance, employment and environmental policies. Performance of the fund managers is measured against appropriate industry benchmarks. Trustees and senior management meet regularly with the fund managers to review performance and consider changes to the portfolio in response to changes in market conditions.

The investment objective of the endowment fund's financial investment portfolio is to achieve sustained growth over the medium to long term whilst accepting a moderate level of risk.

During the year ended 31 October 2021 the charity's financial investments generated net income after fees of £79k and unrealised gains on endowment funds of £2.8m (£1.1m 2020), reflecting strong market performance.

Under a total return order granted by the Charity Commission in 2010 the charity is permitted to draw upon capital growth in the endowment's financial investment assets in order to support its charitable activities provided always that the real value of the trust for investment is maintained. In this way trustees ensure that due consideration is given to the needs of both present and future beneficiaries of the charity. Details of the total return approach to the investment of the charity's permanent endowment is given in Note 17 to these accounts which shows that the value of the "trust for investment" at 31 October 2021 was £19.07m (£18.04m 2020) and the value of unapplied total return at that date was £4.01m (£2.27m, 2020). Unapplied total return represents that part of the accumulated unrealised gains on the financial investments which is available for trustees to spend in meeting the charity's objectives or to replenish general reserves.

Due to the continued sufficiency of its unrestricted reserves the charity has not drawn down any funds from endowment growth during the year.

The charity's portfolio of investment properties comprises houses, farms, commercial and other properties located in and around the village of Greatham. The portfolio is managed in-house. The properties are maintained to a high standard and the charity endeavours to be a good landlord. The net income generated from these properties during the year was £365k (£269k 2020), after deducting maintenance and other costs including support costs. Overall, rental income increased by almost 4% during the year, with improved voids as the pandemic restrictions have eased. Expenditure on these properties, principally pre-let repairs and upgrades, decreased by 35%, with 2020 including a replacement programme for doors and windows in Estate Houses.

Financial position

The charity's overall financial position remains strong, with total funds at 31 October 2021 amounting to £47.3m an increase of £2.7m (6%) on the previous year of £44.5m largely due to the unrealised gains on the financial investments during the year.

Of these total funds 91% is represented by the charity's endowment fund assets, primarily its financial and property investments. Of the remaining funds, approx. 2% represents funds held on trust in a restricted fund for the Charity of Emma Simpson for Almshouses. The remaining 7% of funds comprise the charity's unrestricted reserves.

The assets in which the endowment fund is held remains in line with 2020 with over 50% of the assets being held in listed investments, a further 26% held in the form of property, 18% in fixed assets and the remainder in inter-fund balances.

The value of the financial investments held in the Endowment Fund at 31 October 2021 includes unapplied total return of £4.01m (2020: £2.27m) which is available for transfer to unrestricted funds.

The restricted fund represents the assets of the Charity of Emma Simpson for Almshouses which are held and managed by the charity as corporate trustee of the linked charity.

£2.2m of the charity's £3.05m unrestricted funds are held in net current assets with the balance being held in listed investments.

The charity continues to have a good level of liquidity with total net current assets of over £3m at 31 October 2021. The Statement of Cash Flows on Page 42 shows that the cash inflows from the Charity's investments (£1.2m) have more than offset the outflows from its operating activities (£1.08m) this year, giving an increase in the cash balance of £115k.

The trustees have established a reserves policy to ensure that in the unlikely event of all sources of income ceasing at once the charity could operate for a period of three months. Consequently, the minimum level of unrestricted reserves which is considered acceptable is £1,250,000. At 31 October 2021 the charity's unrestricted funds totalled £3.06m. The trustees of the charity have discretion over how all unrestricted funds are used in furtherance of the charitable objectives and retain the ability to redesignate any of the unrestricted funds.

In view of the overall strength of the charity's financial position, available cash and unrestricted reserves, and its plans for the forthcoming year, the trustees confirm that they consider the reserves to be sufficient to enable the charity to continue with its operations and to fulfil its obligations as they fall due.

The charity has a long-term financial obligation in respect of The Greatham Hospital Pension Scheme, a legacy defined benefit pension scheme for which the charity is the sponsoring employer. This pension scheme is closed to new members but remains open to future accrual for the remaining active members. The most recent comprehensive actuarial valuation of the scheme was carried out as at 31 October 2019, which indicated an actuarial deficit of £230,000 at that date. The charity, as sponsoring employer, has agreed with the trustees of the scheme a deficit recovery plan involving additional contributions which is expected to eliminate the shortfall by November 2024. For the purposes of the financial statements as at 31 October 2021 the valuation of the charity's net obligation, calculated in accordance with Financial Reporting Standard 102, is £153k.

Structure, governance and management

Formation, legal structure and objectives

The charity was first founded in 1273 by the Bishop of Durham, Robert de Stichell, and was subsequently re-founded in 1610 by King James I.

The present charity governing document is the scheme of the Charity Commission dated 27 June 2002 as amended by the uniting order of the Charity Commission of 26 March 2009 which appointed the charitable company as the corporate trustee of the charity. The Hospital of God at Greatham charity holds the permanent endowment on behalf of the company.

The present governing document of the charitable company is the memorandum and articles of association dated 13 March 2008 which sets out its charitable objectives:

- *"the provision of housing accommodation and extra care accommodation for beneficiaries;*
- *the provision of grants, not exceeding £5,000 in any one year, for such parochial or charitable purposes within the parish of Greatham as the trustees think fit.*
- *the relief of persons who are in conditions of need, hardship or distress, including but not limited to people living with Alzheimer's disease and related disorders, by providing grants of money to them or for their benefit; by providing or paying for goods, services or facilities for them; or by making grants of money to other persons or bodies who provide goods, services or facilities to those in need;*
- *the appropriation of bungalows, almshouses and other property belonging to the charity for the use of residents and brethren of the charity; and*
- *the maintenance of the chapel which is devoted to the performance of divine service for the benefit the brethren and residents of the charity."*

These objects are achieved through the provision of residential and nursing care for older people and people living with dementia; community support services for older people and people living with a dementia, and their carers; the provision of supported housing for older people; and the making of grants to other charities and voluntary organisations and free use of the chapel for special services and celebrations.

Governing body and governance

The trustees, who are also directors of the charity for the purposes of the Companies Act, have overall responsibility for the strategy, management and control of the charity. There is provision for eight co-opted trustees, and they are elected by the existing trustees at a general meeting as vacancies arise and in accordance with the needs of the charity. There is a one-year trial period for new co-opted trustees. Each co-opted trustee may serve for two periods of five years.

There are three ex-officio trustees, namely the Archdeacons of Auckland and Northumberland and the Bishop of Durham. The archdeacons take up the role of trustee by virtue of their position and hold office for as long as they remain in post. The Bishop of Durham holds office for as long as he or

she remains in post. The Bishop may, and historically has, nominated someone to act on their behalf for as long as the serving Bishop sees fit.

The trustees are required to elect a chair of their meetings at the first meeting of each calendar year. As part of their induction and training new trustees receive the following documents:

- the trustee handbook
- the latest set of audited accounts
- the scheme of the charity
- the memorandum and articles of association
- the budget for the current financial year
- the trustee code of conduct
- the trustee declaration of interests which is updated annually
- relevant Charity Commission publications via their website
- the latest timetable of meetings

The board of trustees meets four times each year and is responsible for establishing structures for the proper governance and management of the charity and the development of the vision and strategy of the charity in accordance with its objects.

The trustees have established two committees to consider issues in greater depth and to advise the Board. These committees, which are accountable to and report to the Board, are as follows:

- Finance and Property committee which meets four times a year to provide oversight of the charity's finances and investments, financial strategy, objectives, plans and policies
- Grants committee which meets three times a year to consider and approve grant applications.

The trustees ensure that the charity has a development strategy in place and that effective monitoring and governance arrangements are in place. The day to day running of the charity and the exercise of executive responsibility is delegated to the charity director and the management team.

The charity is not part of a formal network of other charities. It does, however, have contractual and working relationships with local authorities for the provision of social care services and housing support services and contractual relationships with the local clinical commissioning groups for the funding of community services and nursing services.

The charity has an arrangement with another charity, The Waddington Street Charity to provide a house that is managed by Waddington Street Centre in Durham city as a halfway house for people recovering from mental ill health.

The Hospital of God at Greatham has absorbed or been formally linked with other charities in recent years as follows:

- **Fox Almshouses Trust** – absorbed on 1 February 2008
- **Hartlepool and East Durham Alzheimer's Trust** – absorbed on 1 April 2008
- **Stockton Almshouses Charity** and **Stockton Relief in Need Fund** – both absorbed on 12 July 2010
- **Charity of Emma Simpson for Almshouses** – linked by Charity Commission order on 28 July 2017.

Further information is given in the Notes to the Financial Statements which accompany this report.

Statement of public benefit

The trustees give due consideration to Charity Commission guidance on public benefit under the Charities Act 2011.

The Hospital of God at Greatham provides public benefit by virtue of its objects which are to relieve need, hardship and distress. We work to ensure the independence, health, wellbeing and social integration of the people we work with. Where individuals are not able to pay fees, for example in our residential homes, because they cannot afford them, the charity would encourage them to seek state funding. The charity to a greater or lesser extent subsidises all its services from its own resources and this is considered by trustees to be an appropriate use of the charitable endowment in accordance with the legal objectives of the charity.

Examples of how charitable funds are used to create public benefit are:

- the use of the charity's property and financial assets to support the delivery of its charitable services;
- the use of charity funds to subsidise the cost of service delivery to ensure that the charity's services remain affordable and accessible to all;
- the use of charity funds to enhance the quality and variety of the services in our care home, nursing home and day centres;
- the operation of a transport service in our day centres, the cost of which is subsidised by the charity, which enables people to attend who would otherwise not be able to do so;
- the expenditure of capital in order to modernise and improve our supported almshouses for the benefit of beneficiaries;
- the use of charitable funds to provide carer support services and memory cafes free of charge to the public;
- the making of grants to other charities and voluntary organisations in need throughout the north east of England with the objective to relieve need, hardship or distress.

Risk management and principal risks

The trustees have overall responsibility for the management of risk within the charity and view the management of risk as an essential discipline to support the charity in achieving its goals.

The trustees have conducted a review of the major risks to which the charity is exposed. A risk register has been established and is updated annually. Control systems have been put in place to mitigate such risks. The charity director reports to trustees on any new risks that might arise during each year.
These five major risks that have been identified and the measures taken to mitigate them are detailed below. They are included within a full and comprehensive register which is monitored and revised as is necessary.

Identified risk	Mitigating action
Budgetary control and financial reporting • budget does not match key objectives and priorities • decisions made on inaccurate financial projections or reporting • decisions made based on unreliable costing data or income projections • inability to meet commitments or key objectives • poor credit control • poor cash flow and treasury management • non-payment of fees, rent, maintenance contributions etc. by service users or families • insufficient insurance cover • additional pressure on workforce due to Covid-19	• budgets to business planning and objectives • monitor and report in a timely and accurate way through F and P • costing procedures for product or service delivery in place • adequate skills base to produce and interpret budgetary and financial reports • agreed procedures to review and action budget/cash flow variances and monitor and control costs • monitoring of accounts for adverse balances. • use of guarantors, Licence Support Agreements, Clarity regarding deputyship, LPA etc. • regularly review reserves and investment • review of finance team structure-Head of Finance/Team Leader-April 2021-Completed April 2021
High Staff Turnover • loss of experience or key technical skills • recruitment costs and lead time • training costs • operational impact on staff morale and service delivery • business critical staff, burn out and leave • lack of succession planning to key roles	• reviewed interview and assessment processes-Values Based recruitment • fair and open competition for appointment for all posts • agreed job descriptions. • conduct 'exit' interviews • annual review rates of pay • annual staff survey planned- job satisfaction, training, working conditions. • identified need for succession planning in strategic plan. • Covid-19 safe-risk assessments in place

• impact of Covid-19-pressure on staff • recruitment marketplace.	• introduction of employee retention initiatives-employee of the month, improved communications (newsletter) Dec 2021 • introduction of "time and a half" for Christmas and New Year bank Holidays in the care homes. • one off "thank you" payment • development of core infrastructure, including Head of Operations Role
Disaster recovery and planning (inc IT) • computer system failure or loss of data • computer attack-Cyber Crime • destruction of property, equipment, records through fire, flood or similar damage • pandemic-impact of Covid-19 or similar-Reputational damage, financial impact of decrease in demand for services, guidelines make services more difficult to deliver • position of Insurance companies re: Covid-19	• developed IT recovery plan working with ITPS. • data backup procedures and security measures in place and updated 2019• • annual review of insurance cover • business continuity/disaster recovery plan in place (to be reviewed) • updated risk assessments, policies and procedures in place • infection control measures in place • liaison with stakeholders • regular review of measures in place in response to the changing environment and Government laws and guidelines. • insurance Wellbeing assessment/visit completed-no major issues. • updated operational plan in place
Health, safety and environment • staff injury • product or service liability • ability to operate (see Compliance risks) • injury to beneficiaries and the public	• legal requirements met (The Charity Commission, Companies House, CQC, Local Authority, Pension's regulator etc.) • programme of staff training and developed induction • external Health and Safety Support commissioned • Governance, Audit & Improvement process in place (Care Homes) • health and Safety Management Group in place • reports to Board of Trustees. • Croner H and S service purchase, including specific support for Care Homes. • Covid-19 safe-risk assessments in place • employee assistance Programme in place • Chaplain appointed Spring 2021 (Support for Staff Wellbeing)-Start date July 2021
Compliance with legislation and regulations around social care and housing • fines, penalties or censure from licensing or activity regulators • loss of licence to undertake activity (see operational risks)	• identified key legal and regulatory requirements. • allocated responsibility for key compliance procedures • put in place compliance monitoring and reporting including development of governance, audit and improvement policy and procedure

• employee or consumer action for negligence • reputational risks • impact of Covid-19-Infection control, vaccinations and testing	• prepare for compliance visits. • compliance reports obtained from regulators (CQC) and local authority for care homes and service commissioners for other services. • purchase of Croner Service-Social Care • review and development of Governance, Audit & Improvement including input/ membership from Trustees-Spring 2021 • operational plan in place Nov 2021 • closure of Gretton Court Nursing Home March 2022

Statement of trustees' responsibilities

The trustees are responsible for preparing the annual report and the financial statements in accordance with applicable law and UK Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statements of disclosure to auditors

In so far as the trustees are aware:

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

Wm Fortune & Son are deemed to be reappointed in accordance with Section 487(2) of the Companies Act 2006.

This Trustees' Annual Report, which incorporates the Strategic Report and the Directors' Report required under the Companies Act 2006 (Strategic Report and Directors Report) Regulations 2013, was approved by the Board on 12 July 2022 and signed on its behalf by:

Lois Neal
Chair of trustees

Lawrence McAnelly
Chief Executive
Company Secretary

Hospital of God at Greatham

Independent Auditor's Report to the Members of the Hospital of God at Greatham

Year ended 31 October 2021

Opinion

We have audited the financial statements of The Hospital of God at Greatham (the 'charity') for the year ended 31 October 2021 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 October 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We draw your attention to disclosures made in Note 26 relating to the impact of Covid 19 since the year end. Our opinion is not modified in respect of this matter.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

In connection with our audit of the financial statements, 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Use of our report

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Thomas Atkinson (Senior Statutory Auditor)

For and on behalf of
Wm Fortune and Son, Chartered Accountants & Statutory Auditors
Collingwood House
Church Square
Hartlepool, TS24 7EN

12 July 2022

END

The Hospital of God at Greatham

Statement of Financial Activities (including income and expenditure account)

Year ended 31 October 2021

	Note	Unrestricted funds £	Restricted funds	Endowment funds £	2021 Total funds £	2020 Total funds £
Income and endowments						
Donations and legacies	5	19,053	–	–	19,053	115,271
Charitable activities	6	4,120,354	36,356	–	4,156,710	4,068,872
Investment income	7	612,444	–	241,287	853,731	838,188
Total income		4,751,851	36,356	241,287	5,029,494	5,022,331
Expenditure						
Expenditure on raising funds:						
Investment management costs	8	(231,099)	–	(157,133)	(388,232)	(446,170)
Expenditure on charitable activities	9,10	(5,302,264)	(46,482)	(12,000)	(5,360,746)	(4,929,336)
Total expenditure		(5,533,363)	(46,482)	(169,133)	(5,748,978)	(5,375,506)
Total income less total expenditure		(781,512)	(10,126)	72,154	(719,484)	(353,175)
Net unrealised gains/(losses) on investments	11	207,845	14,652	2,719,802	2,942,299	1,057,598
Realised gains/(losses) on disposal of fixed assets		122	-	437,738	437,860	14,042
Net income/(expenditure)		(573,545)	4,526	3,229,694	2,660,675	718,465
Transfers between funds	23	498,778	–	(498,778)	–	–
Other recognised gains and losses						
(Increase)decrease in pension fund deficit	21	51,000	–	–	51,000	(110,000)
Net movement in funds		(23,767)	4,526	2,730,916	2,711,675	608,465
Reconciliation of funds						
Total funds brought forward		3,079,197	1,058,401	40,405,225	44,542,823	43,934,358
Total funds carried forward	23	3,055,430	1,062,927	43,136,141	47,254,498	44,542,823

The statement of financial activities includes all gains and losses recognised in the year.
Income and expenditure derive from continuing activities.

The Hospital of God at Greatham

Statement of Financial Position

Year ended 31 October 2021

		2021	2020
		£	£
Fixed assets			
Tangible fixed assets	15	**8,674,484**	8,898,200
Investments	16	**35,835,625**	32,814,363
		44,510,109	41,712,563
Current assets			
Debtors	18	**324,909**	407,558
Cash at bank and in hand		**3,230,120**	3,114,696
		3,555,029	3,522,254
Creditors: amounts falling due within one year	19	**(565,634)**	(394,892)
Net current assets		**2,989,395**	3,127,362
Total assets less current liabilities		**47,499,504**	44,839,925
Creditors: amounts falling due after more than one year	20	**(92,006)**	(93,102)
Provisions for liabilities	21,22	**(153,000)**	(204,000)
Net assets		**47,254,498**	44,542,823
Funds of the charity			
Endowment funds		**43,136,141**	40,405,225
Restricted funds		**1,062,927**	1,058,401
Unrestricted funds		**3,055,430**	3,079,197
Total charity funds	23	**47,254,498**	44,542,823

These financial statements were approved by the board of trustees and authorised for issue on 12 July 2022, and are signed on behalf of the board by:

Lois Neal
Chair of Trustees from April 2022

The Hospital of God at Greatham

Statement of Cash Flows

Year ended 31 October 2021

	2021 £	2020 £
Cash flows from operating activities		
Net income/(expenditure)	**2,660,675**	718,465
Adjustments for:		
Depreciation of tangible fixed assets	**231,445**	239,067
Net valuation (gains)/losses on investments	**(2,942,299)**	(1,057,598)
Net (gains)/losses on disposal of tangible fixed assets	**(437,860)**	(14,042)
Dividends, interest and rents from investments	**(853,731)**	(838,188)
Interest payable and similar changes	**10,440**	10,541
Increase/(decrease) in accrued liabilities	**110,464**	(39,495)
Changes in:		
Trade and other debtors – (increase)/decrease	**82,649**	80,725
Trade and other creditors – increase/(decrease)	**60,165**	(81,464)
Cash generated from/(used in) operating activities	**(1,078,052)**	(981,989)
Interest paid	**(10,440)**	(10,541)
Net cash generated from/(used in) operating activities	**(1,088,492)**	(992,530)
Cash flows from investing activities		
Dividends, interest and rents from investments	**853,731**	838,188
Purchase of tangible assets	**(22,536)**	-
Proceeds from sale of tangible assets	**452,667**	45,645
Purchases of other investments	**(236,096)**	(116,320)
Proceeds from sale of other investments	**157,133**	-
Net cash from investing activities	**1,204,889**	767,513
Cash flows from financing activities		
Loan repayments	**(983)**	(883)
Net cash used in financing activities	**(983)**	(883)
Net increase/(decrease) in cash and cash equivalents	**115,424**	(225,900)
Cash and cash equivalents at beginning of year	**3,114,696**	3,340,596
Cash and cash equivalents at end of year	**3,230,120**	3,114,696

1. General information

The charity is a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales.

The charity constitutes a public benefit entity as defined by FRS 102.

As corporate trustee the company administers the endowment fund of the Hospital of God at Greatham which is an unincorporated charity. The endowment funds thus do not form part of the corporate assets of the company but are instead held on trust by the charitable company. In accordance with Charity Commission recommendations the endowment fund held on trust is included in the financial statements of the charitable company but is distinguished from the charitable company's other funds. In accordance with the Charity Commission Scheme of 27 June 2002 income generated from investments within the charity's endowment fund becomes available for use by the charitable company in furtherance of its objectives as does capital growth on the financial investments covered by the order for total return dated 15 November 2010 referred to in Note 17 of this report.

Under an Order of the Charity Commission dated 28 July 2017 the charitable company was appointed sole trustee of the Charity of Emma Simpson for Almshouses (charity reg. 222517, now 1123540-2), an unincorporated charity. The charitable company, as corporate trustee, thereby administers the endowment and other funds of the Charity of Emma Simpson for Almshouses, which do not form part of the corporate assets of the company but are instead held on trust by the charitable company in a restricted fund. In accordance with the Order, the Charity of Emma Simpson for Almshouses is treated as forming part of The Hospital of God at Greatham for the purpose of Part 8 (accounting) of the Charities Act 2011.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustee for particular future projects or commitments.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal and fall into one of two sub-classes: restricted income funds or endowment funds. The charity's restricted funds comprise its permanent endowment, the Stockton Relief in Need endowment fund and restricted funds relating to The Charity of Emma Simpson for Almshouses as referred to in Note 1.

Income recognition

Income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following points are applied to particular categories of income:

- Income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable, and its amount can be measured reliably.
- Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- Income from contracts for the supply of services is recognised upon the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Expenditure recognition

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any value added tax which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- Expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- Expenditure on charitable activities includes all costs incurred by the charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

3. Accounting policies *(continued)*

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Increases and decreases in the carrying amount of assets as a result of revaluation are recognised in the Statement of Financial Activities.

Depreciation

Depreciation is calculated in order to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2.5% reducing balance
Equipment	-	20% reducing balance

Investments

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure.

3. Accounting policies *(continued)*

Defined contribution pension schemes

Contributions to defined contribution pension schemes are recognised as an expense in the period in which the service is provided.

4. Limited by guarantee

The charity is a company limited by guarantee and has no share capital. In the event of the charity being wound up the liability in respect of the guarantee is limited to £1 per member of the charity.

5. Donations and legacies

	Unrestricted Funds £	**Total Funds 2021 £**	Unrestricted Funds £	Total Funds 2020 £
Donations				
Donations and legacies	**8,615**	**8,615**	100,055	100,055
Sponsorship and other				
Sponsorship and other income	**10,438**	**10,438**	15,216	15,216
	19,053	**19,053**	115,271	115,271

6. Income from charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2021 £**
Residential care	**2,750,111**	-	**2,750,111**
Community services	**830,832**	-	**830,832**
Supported almshouses	**532,275**	**36,356**	**568,631**
Other charitable activities	**7,136**	-	**7,136**
	4,120,354	**36,356**	**4,156,710**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Residential care	2,663,237	-	2,663,237
Community services	845,808	-	845,808
Supported almshouses	517,023	35,635	552,658
Other charitable activities	7,169	-	7,169
	4,033,237	35,635	4,068,872

7. Investment income

	Unrestricted Funds £	Endowment Funds £	**Total Funds 2021 £**
Income from investment properties	**596,550**	**–**	**596,550**
Interest and dividends	**15,894**	**241,287**	**257,181**
	612,444	**241,287**	**853,731**

	Unrestricted Funds £	Endowment Funds £	Total funds 2020 £
Income from investment properties	574,245	–	574,245
Interest and dividends	26,415	237,528	263,943
	600,660	237,528	838,188

8. Investment management costs

	Unrestricted Funds £	Endowment Funds £	**Total Funds 2021 £**
Portfolio management	–	**157,133**	**157,133**
Property repairs and maintenance charges	**152,125**	**–**	**152,125**
Support costs	**78,974**	**–**	**78,974**
	231,099	**157,133**	**388,232**

	Unrestricted Funds £	Endowment Funds £	Total Funds 2020 £
Portfolio management	–	141,241	141,241
Property repairs and maintenance charges	232,771	–	232,771
Support costs	72,158	–	72,158
	304,929	141,241	446,170

9. Expenditure on charitable activities by fund type

	Unrestricted Funds	Restricted Funds	Endowment Funds	**Total Funds 2021**
	£	£	£	£
Residential care	**2,947,803**	–	–	**2,947,803**
Community services	**748,871**	–	–	**748,871**
Supported almshouses	**489,285**	**40,236**	–	**529,521**
Grants	**84,620**	–	**12,000**	**96,620**
Fundraising fund costs	**13,529**	–	–	**13,529**
Support costs	**1,016,426**	**6,246**	–	**1,022,672**
Other charitable activities	**1,730**	–	–	**1,730**
	5,302,264	**46,482**	**12,000**	**5,360,746**

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2020
	£	£	£	£
Residential care	2,547,650	–	–	2,547,650
Community services	955,033	–	–	955,033
Supported almshouses	354,743	34,839	–	389,582
Grants	50,000	–	3,000	53,000
Fundraising fund costs	12,008	–	–	12,008
Support costs	958,099	11,895	–	969,994
Other charitable activities	2,069	–	–	2,069
	4,879,602	46,734	3,000	4,929,336

10. Expenditure on charitable activities by activity type

	Activities undertaken directly	**Support costs**	**Total funds 2021**	Total fund 2020
	£	£	£	£
Residential care	**2,947,803**	**488,697**	**3,436,500**	2,995,084
Community services	**748,871**	**329,003**	**1,077,874**	1,276,043
Supported almshouses	**529,521**	**176,030**	**705,551**	570,274
Grants	**96,620**	**28,942**	**125,562**	73,858
Fundraising fund costs	**13,529**	–	**13,529**	12,008
Other charitable costs	**1,730**	–	**1,730**	2,069
	4,338,074	**1,022,672**	**5,360,746**	4,929,336

All grants made were awarded to organisations and no grants were made to individuals. The highest grant awarded to any organisation during the year was £2,000 and no single organisation received more than £2,000 in grants during the year. All grants awarded are unconditional.

11. Net unrealised gains on investments

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	**Total Funds 2021 £**
Unrealised gains/(losses) on listed investments	**207,845**	**14,652**	**2,719,802**	**2,942,299**

	Unrestricted Funds	Restricted Funds £	Endowment Funds £	Total Funds 2020 £
Unrealised gains/(losses) on listed investments	(26,526)	(7,016)	1,091,140	1,057,598

12. Net income

Net income is stated after charging:

	2021 £	2020 £
Auditor's remuneration	**8,220**	8,100
Depreciation of tangible fixed assets	**231,445**	239,067

13. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2021 £	2020 £
Wages and salaries	**2,792,106**	2,841,260
Social security costs	**183,553**	182,660
Employer contributions to defined contribution pension schemes	**52,070**	51,239
Employer contributions to defined benefit pension schemes	**72,057**	78,738
Operating costs of defined benefit pension scheme	**33,573**	43,315
	3,133,359	3,197,212

Included in employer contributions to defined benefit schemes is a payment of £48,000 to the Greatham Hospital Pension Scheme under the agreed deficit recovery plan. Further details are given in Note 22 to these accounts.

The average head count of employees during the year was **164** (2020: 182), analysed as follows:

	2021 No	2020 No.
Management and administration	**12**	11
Care services	**149**	168
Estate	**3**	3
	164	182

The number of employees, whose remuneration for the year fell within the following bands, was:

	2021 No.	2020 No.
£70,000 to £79,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £222,559 (2020: £213,331).

14. Trustee remuneration and expenses

No remuneration was paid to the trustees.

15. Tangible fixed assets

	Freehold property £	Equipment £	**Total £**
Cost			
At 1 November 2020	13,032,575	210,109	13,242,684
Additions at cost	-	22,536	22,536
Transfer from other charity	-	-	-
Revaluation of almshouse properties	-	-	-
		-	
Disposals	(38,038)	(28,200)	(66,238)
At 31 October 2021	**12,994,537**	**204,445**	**13,198,982**
Depreciation			
At 1 November 2020	4,164,646	179,838	4,344,484
Charge for the year	221,391	10,054	231,445
Disposals	(25,776)	(25,655)	(51,431)
At 31 October 2021	**4,360,261**	**164,237**	**4,524,498**
Carrying amount			
At 31 October 2021	**8,634,276**	**40,208**	**8,674,484**
At 31 October 2020	8,867,929	30,271	8,898,200

During the year two leasehold properties were disposed of. The net proceeds from the sales amounted to £450,000 and this sum was added to the Building Fund during the year.

16. Investments

	Listed investments £	Investment properties £	**Total £**
Cost or valuation			
At 1 November 2020	21,396,113	11,418,250	32,814,363
Additions	236,096	–	236,096
Disposals	(157,133)	–	(157,133)
Fair value movements	2,942,299	–	2,942,299
At 31 October 2021	24,417,375	11,418,250	35,835,625
Impairment			
At 1 November 2020 and 31 October 2021	–	–	–
Carrying amount			
At 31 October 2021	**24,417,375**	**11,418,250**	**35,835,625**
At 31 October 2020	21,396,113	11,418,250	32,814,363

All investments shown above are held at valuation.

Listed investments

The charity's listed investments are largely held within a portfolio of investments managed by the charity's professional fund managers with some additional direct holdings in common investment funds. The managed portfolio holds investments in the form of equities, fixed income securities, hedge funds and commodities all of which are part of publicly traded markets where trading is based upon quoted prices. The fair value of all holdings is based upon the quoted market prices of the various holdings. The managed portfolio also includes foreign currency contracts which act as a hedge against the effect of currency fluctuations within the portfolio. The fair value of foreign currency forward contracts within the managed portfolio is based on the difference between the exchange rate agreed at the inception of the forward contract and the exchange rate prevailing at the reporting date.

An analysis of listed investments by fund is as follows:	**2021 £**	2020 £
Permanent endowment fund	23,096,752	20,322,857
Non-permanent endowment funds	145,145	120,256
Total endowment funds	23,241,897	20,443,113
Restricted funds	68,489	53,858
Unrestricted funds	1,106,989	899,142
	24,417,375	21,396,113

Investment properties

All fixed asset investments are held within the United Kingdom. The investment properties are stated at open market valuation. A full professional valuation was carried out at 31 October 2013 by Thomas Stevenson, Chartered Surveyors. The trustees are of the opinion that this valuation continues to represent the open market value of the portfolio at the balance sheet date. The investment properties are assets of the charity's permanent endowment fund.

17. Total return approach to investment of permanent endowment

The charity's listed investments include the charity's managed endowment fund investment portfolio. This portfolio is accounted for on a total return basis in accordance with an order for total return received on 15 November 2010 from the Charity Commission.

During the year the charity made a transfer from unapplied total return to the trust for endowment in order to maintain the real value of the trust for investment. The amount transferred each year is based on an average of the RPI and CPI indices prevailing during the period since the trust value for endowment was established in 2010.

The movements in the trust for investment and the unapplied total return during the year are as follows:

Endowment investments subject to total return	**Trust for investment £**	**Unapplied total return £**	**Total £**
At 31 October 2020			
Gift component of the permanent endowment	18,035,230	-	18,035,230
Unapplied total return	-	2,269,505	2,269,505
Total at 31 October 2020	18,035,230	2,269,505	20,304,735
Movements in the reporting period			
Investment returns - dividends and interest	-	236,096	236,096
Investment returns – realised and unrealised gains and (losses)	-	2,693,199	2,693,199
Additions to trust for investment	-	-	-
Income repaid to unapplied total return in year	-	-	-
Less: Investment management costs	-	(157,133)	(157,133)
Total movements in the reporting period before transfers	-	2,772,162	2,772,162
Transfer from unapplied total return to maintain real value of trust for investment	1,030,329	(1,030,329)	-
Net movements in the reporting period	1,030,329	1,741,833	2,772,162
At 31 October 2021			
Gift component of the permanent endowment	**19,065,559**	-	**19,065,559**
Unapplied total return	-	**4,011,338**	**4,011,338**
Total at 31 October 2021	**19,065,559**	**4,011,338**	**23,076,897**

18. Debtors

	2021	2020
	£	£
Trade debtors	**195,107**	282,030
Prepaid expenses	**83,283**	80,932
Accrued income and sundry debtors	**46,519**	44,596
	324,909	407,558

19. Creditors: amounts falling due within one year

	2021	2020
	£	£
Trade creditors	**295,724**	234,051
Accruals and deferred income	**225,785**	115,321
Social security and other taxes	**43,030**	44,538
Mortgage loan	**1,095**	982
	565,634	394,892

20. Creditors: amounts falling due after more than one year

	2021	2020
	£	£
Mortgage loan	**92,006**	93,102

The mortgage loan was transferred to the charity from the Stockton Almshouses Charity during the year ended 31 October 2010. The mortgage loan is secured by a legal charge over the property at Trinity Gardens, Stockton on Tees.

21. Provisions for liabilities

	Pensions and similar obligations Note 22
	£
At 1 November 2020	204,000
Decrease in provision during the year	(51,000)
At 31 October 2021	**153,000**

22. Pensions and other post-employment benefits

Defined contribution plans

The amount recognised in expenditure as an expense in relation to defined contribution plans was £52,070 (2020: £51,239).

Defined benefit plans

The charity operates and is the sole sponsoring employer of the Greatham Hospital Pension Scheme ("the scheme"), a defined benefit pension scheme which provides benefits based on final salary and length of service on retirement, leaving service or death. The pension scheme was closed to new members on 14 December 2005.

The scheme is managed by a board of trustees appointed in part by the charity and in part from elections by scheme members. The trustees have responsibility for obtaining valuations of the fund, administering benefit payments and investing the scheme's assets. The trustees delegate some of these functions to their professional advisers where appropriate.

The scheme is subject to the statutory funding objective under the Pensions Act 2004. A valuation of the scheme is carried out at least once every three years to determine whether the statutory funding objective is met. As part of the process the employer must agree with the trustees of the scheme the contributions to be paid to meet the statutory funding objective.

The most recent comprehensive actuarial valuation of the scheme was carried out as at 31 October 2019. This valuation calculated an actuarial deficit of £230,000 as at that date. To eliminate this funding shortfall the trustees and the scheme have jointly agreed a recovery plan whereby the charity makes an additional contribution of £48,000 to the scheme each year, with the first payment in November 2020 and the final payment in November 2024. These contributions are expected to eliminate the shortfall by November 2024.

The next valuation of the scheme is due as at 31 October 2022. In the event that this valuation reveals a larger deficit than expected the charity may be required to increase contributions above those set out in the existing schedule of contributions. Conversely if the position is better than expected, it is possible that contributions may be reduced.

As the scheme remains open to future accrual, the employer pays contributions to the scheme for future service benefits. During the year ended 31 October 2021 the employer paid contributions at the rate of 28% of gross pensionable salary for active members in accordance with the schedule of contributions. Employees who are active members are not required to make any contribution.

The charity expects to pay contributions of around £75,000 to the scheme in the year to 31 October 2022, including the agreed deficit recovery payment.

The charity administers the scheme and meets all running costs of the scheme.

The following disclosures have been provided by the scheme actuary to meet the requirements of FRS 102 for the purposes of these accounts.

At 31 October 2021 there was a deficit of £153,000. This compares to a deficit of £204,000 at the previous review date. The reduction in the deficit over the period is primarily due to the payments made by the charity to the scheme under the recovery plan.

There were no plan amendments, curtailments or settlements during the period.

Explanation of amounts in the financial statements

The amount recognised in the Statement of Financial Position is as follows:

Amounts recognised in the Statement of Financial Position	As at 31 October 2021 £	As at 31 October 2020 £
Fair value of assets	3,686,000	3,361,000
Present value of funded obligations	(3,839,000)	(3,565,000)
Net defined benefit asset/(liability)	**(153,000)**	**(204,000)**

The fair value of the scheme's investment assets at 31 October 2020 analysed by major asset class is as follows:

Asset class	31 October 2021 £
Diversified growth fund	2,121,000
Corporate bonds	1,080,000
Index-Linked Gilts	483,000
Cash	2,000
Total	**3,686,000**

The actual return on the scheme's assets during the year was a gain of £369,000 (2020 gain of £102,000).

The change in the fair value of the scheme's assets over the year is as follows:

Change in fair value of scheme assets	As at 31 October 2021 £	As at 31 October 2020 £
Fair value of scheme assets at the beginning of the year	**3,361,000**	**3,290,000**
Interest on assets	57,000	65,000
Employer contributions paid to scheme in year	72,000	79,000
Contributions by scheme participants	0	0
Benefits paid by scheme in year	(116,000)	(110,000)
Administration costs	0	0
Change due to settlements	0	0
Return on scheme assets less interest	312,000	37,000
Fair value of scheme assets at the end of the year	**3,686,000**	**3,361,000**

The change in the present value of the scheme's funded defined benefit obligations over the year is as follows:

Change in present value of defined benefit obligations	**As at 31 October 2021 £**	**As at 31 October 2020 £**
Defined benefit obligations of the scheme at the beginning of the year	**3,565,000**	**3,384,000**
Current service cost	27,000	31,000
Contributions by scheme participants	0	0
Past service cost	0	0
Interest cost	60,000	67,000
Benefits paid by scheme in year	(116,000)	(110,000)
Change due to settlements	0	0
Experience (gain)/loss on defined benefit obligation	0	0
Changes to assumptions	303,000	193,000
Defined benefit obligations of the scheme at the end of the year	**3,839,000**	**3,565,000**

The net amount recognised in the Statement of Financial Activities is as follows:

Net amount recognised in the Statement of Financial Activities	**Year ended 31 October 2021 £**	**Year ended 31 October 2020 £**
Total income/(costs) recognised in the year, as detailed below	(30,000)	(33,000)
Total re-measurement gains/(losses) in the year, as detailed below	9,000	(156,000)
Employer contributions	72,000	79,000
Net amount recognised in the Statement of Financial Activities	**51,000**	**(110,000)**

The income and costs recognised in the year are as follows:

Costs/(income) recognised in the year	Year ended 31 October 2021 £	Year ended 31 October 2020 £
Current service cost	27,000	31,000
Administration costs	-	-
Interest on liabilities	60,000	67,000
Interest on assets	(57,000)	(65,000)
Past service cost	-	-
Settlement cost	-	-
Total costs/(income) recognised in the year	**30,000**	**33,000**

The re-measurement gains and losses recognised in the year are as follows:

Re-measurement losses/(gains) recognised in the year	Year ended 31 October 2021 £	Year ended 31 October 2020 £
Loss/(gain) on scheme assets in excess of interest	(312,000)	(37,000)
Experience losses/(gains) on liabilities	0	0
Losses/(gains) from changes to demographic assumptions	0	0
Losses/(gains) from changes to financial assumptions	303,000	193,000
Total re-measurement losses/(gains) recognised in the year	**(9,000)**	**156,000**

Principal assumptions

The principal assumptions used to calculate scheme liabilities in accordance with FRS102 are as follows:

	31 October 2021	31 October 2020
Discount rate	1.75% pa	1.70% pa
Inflation (RPI)	3.40% pa	3.00% pa
Inflation (CPI)	2.90% pa	2.10% pa
Salary increases	3.40% pa	3.00% pa
Pension increases - discretionary	1.40% pa	1.05% pa
Pension increases - CPI max 5%	2.80% pa	2.10% pa
Pension increases - RPI max 2.5%	2.30% pa	2.10% pa
Post retirement mortality	S3NA tables with CMI 2018 projections using a long term improvement rate of 1.50% pa	S3NA tables with CMI 2018 projections using a long term improvement rate of 1.50% pa
Commutation	Members are assumed to take 20% of their pension as cash at retirement	
Life expectancy at age 65 of male aged 45	24.1	24.0
Life expectancy at age 65 of male aged 65	22.4	22.3
Life expectancy at age 65 of female aged 45	26.5	26.4
Life expectancy at age 65 of female aged 65	24.8	24.7

23. Analysis of charitable funds

Unrestricted funds

	At 1 Nov 2020 £	Income £	Expenditure £	Transfers	Gains and losses £	At 31 Oct 2021 £
General fund	263,789	4,734,277	(5,201,970)	(346,838)	258,967	**(291,775)**
Fundraising fund	46,126	10,438	(13,528)	-	-	**43,036**
Building Fund	472,256	-	-	450,000		**922,256**
Development fund	613,124	-	(22,825)	-	-	**590,299**
Extraordinary repair fund	1,683,902	7,136	(295,040)	395,616	-	**1,791,614**
	3,079,197	4,751,851	(5,533,363)	498,778	258,967	**3,055,430**

Restricted funds

	At 1 Nov 2020 £	Income £	Expenditure £	Transfers	Gains and losses £	At 31 Oct 2021 £
The Charity of Emma Simpson for Almshouses	1,058,401	36,356	(46,482)	-	14,652	**1,062,927**

Endowment funds

	At 1 Nov 2020 £	Income £	Expenditure £	Transfers	Gains and losses £	At 31 Oct 2021 £
Permanent Endowment Fund	40,254,824	236,679	(157,133)	(498,778)	3,132,651	**42,968,243**
Stockton Relief in Need Fund	150,401	4,608	(12,000)	-	24,889	**167,898**
	40,405,225	241,287	(169,133)	(498,778)	3,157,540	**43,136,141**

24. Analysis of net assets between funds

	Unrestricted funds £	Restricted funds	Endowment funds £	2021 Total funds £
Fixed assets				
Tangible fixed assets	**40,214**	**853,986**	**7,780,284**	**8,674,484**
Investments – investment properties	**-**	**-**	**11,418,250**	**11,418,250**
Investments – listed investments	**1,106,989**	**68,489**	**23,241,897**	**24,417,375**
	1,147,203	**922,475**	**42,440,431**	**44,510,109**
Net current assets				
Debtors	**324,909**	**–**	**–**	**324,909**
Cash at bank and in hand	**3,230,120**	**–**	**–**	**3,230,120**
Creditors due within one year	**(565,634)**	**–**	**–**	**(565,634)**
Inter-fund balances	**(836,162)**	**140,452**	**695,710**	**–**
	2,153,233	**140,452**	**695,710**	**2,989,395**
Total assets less current liabilities	**3,300,436**	**1,062,927**	**43,136,141**	**47,499,504**
Creditors: amounts falling due after more than one year	**(92,006)**	**–**	**–**	**(92,006)**
Provisions for liabilities	**(153,000)**	**–**	**–**	**(153,000)**
Net assets (total funds)	**3,055,430**	**1,062,927**	**43,136,141**	**47,254,498**

	Unrestricted funds £	Restricted funds	Endowment funds £	2020 Total funds £
Fixed assets				
Tangible fixed assets	30,277	875,883	7,992,040	8,898,200
Investments – investment properties	-	-	11,418,250	11,418,250
Investments – listed investments	899,144	53,837	20,443,132	21,396,113
	929,421	929,720	39,853,422	41,712,563
Net current assets				
Debtors	407,558	–	–	407,558
Cash at bank and in hand	3,114,696	–	–	3,114,696
Creditors due within one year	(394,892)	–	–	(394,892)
Inter-fund balances	(680,484)	128,681	551,803	–
	2,446,878	128,681	551,803	3,127,362
Total assets less current liabilities	3,376,299	1,058,401	40,405,225	44,839,925
Creditors: amounts falling due after more than one year	(93,102)	–	–	(93,102)
Provisions for liabilities	(204,000)	–	–	(204,000)
Net assets (total funds)	3,079,197	1,058,401	40,405,225	44,542,823

25. Trustee related party transactions and interests

Robert Eden, who served as trustee during the year, was during the year an employer-nominated trustee of the Greatham Hospital Pension Scheme, of which the charity is the sponsoring employer.

Trustees are reimbursed for their travel on a mileage basis. During the year there were no payments of expenses or mileage to trustees (2020: £255).

26. Going concern

The trustees consider that the charity is a going concern and that there are no material uncertainties or events which cast doubt upon its ability to continue as a going concern. In assessing the going concern position of the charity for the year ended 31st October 2021 the trustees have considered the future outlook and in doing so looked at the future operating results, cash flows and facilities available. Based on these facts the going concern basis has been adopted in the preparation of the financial statements.

27. Post balance sheet event

The Trustees decided to review the options for Gretton Court Nursing Home and in December 2021 took the very difficult decision to close the nursing home. The home was formally closed at the end of March 2022. Income from the service was £1.6m during the year ended 31 October 2021 with associated costs of £1.7m. The day centre service will continue to operate from the building so property costs will still be incurred which, for the year ended 31 October 2021, amounted to approximately £0.1m. Redundancy costs including notice and accrued holidays are estimated at £270k

The closure of the nursing home represents a post balance sheet non-adjusting event.

END

The Greatham Foundation Ltd

England & Wales - Charity number 1123540

Accounts

Registered Charity No 1123540 Company No 6533385
A Limited Company Registered in England and Wales

The Hospital of God at Greatham

Trustees' Annual Report and Accounts for the year ended 31 October 2020

A place to live, a place to love, a place to belong

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Introduction
Message from the chair

Welcome to our report for November 2019 until October 2020, a year in which the charity has had to demonstrate significant flexibility and adaptability to maintain the services for those who depend upon us. I should like to extend the thanks of the board of trustees to the staff, volunteers, our beneficiaries and their families for their stoicism, dedication, cooperation, and generosity during this very trying time. This has been a period of real challenge for the charity, but it has been more so for individuals. We mourn the tragic loss of life, the impact on health and the grief caused during the pandemic. Maintaining a safe environment has been our first priority, especially challenging during the early days when there was limited reliable guidance. I should like to acknowledge the support from the local NHS and authorities who have been our partners throughout.

Even with the pressures of the pandemic, the charity has made progress in the development of support services such as the major upgrade of the IT system and the works to the almshouses. The provision of the "hospital to home" services, adapting how we deliver our day-to-day residential and community-based services demonstrated the flexibility and resilience of all our staff: front line and support services, administrative and finance. Their efforts provided vital services both to the community and individuals; we thank them all.

I am pleased to report that we have improved our governance. The decision about the breadth of our future services has yet to be finalised but the trustees have a clear plan and are working towards a conclusion. We have strengthened our succession arrangements and our new structure should guarantee a more stable future.

It will be a long haul out of this turbulent period and the trustees recognise the reliance upon our staff demonstrated by the pay rise this year. The charity will change in some areas as a result of this last year but we will continue to be dedicated in providing care and support services to older people and the dementia community in the North East Region.

Christopher Dickinson
Chair of trustees

15 July 2021

Introduction
Message from the director

We started this reporting period with our vision day in October 2019, where we were joined by people who use our services, staff team members, trustees, and colleagues from the local authority. We discussed the impact of dementia and in particular early onset dementia, using the "butterfly model" to develop our person-centred care approach in our care homes and day services. It is here we made a positive commitment to seeking to develop our services, doing everything we can to be truly person centred, outcomes focused and in addition to tackle loneliness and to make the best use of our assets. We sought to build on this by holding full staff team events, revisiting our values, focusing on what is important to the people who live in our homes, houses or who access our services and to be able to better connect. This was just before lockdown.

Whilst our commitment is maintained to deliver excellent services, develop, and support our team members, Covid-19 meant we have had to change from a viewpoint of development to managing the risks that emerged. We knew that our general direction of travel was still right, but were acutely aware of the potential financial impacts of Covid-19 on the charity and therefore amended our strategic objectives to reflect the need to move our focus away from seeking to develop and invest in new services to making sure we navigate through the crisis and build our financial sustainability across the charity, managing the new risks that Covid-19 presents.

We took steps early on to "lockdown" our care homes and services to reduce the risk of transmission, these were difficult and necessary decisions. We continue to adapt our services so they can safely resume in this changed environment. Safe to say this has been the most challenging working year of our lives.

Our staff team adapted to new ways of working, we all became key workers, some key staff needed to work in our offices for administration and finance purposes, while others have been able to work from home. As lockdown eases, we are now working on a "hybrid" model. Every staff member has had to adapt in their own ways, and we are thankful for their adaptability, flexibility, commitment, continued professionalism and indeed resilience. We committed early on to ensuring that anybody who was unable to come into the workplace because they had suspected Covid-19 symptoms, including those who were shielding would continue to receive their normal pay. This was later identified within national guidelines as good practice.

We sought to mobilise our staff team to be prepared to ensure that we were able to maintain staffing levels in our care homes. Staff committed to working in our care homes to support their colleagues. Simple innovations like providing transport helped with this. Our staff were and still are fantastic, it was a scary time for us all, but they delivered.

We invested in providing computers for residents in our care homes to enable communications with families during lockdown and to access resources on the web.

Covid-19 has impacted on every aspect of the charity's operations and activities, dealing with many emerging situations, testing every part of the charity's operations. Our earlier decision to invest in the development of our IT systems has been so valuable, people have been able to work from home, and we have been able to meet virtually, including with the board of trustees. Many of our systems and processes have continued to move from paper-based systems to online and IT based systems. A transition that we are still driving forward.

We also sought to support our local community businesses in the village of Greatham where we are situated, many faced closing due to lockdown, and we worked with them to minimise the financial impact. We also took steps to use our small grants programme to support the local voluntary and community

sector during this crisis and quickly established an emergency fund providing much needed resources to local organisations when they most needed it.

Like many in the adult care sector we faced the challenge of sourcing personal protective equipment ("PPE") for our staff members during a time of unprecedented worldwide demand. We did everything we could to ensure that our staff never went without appropriate PPE.

We took the decision to suspend all but essential recruitment, and where possible deferred spending to all but essential items.

Through the crisis we still sought to innovate, running our services virtually, providing daily telephone support to people, supporting people with essential tasks and when in crisis. Over 10,000 calls have been made.

Working with partners in the local authority and the NHS we developed an emergency "home from hospital" service within our Gretton Court Nursing Home providing nursing care for older people who have been in hospital, most recovering from Covid-19 infection, enabling them to receive nursing care, recover and return home or to residential care to meet their needs. This transformation has been a bright spot in our response to Covid-19.

After a hiatus caused by Covid-19 we have now continued with our plans for the digital transformation of the charity with several applications that will change how we work, the aim to give more time to spend with the people we care for and support.

Our board of trustees has met with the director on a regular basis, sometimes every two weeks as we navigated our way through this. These regular communications meetings have helped keep everyone informed, provide support to the director, and has facilitated swift decision making. The commitment of trustees throughout this has been second to none.

Lawrence McAnelly
Director
15 July 2021

Organisational details

The Hospital of God at Greatham is a registered charity (registration number 1123540) and a company limited by guarantee (registration number 6533385, England and Wales).

The registered office is The Estate Office, Greatham Hall, Greatham, Hartlepool, TS25 2HS.

The trustees of The Hospital of God at Greatham are directors for the purposes of company law and trustees for the purposes of charity law (hereinafter referred to as "the trustees"). The trustees who served during the year and up to the date this report was approved (15 July 2021) are:

Co-opted:
Christopher Dickinson (chair)
Margaret Bousfield
Robert Eden
Lois Neal
Kai Sander (appointed 28 April 2020)
Patricia Hancock (appointed 28 April 2020)
Annette Nylund (resigned 28 April 2020)
Mike Taylerson (resigned 28 April 2020)

Ex-officio:
The Venerable Richard Simpson (appointed 20 December 2020)
The Venerable Mark Wroe (resigned 23 October 2020)
The Venerable Robert Cooper (appointed 28 April 2020, resigned 23 September 2020)
Philippa Sinclair (nominee of The Bishop of Durham)

The charity director (chief executive and company secretary) is Lawrence McAnelly.

The names and addresses of the principal professional advisers are:

Auditors: William Fortune & Son, Chartered Accountants, Collingwood House, Hartlepool, TS24 7EN

Banker: Barclays Bank PLC, Stockton Business Centre, The Tees Group North, PO Box 7, Stockton on Tees, TS18 1AH

Investment Manager: JP Morgan Private Wealth Management Ltd, PO Box 68214,1 Knightsbridge, London SW1P 9UH

Solicitors: Archers Law LLP, Lakeside House, Kingfisher Way, Stockton on Tees, TS18 3NB

Solicitors: Ward Hadaway, Sandgate House, 102 Quayside, Newcastle upon Tyne, NE1 3DX

Pension Scheme Adviser: Barnett Waddingham, Pinnacle, 67 Albion Street, Leeds, LS1 5AA

TRUSTEES' ANNUAL REPORT (INCLUDING THE STRATEGIC REPORT)

About the charity

Our charitable objectives

The objectives of the charity, as stated in its memorandum of association are:

"The provision of housing accommodation and extra-care accommodation for beneficiaries

"The provision of grants not exceeding £5,000 in any one year for such parochial and charitable purposes within the parish of Greatham as the trustees think fit

"The relief of persons who are in conditions of need, hardship, or distress, including but not limited to sufferers of Alzheimer's disease and related disorders. The charity may relieve persons in need by making grants of money to them or for their benefit; by providing or paying for goods, services or facilities for them; or by making grants of money to other persons or bodies who provide goods, services or facilities to those in need

"The appropriation of bungalows, alms houses and other property belonging to the charity for the use of residents and brethren of the charity

"The maintenance of the chapel which is devoted to the performance of divine service for the benefit of the brethren and residents of the charity."

Our vision, mission and values

Our vision...

Our vision is that older people live independently, live well and enjoy life, that people living with a dementia, their families, and carers live life to the full and that our communities are strong, full of hope and resilient

Our mission…

We will deliver excellent quality care and support, placing people at the heart, be forward thinking, caring, dynamic, a great place to be and we will support and empower communities

Our values…

We will be kind, caring and compassionate, that everybody matters all of the time. We Listen, learn and strive for excellence and put people at the heart of everything we do

Our guiding principles…

What we do

We work to develop and provide excellent care, support and housing services for people, particularly older people and those living with a dementia.

We also support the voluntary and community sector and those not-for-profit organisations which make a difference to the lives of people in our communities through a grants programme.

The main charitable activities of the charity are:

- **Residential care** for older people at Stichell House, in the village of Greatham, near Hartlepool
- **Residential and nursing care** for older people living with dementia at Gretton Court in Hartlepool
- **Day care and community support services** for people living with dementia, and their families, delivered through our day centres, our community-based pastimes service and our family support services throughout Hartlepool and East Durham
- **Support, information, and advice** through our regular "memory lane" cafés and our dementia advisory service based in Hartlepool
- **Supported living for older people** in our almshouses located in Greatham, Norton, Stockton and the wider north east area
- **The making of grants** to other charitable organisations in the North East.

Why we do it

To enable people to live their life to the full, experiencing happiness, contentment, fulfilment and belonging.

To empower people and communities by being an excellent provider of care and support for older people, including those living with a dementia and their families and carers.

To make a difference to peoples' lives by:

- **enabling** people to be happy, content, and to live life to the full,
- by **building** a sense of belonging, reducing feelings of loneliness and isolation, and
- by **promoting** and maintaining peoples' independence and spirit.

How we do it

We work to achieve this by

- **Empowering** people at every level of the organisation-listen, learn, value, respect, lead
- **Collaborating** - engaging with, listening to and working with key stakeholders to develop good solutions and achieve great outcomes
- **Investing** - making the best use of our resources, our buildings, our assets and our funds
- **Transforming** our systems and processes to minimise waste, making the best use of good technology in order to get the best deals and always achieve good value
- **Focusing on outcomes** which serve to driving our performance, our decision making, and our accountability
- **Remembering our values** - underpinning every relationship, every intervention, every transaction

How we achieve our objectives

Our impact

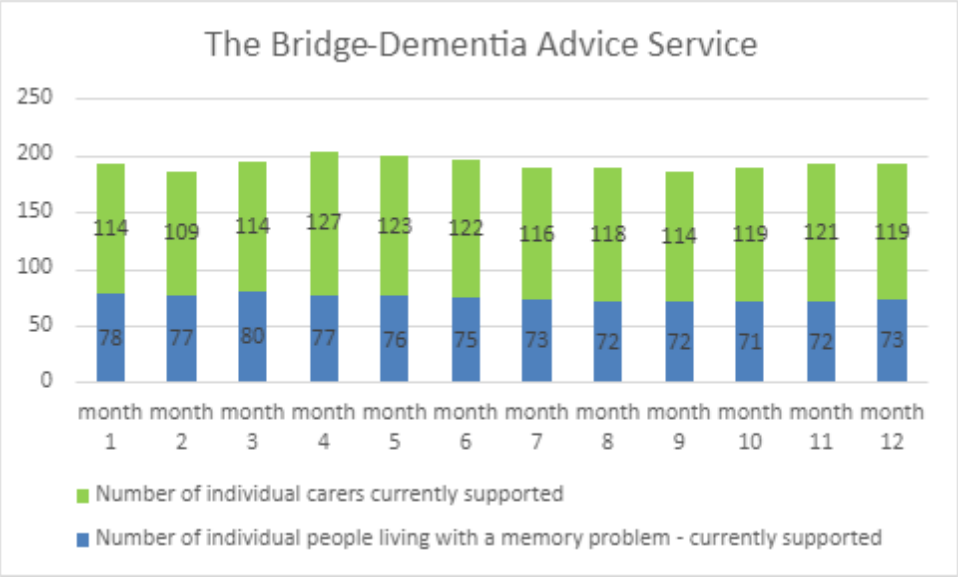
What we delivered and achieved in the year

This year has been like no other experienced due to the impact of Covid-19 on our communities and in particular older people. We have quickly adapted and changed how our services have been delivered to keep people safe, to keep providing care and support. This included taking the decision to focus our day services in East Durham, establishing the East Durham Dementia Hub in Horden and closing our two other day centres in Wheatley Hill and Seaham. At the beginning of lockdown we focused on providing telephone support, doorstep visits, carrying out essential shopping visits and pharmacy visits. Building on our investment in upgrading the charity's IT infrastructure in the previous year we quickly learnt how to use several platforms. We were able to provide in our homes tablets and free WiFi so families could at the least connect with their loved ones. We produced a regular newsletter, with updates, quizzes, and activities, most of all wherever possible we tried to ensure that people did not feel alone.

"The Bridge" – our dementia advisory service

> *"With the pandemic it was as though everything had shut down, but you were still there"*
> -comment from a client of The Bridge

The Bridge dementia advisory service provides information and support for people living with a dementia, including early onset dementia, and their families. Based in central Hartlepool, our team at The Bridge supported on average every month **75 people living with a dementia and 118 of their carers. Over the course of the 12 months we welcomed 105 people new to the service, people living with a dementia and their family carers.**

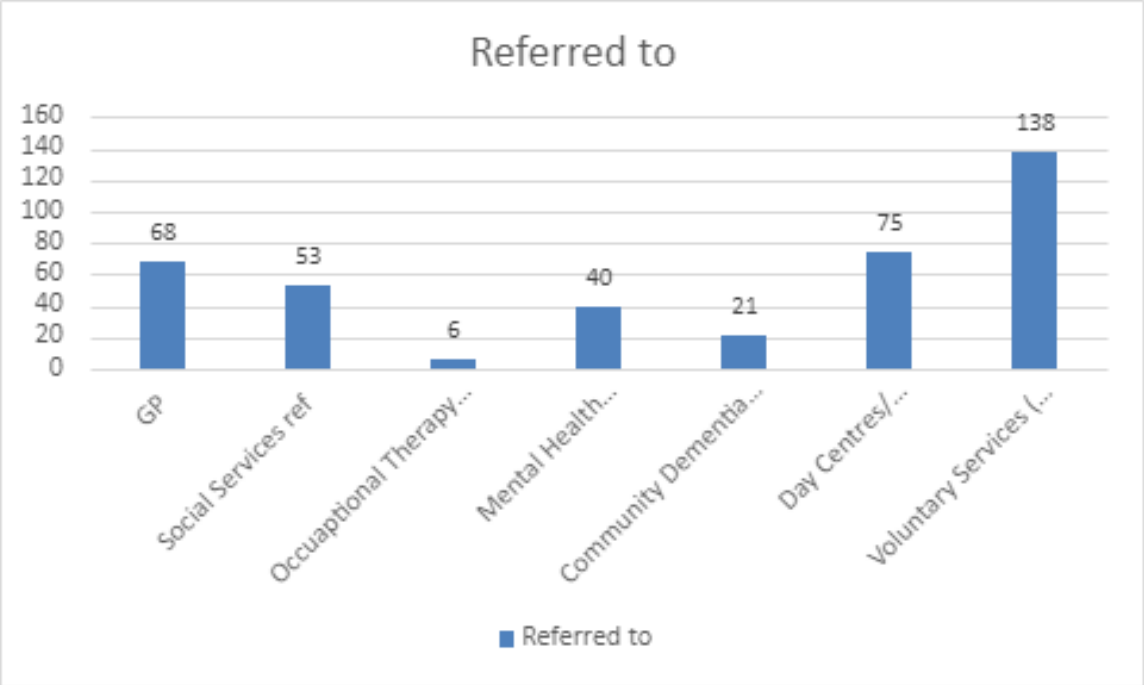


The delivery of support has been extended this year, finding new ways of work, making regular weekly calls to support people and importantly their carers through an incredibly difficult time. The service adapted, building people's confidence in using "zoom", running regular groups.

Through the year the service provided **4,131 interventions,** with over **2,877 regular support calls and mailings**. There was over a 400% increase in these activities as lockdown hit families hard.

"They have been marvellous, checking on me all the time to see if I needed anything at all, gave me the feeling of security" -comment from a client of The Bridge

The service continued to refer and signpost people to other services, to support them through this difficult period.



"Knowing there is regular contact from a genuine caring service that I can share progress and problems with give me the courage to continue caring each and every day"

"The weekly phone calls/ quizzes and the dementia newsletters are something we look forward to. These are very uplifting, and it keeps us in touch with the outside world. Many thanks for all the work you do for the dementia community it's very much appreciated."

"The ladies from The Bridge have been most supportive during lockdown, they have phoned regularly, and although we did not need support during this time, their interest and care had been very much appreciated. It is reassuring to know that help is available when required. I am very grateful for their cheerfulness and concern."

-comments from clients of The Bridge

"I am a support worker with Mental health services for older people (MHSOP) in Hartlepool. I wanted to let everyone know what a fantastic job the advisors at the bridge do. I have worked closely with the advisors over the past few years and can't tell you how valuable they have been and still are to me in my role and to the clients I work with. Once you visit the Bridge you will realise how knowledgeable the advisors are, they have endless information about what is available in the area for people living with dementia and their carers. They know who to contact with any problems you may be experiencing. The carer support they offer is amazing they encourage people living with dementia and their family and friends to call in and talk to them"

-feedback from a mental health professional

"The last six months have been difficult for us all, but for the people you support, infinitely more so. The work you have undertaken during lockdown has highlighted the dramatic impact Covid has had on those living with dementia, and how in many cases, the condition has been accelerated because of lockdown conditions. It also demonstrated the importance of cross service working and the work that has been done to develop excellent relationships with other CVS and statutory service providers, and the positive effect such working relationships have had during lockdown"

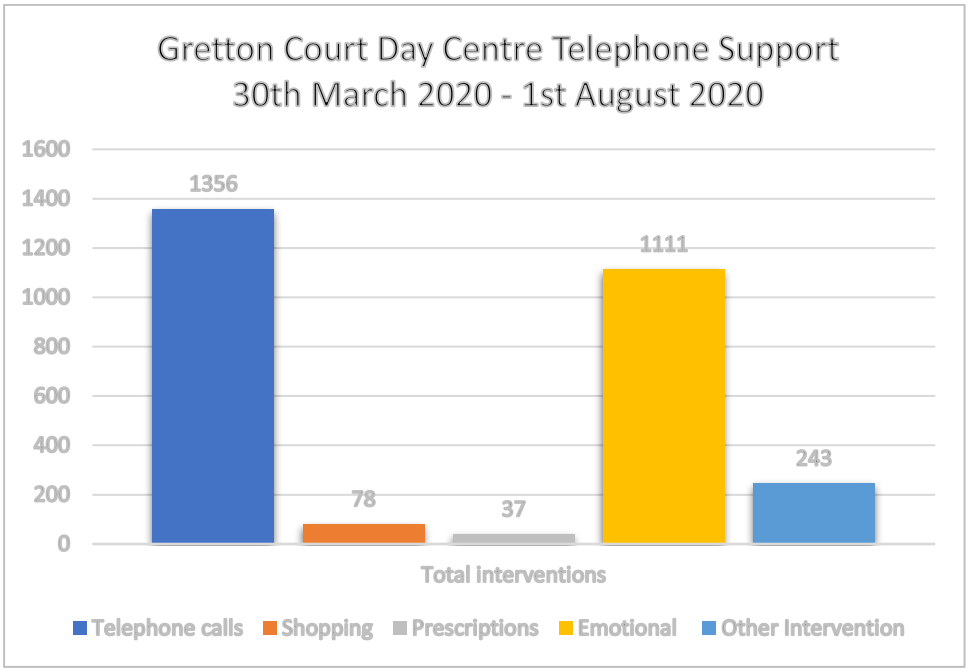
-feedback from Healthwatch

Hartlepool Day Services – for people living with a dementia and family member carers

Gretton Court Day Centre provides therapeutic care and support for **people living with a dementia** at Heather Grove in Hartlepool. This service at the beginning of the reporting period provided therapeutic group and social activities for people living with a dementia and support for family carers through the charity's family support service. The service was delivered six days per week, with an average of 10 people attending each day.

With lockdown, the service closed and changed to a combination of telephone support, essential calls, and doorstep visits. In turn the service worked closely with partners, including the local authority, other voluntary and community sector organisations and those from the private sector. One of the initiatives was working with Mecca Bingo which provided cooked meals for older people in Hartlepool. The activity, coordinated by the service provided a lifeline to people, giving them something to look forward to, and helped to connect and build relationships. Over **2,800** calls and essential visits carried out.

During the period March to August 2020 the following interventions were recorded:



The service re-opened its doors, in a safe, reduced format, to enable people to access the centre in October, when lockdown initially eased. We feel that the service has transformed and now is even more person centred and bespoke to the people who use it. Coupled with family support for carers, strong links with the local community we are confident that this approach will continue to enable positive outcomes for people living with a dementia.

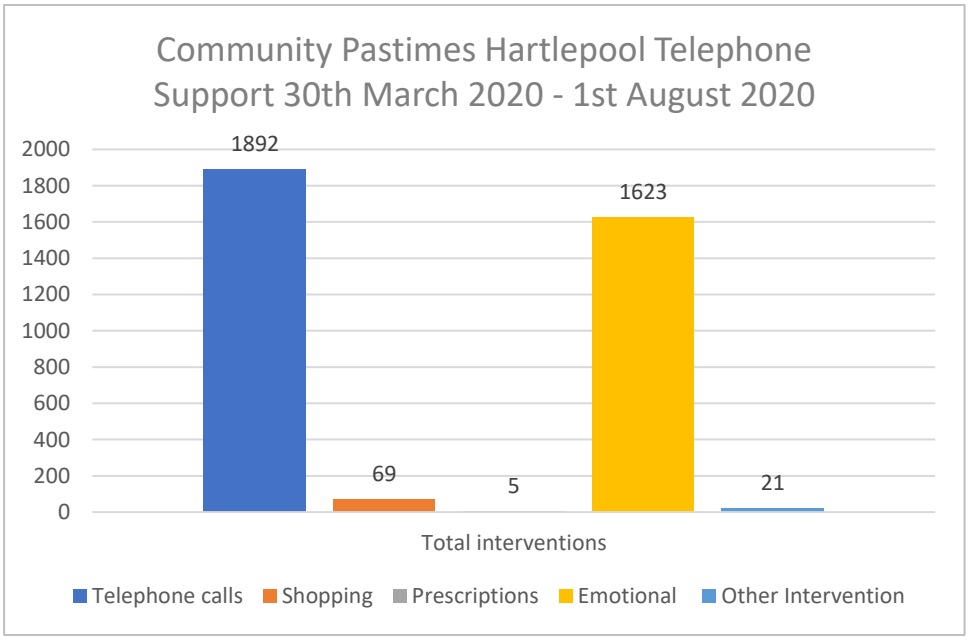
"The support offered has been brilliant. We are lucky to have a good family support. But we have been grateful for the calls offering support during these times"

"We cannot thank you all enough for your support, you have us feel cared for as we did not know anyone when we moved here. Just to know that there was someone at the end of the phone if needed help was a comfort to us. We thank each and everyone of you, for all that you have done and do for us and everyone else. God bless you all and stay safe"

- comments from clients of our Hartlepool Day Services

Community Pastimes – providing one to one community support for people living with a dementia

The Community Pastimes service provides **bespoke one to one community-based support** for people living with a dementia. Up to the first week in March 2020 the service provided a total of 1,716 and 975 hours of support in Hartlepool and East Durham, respectively. In early March, the decision was taken to postpone services and we quickly moved to a new style of delivery. During lockdown emotional welfare calls were made over seven days per week by services in Hartlepool and East Durham - in some cases twice per day for those clients who lived alone and for those more vulnerable. Numerous support calls were made for shopping and prescriptions. At the beginning of this period of lockdown there were 162 calls per week and at the end 139.



In August 2020, the service was able to resume the provision of one-to-one service, again an adapted model in line with guidelines. Between August and October, the service delivered 1,359 and 429 in-person calls in Hartlepool and East Durham respectively.

"We engaged in community pastimes to support my mum, the staff involved have been consummate professionals and taken great pride and care in taking care of her, thank you to all involved, this is a wonderful service"

"I had two calls every day I looked forward to the calls as I live alone. It was nice to know someone cared for me. I enjoyed talking to the girls"

*"It allowed me to leave the house for short periods of time without concern for ******'s (their family member) wellbeing"*

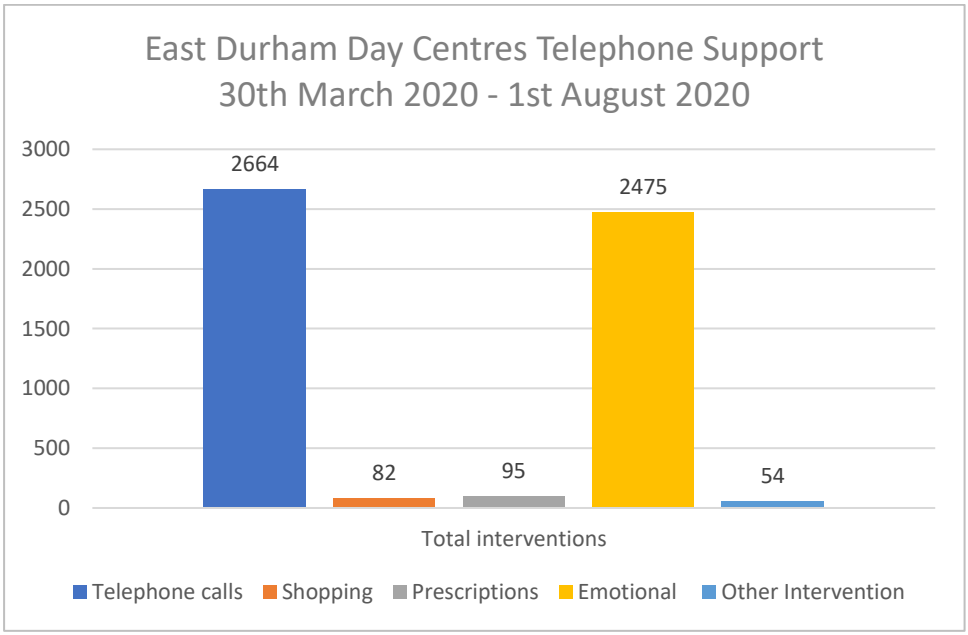
"My Dad enjoys time out with the carer. It has helped with his physical and mental health he loves his days out"

-comments from families of clients of our Community Pastimes service

East Durham Day services - for people living with a dementia and family member carers

At the start of the year, we operated three East Durham day centres, located at Wheatley Hill, Seaham and Horden - each of which provided therapeutic care and support for people living with a dementia and support for family carers through the charity's family support service. On average, there were 24 attendances a day across all three centres up until lockdown in March 2020.

When the country went into lockdown the services quickly changed to provide telephone support, doorstep visits, essential shopping, and pharmacy trips. Many of the day services clients, were told to shield in their own homes. Our East Durham services made more than **2,800** calls and essential visits, proving someone to talk to and emotional support through these challenging times.



As the situation continued the charity took the decision to close the centres at Wheatley Hill and Seaham and establish the East Durham Dementia Hub at Minerva House in Horden. We were acutely aware that it was unlikely that the traditional model of day service delivery would be right for people in a Covid-19 world. We consulted with clients and their families about the changes at the time and felt this was the best move. Sadly, a number of team members were made redundant at this time.

> *"Got me through the day to know that someone is there for me. I could not have got through without (name of worker)" - comment from a family member*

East Durham Dementia Hub

As lockdown eased and more vulnerable people were able to access vaccines, we took the decision to safely re-open the day services. This meant significantly reducing the numbers accessing the service on a daily basis, becoming a one-to-one service so social distancing could be maintained. The development of the East Durham Hub at Minerva House in Horden has been a real positive, making the best use of the building at Minerva House to provide a range of person-centred activities for people living with a dementia. Our staff team has responded to these challenges magnificently, developing new ways of working, which are very individually outcome focused. For all it was with a sense of relief that we were able to return.

The East Durham Dementia Hub is also the base for our team of family support workers, which provides vital support for family members who care for loved ones living with a dementia.

The development of the Hub, which provides a focal point for our dementia services in East Durham, has proved to be a positive move, making better use of the building whilst providing bespoke support for people living with a dementia. We look forward to seeing the service continue to prosper.

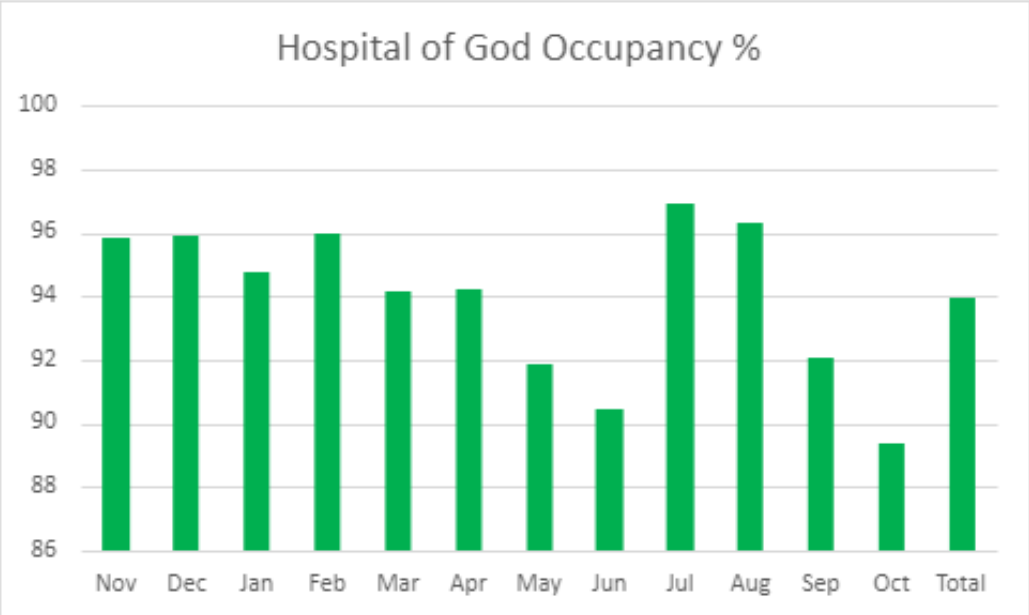
> *"A much-needed change of scenery and different people to talk to and engage with. My loved one comes home with something to talk about and smile"* - comment from a family member

Stichell House and Gretton Court - providing residential and nursing care for people in Hartlepool

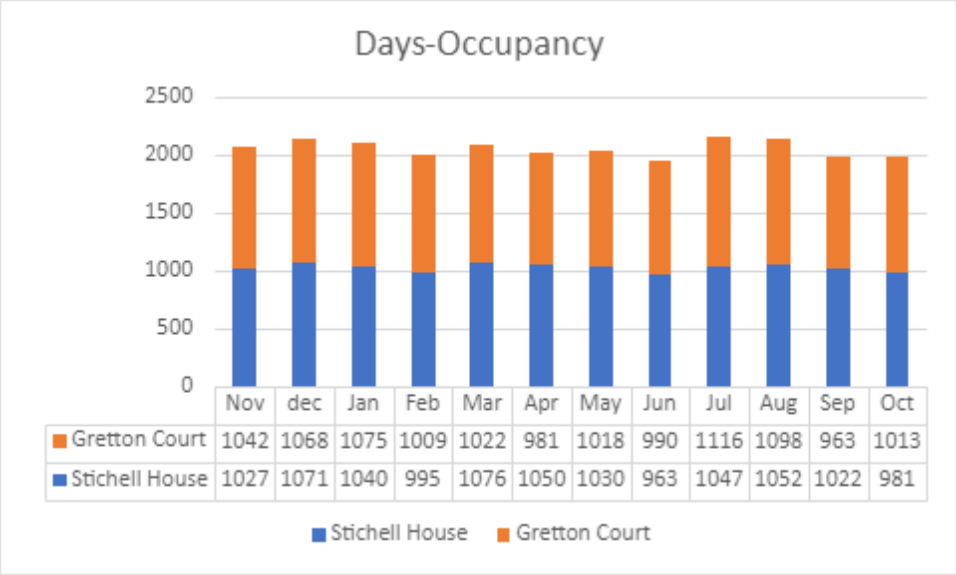
The charity has two homes in the Hartlepool area, in total providing 24,749 days of residential and nursing care in this reporting period. It is testimony to the staff teams that throughout the year, this most difficult period, they have continued to provide care, support for residents and their families. They have been carer, family and friend, their resilience and dedication there to see. While we faced many challenges, including procuring PPE at the beginning of the pandemic, adapting our practices our staff team have proved to be dogged, determined and incredibly resilient. Their dedication and commitment unquestionable.

Stichell House residential care home situated in Greatham, near Hartlepool, provides residential care for **35 people**. The home had **96.4%** average occupancy throughout the year providing **12,354** days of residential care.

Gretton Court nursing home in Hartlepool provides nursing care for **37 people** who are living with a dementia and often with complex health needs. The home had an **91.5%** occupancy rate throughout the year providing , **12,395** days of residential nursing care**.**



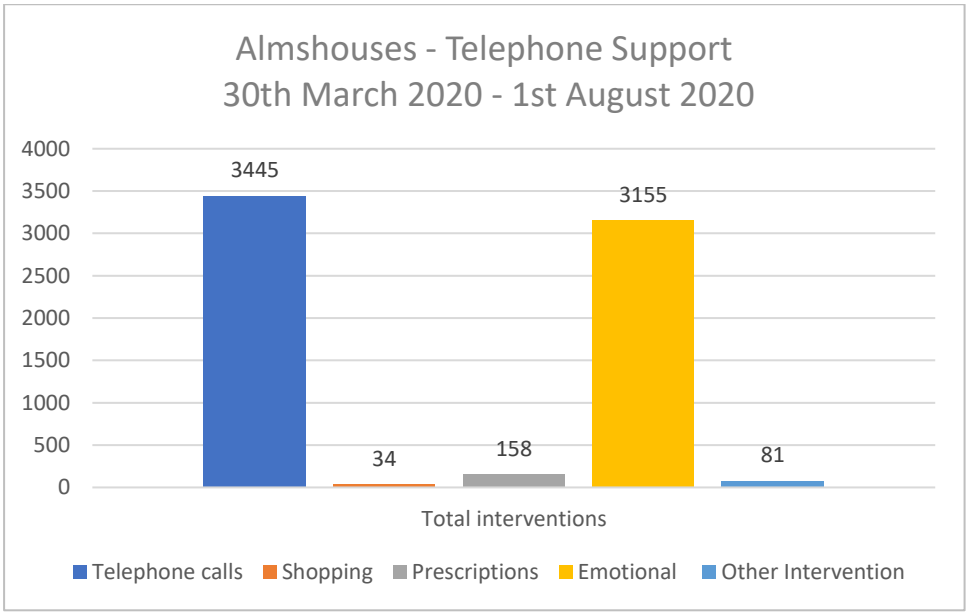
Occupancy levels for Gretton Court and Stichell House (combined)



Both homes are rated by the Care Quality Commission as "Good" and continue to achieve a **level 1 standard** approved by Hartlepool Borough Council as part of its annual Quality Standards Framework.

Almshouses - supporting older People to live independently

The charity owns and manages **123 almshouses**, providing accommodation, with the support of a warden. The properties in Stockton on Tees, Norton and Hartlepool all benefit from a **call system 24 hours a day** providing residents with responsive help needed. The combination of **accommodation, a sense of community and belonging, suitably adapted properties,** warden support and 24-hour access to the one call system means that our residents can continue to **live independently in the community**. We had to adapt our service as many residents were asked to shield due to health conditions, access to community areas and social activities stopped to reduce the risk of transmission of Covid-19. Our two wardens delivered a combination of telephone support, door stop calls and essential shopping and pharmacy calls.



Grants – supporting the community

The Board of Trustees agreed to adapt the grants programme to offer small emergency grants to local organisations, in order to reduce the impact on the community of the Covid-19 pandemic.

Through our small grants programme we **supported 38 voluntary and community sector organisations with grants totalling £53,000**. Charities and Community Interest Companies supported included:

- the making and distribution of face masks for charity staff, including hospice and carer organisations in the local area
- supporting babies and expectant mothers
- support packs for unpaid carers
- car park karaoke for care homes to raise the spirts of care home residents at that time unable to have visitors
- waste food collected and made into meals for home delivery, food parcel delivery and meals for people in isolation
- benefit and income advice
- working with NHS and volunteers to identify need and provide fuel and food vouchers
- domestic violence refuge and support
- mental health support and bereavement support.

Our strategy for the future

The charity's strategic plan is in year three of its three-year cycle. It cannot be understated the impact of the last year due to Covid-19. Covid-19 has impacted on every aspect of the charity's services and people's lives. The long-term effects on the charity's services, and the financial impact are not yet clear. The forthcoming period also remains unfamiliar territory and there are still uncertainties ahead, as we seek to recover, repair, and rebuild.

We recognise that there are significant challenges ahead for the charity not only to recover, repair and re-build from Covid-19, but to continue to meet its aims, regulatory requirements, mitigate against significant risk and to consider, with vision and vigour, its longer-term strategy and development to meet its objectives, continue to make a difference and have an impact.

The key drivers are to mitigate risk; to continue to modernise, review, and restructure the charity; support and develop the people who work and volunteer for the charity; to plan ahead, taking a longer-term view; and to continue to provide excellent quality care and support to the many people who use our services or live in our properties. We aim to achieve this within clear financial parameters where we make the best use of the charity's resources and assets.

Over the years the charity has grown and developed whilst the core infrastructure has not done so, with increased and additional responsibilities shouldered by a small number of people. Investment has been in supporting the services, which is admirable, but the time is right to review the core infrastructure and plan.

The trustees have identified that the charity has limited capacity to support its strategic development, that developing a succession policy for business-critical posts is of increasing importance.

We have made good steps forward with values-based recruitment. We work in an industry where staff turnover is quoted at 40% annually; there is more we can do around embedding good HR practices, including induction, the delivery of training, appraisal and succession planning.

The welfare of our team members is more important than ever, the recruitment of the chaplain and the development of this role can be a key element in supporting our colleagues, through what have been and could continue to be challenging times.

We have moved in advancing the use of technology across the charity, a critical investment. This has served us well during Covid-19 - without this investment in our IT infrastructure day to day activity would have been even more difficult. Across our services we are using care planning and staff rostering applications with real time recording using tablets, instead of pen, paper, post its. There is still work to do but this is the right direction. There is a large piece of work to consult with staff members to seek to change the historical contractual pay period so it can be aligned with the IT system in real time. IT as an asset needs to be maintained and the technology kept on top of.

In our regulated residential care services there is a need to focus on the workforce, providing excellent leadership and management and support,

Our day services have been transformed, particularly our day centres, absolutely person-centred, and outcome focused. We can build on this, achieve good outcomes for people and seek to work with partners to develop our services further. Services like The Bridge have proven to be a lifeline to people living with a dementia and their families.

There is opportunity to further consider the development of 21st century alms-houses, potentially accessing grant monies to maximise our impact. Imagine modern day, warm, energy efficient houses for older people, tied into a community that cares and is connected.

We are thinking ahead and considering how we can be part of the conversation about potential changes and developments in providing residential and nursing care. The much-promised social care reforms may or may not significantly change the landscape. As for our care home buildings age, notably Gretton Court, we are considering our longer-term options and examining the best way to meet our charitable objectives.

Our board of trustees have demonstrated their commitment and support for the charity throughout the pandemic with regular operational updates and further developing thinking around the future development and focus of the charity, looking further ahead and considering how we can best meet our charitable objectives, how we can make best use of our assets and investments.

Our strategic plan details our five principal strategic objectives:

1 To deliver **excellent, outstanding services** to people who need them
2 To provide a great place to work for those people on whom we rely to deliver these services – **our people are key**
3 To **plan and invest for future sustainable solutions and growth**
4 To run an **effective grants programme** which empowers communities and the people who live in them
5 To **strengthen our foundations** by building a fit-for-purpose infrastructure.

Strategic objective 1 – to deliver excellent, outstanding services, which are focused on outcomes and with people at the heart; services which are effective, welcoming, accessible and valued by our communities

How we will achieve this objective:

- Back on track-quality, improvement and governance - governance audit and improvement review/annual action plan agreed, quarterly audits and actions/refreshed proprietors visits
- Be prepared for CQC interim inspection both homes, our aim being "Good" or "Outstanding"
- Transition from Covid-resolved beds at Gretton Court and Stichell House
- Strengthen person centred care ethos throughout - full commitment to person centred care and the principles and values of the butterfly model

- Day centres - the new model - focus on individual outcomes, needs, strengths and aspirations and whole family support-continued transition out of lockdown
- Day centres and day services - continued liaison with commissioners and develop demand from the private market
- Maintain excellent Covid-19 infection control practices
- Develop the East Durham Dementia Hub at Minerva House
- Continue contract delivery in Hartlepool - Hartlepool Day Centre and community pastimes service
- Service user and their family's feedback - annual survey all services
- Day Services - introduce proprietors visits as part of governance, audit and improvement review

Strategic objective 2 – our people are key - we want to provide them with a great place to work and belong, supported by excellent leadership and governance

How we will achieve this objective:

- Recruit new registered managers for Stichell House and Gretton Court to lead, manage the team and develop the services
- Strengthen management structure at Gretton Court and Stichell House
- Invest to develop all staff to reach for their potential, including identifying future leaders to facilitate good succession planning
- Get the terms and conditions review done (pay staff in real time/remove reliance on timesheets)
- Development of dementia training in partnership with University of the Highlands and Islands
- Maintain values-based recruitment - training for recruiters.
- Develop appraisal system, linking to achievement of charity and service goals within the charity's value base
- Develop staff forum and communications - support for governance, audit and improvement policy
- Support staff wellbeing
- Follow all Covid-19 guidelines and practices

Strategic Objective 3 – to plan and invest for future sustainable solutions and growth, to be a force for good which is here for everyone

How we will achieve this objective:

- Research development of 21st century almshouses as part of charity's long-term strategy
- Address voids at Trinity Gardens - monthly costs (maintenance contributions), affordability and demand
- Almshouse programme of repairs - Trinity Gardens/Fox Almshouses
- Keep occupancy levels high and on target - all services
- Reduce the reliance on agency staff by 80% - break this practice
- Review financial sustainability of the Durham community pastimes service
- Produce report on the long-term future of Gretton Court Nursing home
- Estate properties programme of maintenance
- Review investment strategy to meet the charity's plans and objectives
- Monitor potential contract opportunities.
- Successful tender for The Bridge dementia advice service
- Agree partnership development Greatham Beck Project - restoring natural habitat/generating income
- Support research as part of sustainable villages initiative - sustainable energy development

Strategic Objective 4 – to strengthen our foundations by building a fit for purpose infrastructure to support the achievement of our mission

How we will achieve this objective:

- Review and restructure - core infrastructure - finance team, HR, IT and administration, strategy and development, gardening and maintenance
- Underpin values with branding - "A place to live, a place to love, a place to belong"
- Review terms of reference of the Finance and Property sub-committee and the Grants sub-committee
- Implement technology – "People planner" (staff rostering) system and "Care Planner" are the norm second nature
- Programme of policy review - care services
- Maintain and make best use of skills level of board of trustees
- Consider friends and associates to complement board membership
- Review investment strategy in line with charity vision and objectives
- Good governance practice - board level
- Review pension trust arrangements
- Review risk register

Strategic Objective 5 – an effective grants programme which empowers communities in the north east and the people who live in them, and can also support the achievement of outcomes for our residents, guest and clients

How we will achieve this objective:

- Review grants giving
- Update Grants sub-committee terms of reference.

What we intend to achieve over the next 12 months

Our aims moving forward are summarised below:

Stichell House – *enabling older people to live independently, live well and enjoy life*

- **A manager to lead and support the team** – to recruit a registered manager who will lead the team, putting people at the heart, who will live our values and take us to achieving outstanding care - this is what our residents deserve
- **Being person centred** – to pilot a "being person centred" quality approach, establishing a "quality" team to support learning and development with a focus on quality and improvement. Emphasising a value driven approach and attention to detail. To deliver truly person-centred care always and continuing to put people at the heart of everything we do
- **Striving for outstanding** – to prepare for a full CQC inspection, through fully understanding the key lines of enquiry – "Safety, Effective, Caring, Responsive and Well-led". Self-assessment to learn and improve
- **Keeping people safe** – to continue to maintain the highest standards of infection control, working with residents, their families and all other professionals
- **Transform how we work** – to fully implement electronic time rostering and care planning systems in the home, developing our systems so we can work better and spend more quality time with residents.

Gretton Court – *where people living with a dementia, and their families and carers, can fulfil their potential and live life to the full*

- **Getting back on track** – to manage the transition from the emergency "home from hospital" service back to nursing care for people living with a dementia, achieving outstanding care and maintaining good occupancy levels
- **Being Person Centred** - building from the learning of "The Butterfly Model" and emphasising a value driven approach with attention to detail. To deliver truly person-centred care always and continuing to put people at the heart of everything we do
- **Keeping people safe** – to continue to maintain the highest standards of infection control, working with residents, their families and all other professionals.
- **Build a resilient team** – to reduce the use of agency staff to cover for staff absences.
- **Transform how we work** - to fully implement electronic time rostering and care planning systems in the home, developing our systems so we can work better and spend more quality time with residents.

Day services – *enabling people living with a dementia in their own homes, and their families and carers, to live life to the full*

- **Adapt our day services** to meet the needs of people living with a dementia in a Covid-19 world as we transition out of lockdown
- **Be person centred** - adopting the best of "The Butterfly Model" and keeping people safe by putting people at the heart of everything we do
- **To offer the best dementia advisory servic**e - excellence throughout
- **To provide safe spaces** - buildings and day centres
- **Transform how we work**- to fully implement electronic time rostering and care planning systems developing our systems so we can work better and spend more quality time with residents.

Our almshouses – *providing independent supported living where older people live well, live independently and enjoy life*

- **Enable people** to live independently and safely
- **Adapt our service** -transition towards a post Covid-19 model and way of working which maintains visibility, on site and telephone/internet support
- **Safe spaces** – our houses, flats, gardens and communal areas
- **Maximise occupancy and income** across all our almshouse locations
- **To continue to improve our buildings** – including the completion of structural repairs at our Stockton on Tees development and a window replacement programme at our listed properties at Norton.

Charity wide aims

- **Our employees** – a complete review of pay, terms and conditions to update and unify throughout the charity
- **Transform how we work** – to complete the digital transformation work including new HR and recruitment systems
- **Review core infrastructure capacity and support** – to ensure resilient support functions including finance and administration
- **Finance** – to monitor and review the ongoing financial viability and sustainability of our services particularly in the light of Covid-19
- **Leadership at all levels** across the charity - working to maintain culture, mission, vision and values

- **Develop Succession planning** across the charity
- **Underpin Values with branding** – "A place to live, a place to love, a place to belong"
- **Better health at work** – ensuring the health, safety and well-being of our people, particularly in the light of Covid-19
- **Review, learn and improve board governance** - review induction, training and terms of reference for our trustees
- **Financial training and understanding** – developing and strengthening the role of the Finance and Property committee
- **Review grants giving** – developing and strengthening the role of the Grants Committee.

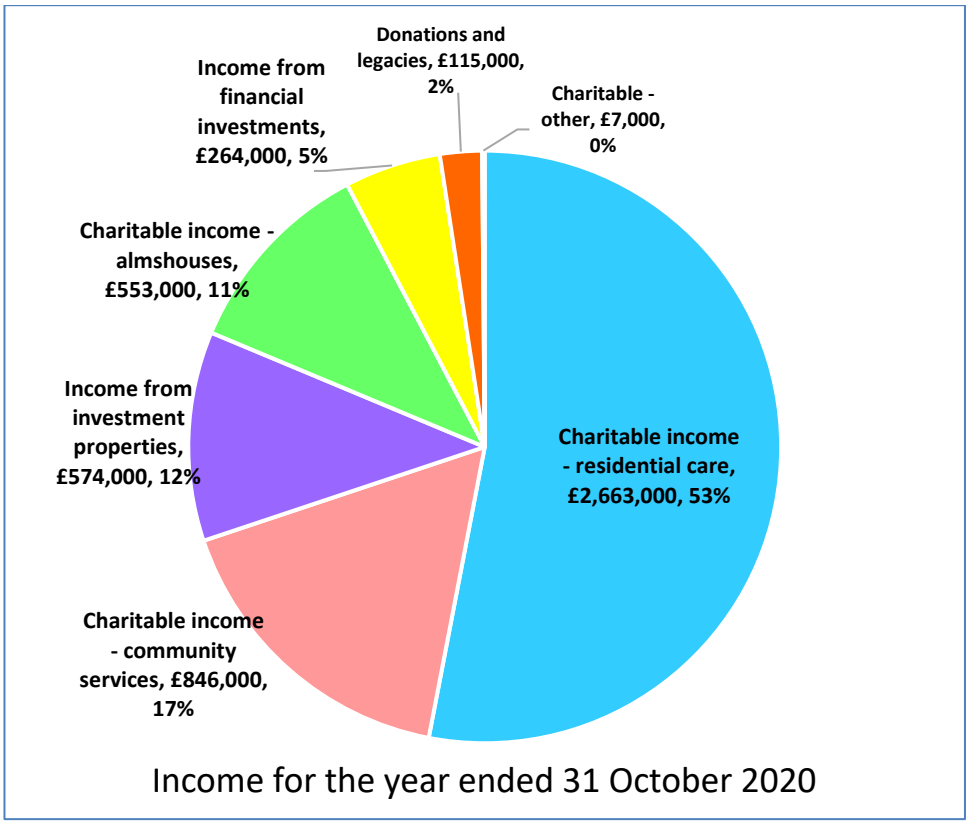
Financial review

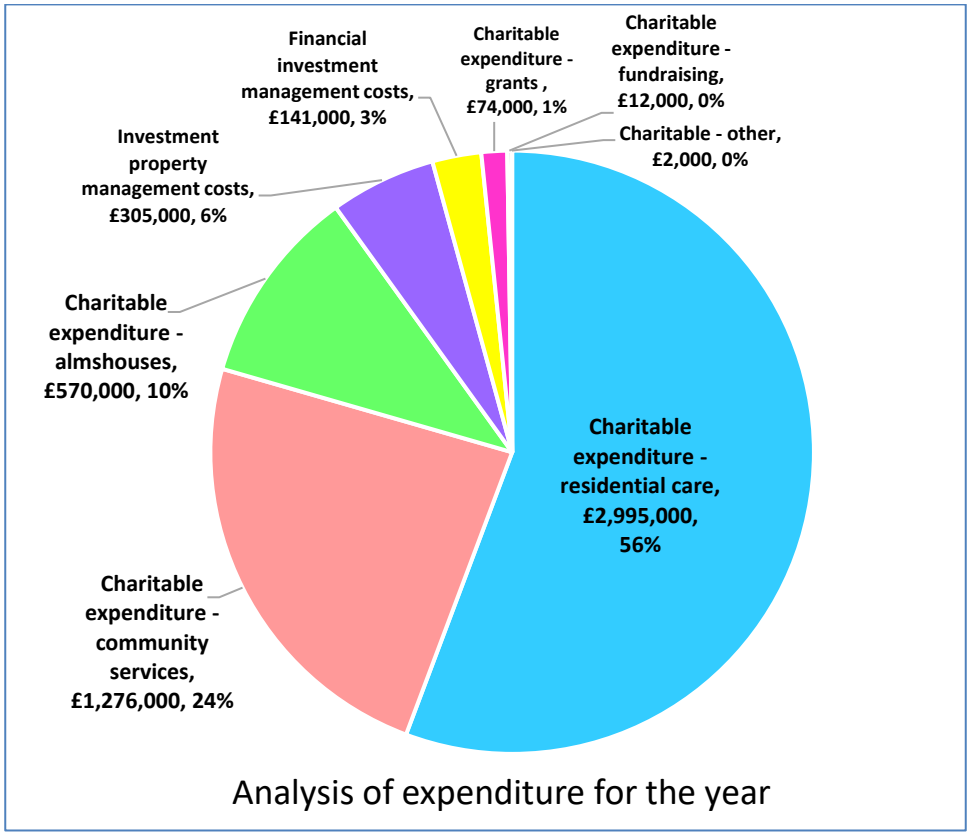
Summary

This financial year has been dominated by the impact of the Covid19 pandemic upon the charity's operations. The charity responded by adapting and adjusting its service delivery models to ensure continuity of services for the benefit of residents and clients. This secured the continuity of several key funding streams which meant that income levels were maintained at largely pre-pandemic levels. Expenditure, particularly in the residential and nursing services, increased as the charity faced higher costs around staffing and PPE, but operations largely continued, and no staff were furloughed. Previous investments in technology and digital applications proved instrumental in enabling the charity's support functions to continue to operate uninterrupted throughout this time.

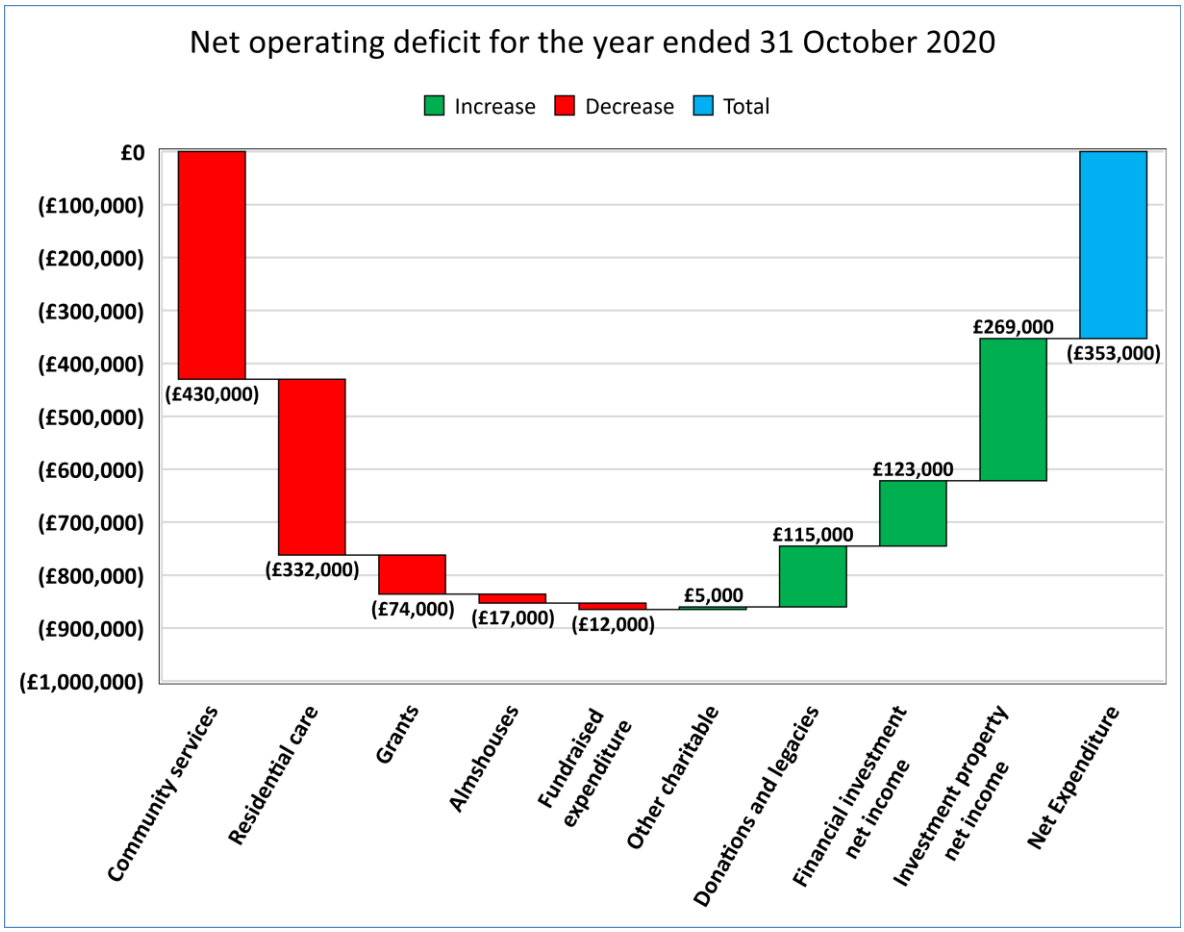
Despite the impact of the pandemic upon the charity's operations, its financial position was largely unaffected, principally due to the health of the reserves and the strength and performance of the endowment. Total income for the year was £5,022,000 and total expenditure on operations was £5,375,000. The operating deficit of £353,000 was funded from unrestricted reserves. Alongside this, the charity's endowment and other investments generated unrealised gains exceeding £1,057,000, reflecting strong market and portfolio performance. As a result, the charity reports an overall increase in its total funds of £608,000 during the year. The health of the charity's reserves, together with the resilience and stability afforded by its endowment, are enabling the charity to weather the current storm by bridging the gap between income and expenditure and allowing it to continue investing in services for the future.

The following pie charts illustrate the charity's operating income and expenditure during the year:





The following chart illustrates how the charity's different activities contributed to the net operating deficit of £353,000:



Results from charitable activities

The principal source of funding for the charity's activities is income from the provision of its services - predominantly fees, contract payments and grants. These income streams remained largely intact throughout the year, despite the disruption caused by the pandemic, and overall income from charitable services was broadly in line with the previous year.

Income from residential care amounted to £2,663,000 representing an increase of approximately 7% over the previous year. Occupancy in the charity's residential care homes was adversely affected by Covid19-related restrictions imposed on the admission of new residents. The two care homes achieved a combined average occupancy rate of 94% during the year, compared with 98% in the previous year. Both income and occupancy for these services were supported by a partnership arrangement with the local authority for the provision of rooms to accommodate the discharge from hospital of Covid19-resolved patients. Without this arrangement, the average combined occupancy in the homes during the year would have been 85%. The funding during the year associated with this arrangement totalled £283,000.

The charity's continuing policy is to maintain the fees charged for its residential care services in line with the rates set by the local authority so that the service remains affordable to all. The trustees continue to believe that these fee levels remain incompatible with the provision of high-quality, safe and compassionate residential care, and recognise the continuing and increasing need for the charity to subsidise this activity from its own resources in the face of increasing costs.

During the year expenditure (including support costs) on residential care services increased by approximately 4% - exceeding income by around £332,000. The deficit for the year represents a subsidy by the charity equivalent to approximately 11% of the full cost of this service.

Income from the charity's day and community services amounted to £846,000, a reduction of 16% compared with the previous year. The level of day and community service delivery was significantly curtailed by the pandemic. In particular, the number of day service clients who could be accommodated safely in our buildings was severely restricted by the need to ensure appropriate social distancing. Steps were taken to adapt the model of service delivery, for example through a temporary move towards telephone support. This was all carried out in close liaison with the local authorities and the NHS who are the principal funders of these services, and as a result key funding streams remained in place during the year. The reduction in income is largely due to the loss of privately funded individual service users where it was not possible to provide the service in the format specified in their private contracts.

Expenditure on day and community services (including support costs) decreased by approximately 2.5% to £1,276,000. The charity continued to pay all staff throughout the pandemic - in some cases redeploying to other services - and no staff were furloughed. Towards the end of the financial year, it became apparent that some of the charity's buildings were unsuited to the adapted model of service delivery and so the decision was taken to close two of the charity's smaller day centres on the grounds that a viable service would not be possible from these locations in the foreseeable future. Now, as restrictions ease and the pandemic starts to recede, the focus is on rebuilding a sustainable set of day and community services for the future.

Income from the provision of supported almshouse accommodation amounted to £552,000, a decrease of approximately 2% from the previous year. Voids were more difficult to fill during the latter part of the year due to the pandemic and some properties remained vacant for significant periods. Total costs, including support costs, of providing this service was £570k during the year, compared with £826k in the previous year (which included the £250,000 cost of a replacement heating system).

During the year, the charity awarded grants totalling £52,000 to other charities and voluntary organisations, and a further £1,000 grant to the Newcastle Diocese. These grants, and the associated support costs, continue to be entirely funded from the charity's own resources.

Results from investment activities

The charity holds investments in financial and property assets which generate income and capital gains for use in meeting its charitable objects.

The trustees employ investment fund managers to manage the financial investment portfolio on a discretionary basis within broad investment parameters set by the trustees which take account of trustees' views on acceptable levels of risk. The fund managers have been instructed that the charity has an ethical investment policy relating to directly held securities which encourages investment in companies which are sensitive to the communities in which they operate, can demonstrate success in business and financial matters and adopt responsible corporate governance, employment and environmental policies. Performance of the fund managers is measured against appropriate industry benchmarks. Trustees and senior management meet regularly with the fund managers to review performance and consider changes to the portfolio in response to changes in market conditions.

The investment objective of the endowment fund's financial investment portfolio is to achieve sustained growth over the medium to long term whilst accepting a moderate level of risk.

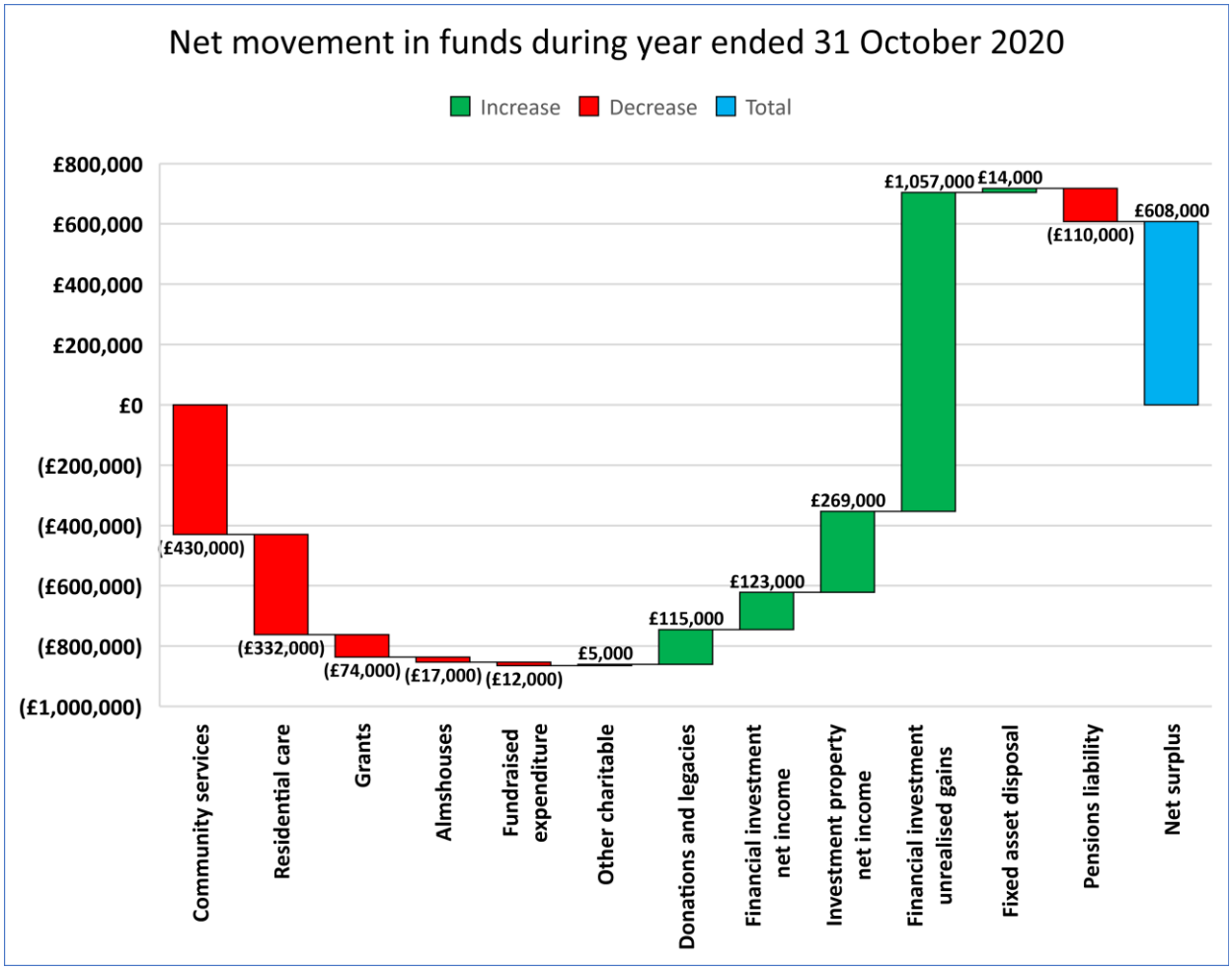
During the year ended 31 October 2020 the charity's financial investments generated net income after fees of £93,000 and unrealised gains of £1,091,000, reflecting strong market performance throughout the financial year.

Under a total return order granted by the Charity Commission in 2010 the charity is permitted to draw upon capital growth in the endowment's financial investment assets in order to support its charitable activities provided always that the real value of the trust for investment is maintained. In this way trustees ensure that due consideration is given to the needs of both present and future beneficiaries of the charity. Details of the total return approach to the investment of the charity's permanent endowment is given in Note 17 to these accounts which shows that the value of the "trust for investment" at 31 October 2020 was £18,035,000 and the value of unapplied total return at that date was £2,270,000. Unapplied total return represents that part of the accumulated unrealised gains on the financial investments which is available for trustees to spend in meeting the charity's objectives or to replenish general reserves.

Due to the continued sufficiency of its unrestricted reserves the charity has not drawn down any funds from endowment growth during the year.

The charity's portfolio of investment properties comprises houses, farms, commercial and other properties located in and around the village of Greatham. The portfolio is managed in-house. The properties are maintained to a high standard and the charity endeavours to be a good landlord. The net income generated from these properties during the year was £269,000, after deducting maintenance and other costs including support costs. Overall, rental income increased by 1.4% during the year, but this was adversely affected by a number of property voids which proved difficult to fill during the pandemic restrictions. Expenditure on these properties, principally pre-let repairs and upgrades, decreased by 18%, largely due to an inability to carry out such work during the pandemic. It is likely that expenditure in future years will be higher as a result of this deferred work.

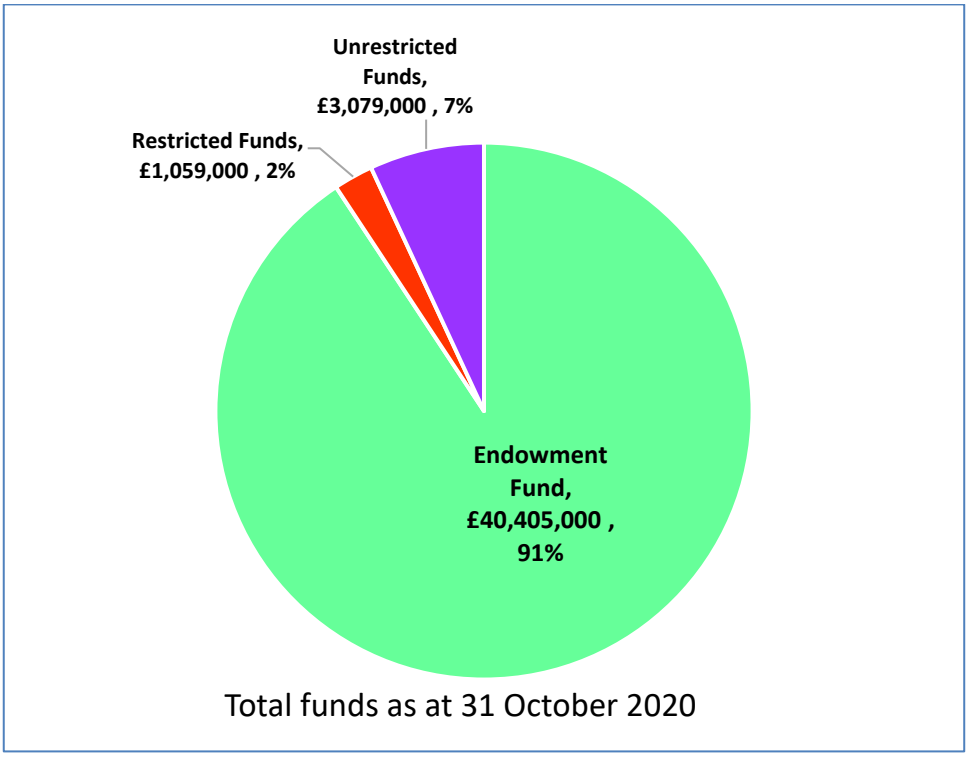
The following chart shows how the charity's total funds increased during the year due to the unrealised gains on the financial investments:



Financial position

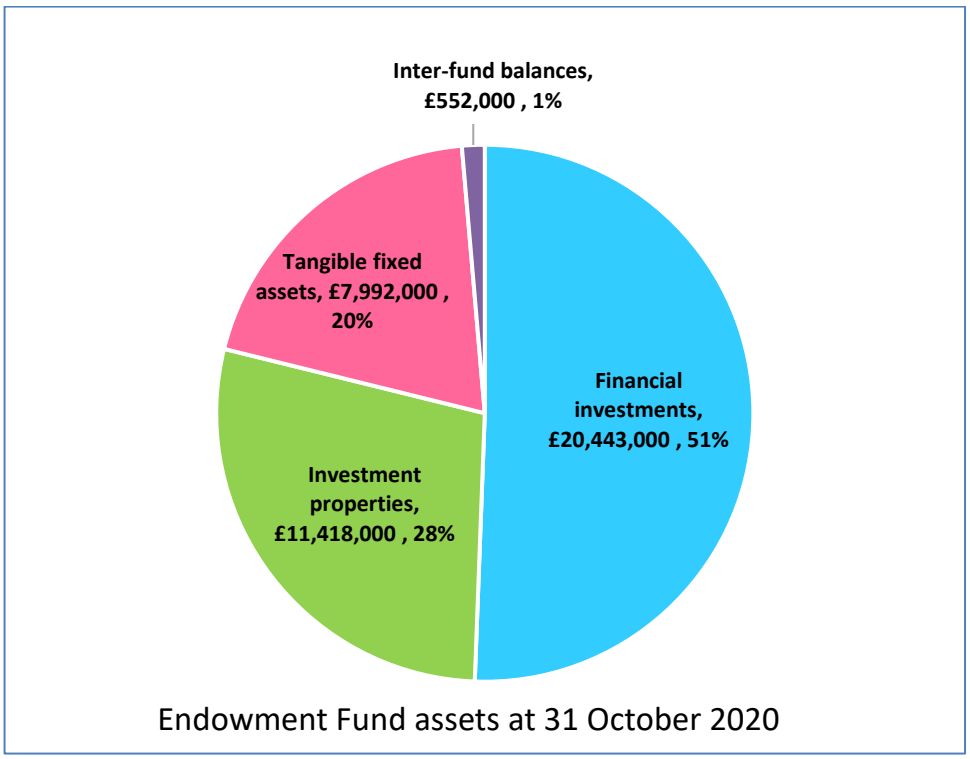
The charity's overall financial position remains strong, with total funds at 31 October 2020 amounting to £44,543,000, increased from £43,934,000 at the previous year end largely due to the unrealised gains on the financial investments during the year.

Of these total funds 91% is represented by the charity's endowment fund assets, primarily its financial and property investments. Of the remaining funds, approx. 2% represents funds held on trust in a restricted fund for the Charity of Emma Simpson for Almshouses. The remaining 7% of funds comprise the charity's unrestricted reserves. This is illustrated graphically in the chart below:



Total funds as at 31 October 2020

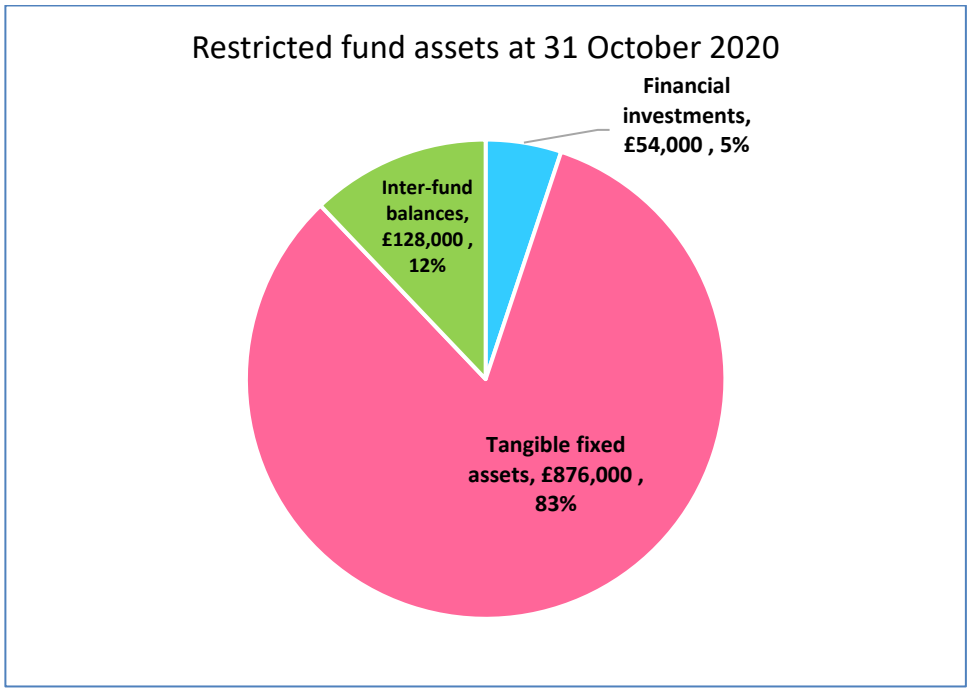
The assets in which the endowment fund is held are indicated in the chart below:



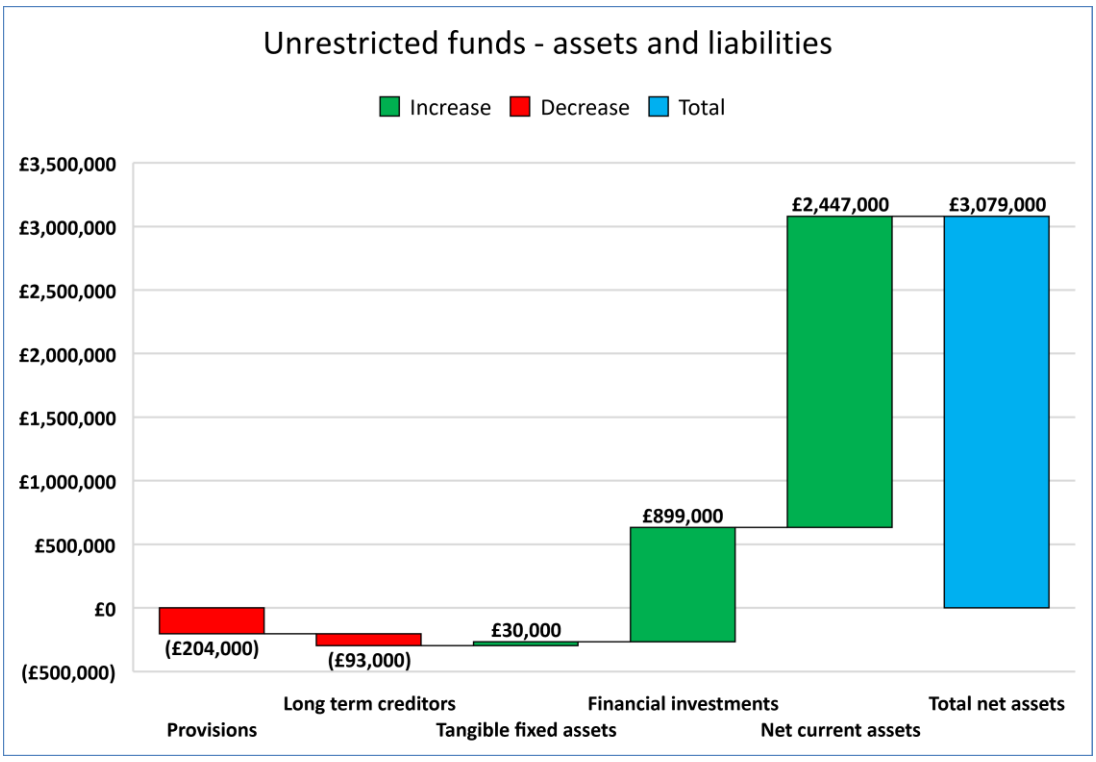
Endowment Fund assets at 31 October 2020

As discussed above, the value of the financial investments held in the Endowment Fund at 31 October 2020 includes unapplied total return of £2,270,000 which is available for transfer to unrestricted funds.

The restricted fund represents the assets of the Charity of Emma Simpson for Almshouses which are held and managed by the charity as corporate trustee of the linked charity. The composition of the assets of this restricted fund is illustrated in the chart below:



The assets and liabilities of the charity's unrestricted funds are illustrated in the following chart:



Net current assets at 31 October 2020 amounted to £3,127,000. The operating deficit arising during the year has reduced net current assets from £3,313,000 at the previous year end. The impact of the charity's operations during the year on the charity's cash balances is shown in the Statement of Cash Flows included at page 42.

The charity maintains sufficient liquidity to fund its day-to-day activities. At 31 October 2020, the charity's net assets included bank and cash balances totalling approximately £3,115,000.

The trustees have established a reserves policy to ensure that in the unlikely event of all sources of income ceasing at once the charity could operate for a period of three months. Consequently, the minimum level of unrestricted reserves which is considered acceptable is £1,250,000. At 31 October 2020 the charity's unrestricted funds totalled £3,079,000. The trustees of the charity have discretion over how all unrestricted funds are used in furtherance of the charitable objectives and retain the ability to redesignate any of the unrestricted funds.

In view of the overall strength of the charity's financial position, available cash and unrestricted reserves, and its plans for the forthcoming year, the trustees confirm that they consider the reserves to be sufficient to enable the charity to continue with its operations and to fulfil its obligations as they fall due.

The charity has a long-term financial obligation in respect of The Greatham Hospital Pension Scheme, a legacy defined benefit pension scheme for which the charity is the sponsoring employer. This pension scheme is closed to new members but remains open to future accrual for the remaining active members. The most recent comprehensive actuarial valuation of the scheme was carried out as at 31 October 2019, which indicated an actuarial deficit of £230,000 at that date. The charity, as sponsoring employer, has agreed with the trustees of the scheme a deficit recovery plan involving additional contributions which is expected to eliminate the shortfall by November 2024. For the purposes of the financial statements as at 31 October 2020 the valuation of the charity's net obligation, calculated in accordance with Financial Reporting Standard 102, is £204,000.

Structure, governance and management

Formation, legal structure and objectives

The charity was first founded in 1273 by the Bishop of Durham, Robert de Stichell, and was subsequently re-founded in 1610 by King James 1.

The present charity governing document is the scheme of the Charity Commission dated 27 June 2002 as amended by the uniting order of the Charity Commission of 26 March 2009 which appointed the charitable company as the corporate trustee of the charity. The Hospital of God at Greatham charity holds the permanent endowment on behalf of the company.

The present governing document of the charitable company is the memorandum and articles of association dated 13 March 2008 which sets out its charitable objectives:

- *"the provision of housing accommodation and extra care accommodation for beneficiaries;*

- *the provision of grants, not exceeding £5,000 in any one year, for such parochial or charitable purposes within the parish of Greatham as the trustees think fit;*

- *the relief of persons who are in conditions of need, hardship or distress, including but not limited to people living with Alzheimer's disease and related disorders, by providing grants of money to them or for their benefit; by providing or paying for goods, services or facilities for them; or by making grants of money to other persons or bodies who provide goods, services or facilities to those in need;*

- *the appropriation of bungalows, almshouses and other property belonging to the charity for the use of residents and brethren of the charity; and*

- *the maintenance of the chapel which is devoted to the performance of divine service for the benefit the brethren and residents of the charity."*

These objects are achieved through the provision of residential and nursing care for older people and people living with dementia; community support services for older people and people living with a dementia, and their carers; the provision of supported housing for older people; and the making of grants to other charities and voluntary organisations.

Governing body and governance

The trustees, who are also directors of the charity for the purposes of the Companies Act, have overall responsibility for the strategy, management and control of the charity. There is provision for eight co-opted trustees, and they are elected by the existing trustees at a general meeting as vacancies arise and in accordance with the needs of the charity. There is a one-year trial period for new co-opted trustees. Each co-opted trustee may serve for two periods of five years.

There are three ex-officio trustees, namely the Archdeacons of Durham and Northumberland and the Bishop of Durham. The archdeacons take up the role of trustee by virtue of their position and hold office for as long as they remain in post. The Bishop of Durham holds office for as long as he or she remains in post. The Bishop may, and historically has, nominated someone to act on their behalf for a five-year period which can be repeated.

The trustees are required to elect a chair of their meetings at the first meeting of each calendar year. As part of their induction and training new trustees receive the following documents:

- the trustee handbook
- the latest set of audited accounts
- the scheme of the charity
- the memorandum and articles of association
- the budget for the current financial year
- the trustee code of conduct
- the trustee declaration of interests which is updated annually
- relevant Charity Commission publications via their website
- the latest timetable of meetings

The board of trustees meets four times each year and is responsible for establishing structures for the proper governance and management of the charity and the development of the vision and strategy of the charity in accordance with its objects.

The trustees have established several committees to consider issues in greater depth and to advise the Board. These committees, which are accountable to and report to the Board, are as follows:

- Finance and Property committee which meets four times a year to provide oversight of the charity's finances and investments, financial strategy, objectives, plans and policies
- Grants committee which meets three times a year to consider and approve grant applications.

The trustees ensure that the charity has a development strategy in place and that effective monitoring and governance arrangements are in place. The day to day running of the charity and the exercise of executive responsibility is delegated to the charity director and the management team.

The charity is not part of a formal network of other charities. It does, however, have contractual and working relationships with local authorities for the provision of social care services and housing support services and contractual relationships with the local clinical commissioning groups for the funding of community services and nursing services.

The charity has an arrangement with another charity, The Waddington Street Charity to provide a house that is managed by Waddington Street Centre in Durham city as a halfway house for people recovering from mental ill health.

The Hospital of God at Greatham has absorbed or been formally linked with other charities in recent years as follows:

- **Fox Almshouses Trust** – absorbed on 1 February 2008
- **Hartlepool and East Durham Alzheimer's Trust** – absorbed on 1 April 2008
- **Stockton Almshouses Charity** and **Stockton Relief in Need Fund** – both absorbed on 12 July 2010
- **Charity of Emma Simpson for Almshouses** – linked by Charity Commission order on 28 July 2017.

Further information is given in the Notes to the Financial Statements which accompany this report.

Statement of public benefit

The trustees give due consideration to Charity Commission guidance on public benefit under the Charities Act 2011.

The Hospital of God at Greatham provides public benefit by virtue of its objects which are to relieve need, hardship and distress. We work to ensure the independence, health, wellbeing and social integration of the people we work with. Where individuals are not able to pay fees, for example in our residential homes, because they cannot afford them, the charity would encourage them to seek state funding. The charity to a greater or lesser extent subsidises all its services from its own resources and this is considered by trustees to be an appropriate use of the charitable endowment in accordance with the legal objectives of the charity.

Examples of how charitable funds are used to create public benefit are:

- the use of the charity's property and financial assets to support the delivery of its charitable services;
- the use of charity funds to subsidise the cost of service delivery to ensure that the charity's services remain affordable and accessible to all;
- the use of charity funds to enhance the quality and variety of the services in our care home, nursing home and day centres;
- the operation of a transport service in our day centres, the cost of which is subsidised by the charity, which enables people to attend who would otherwise not be able to do so;
- the expenditure of capital in order to modernise and improve our supported almshouses for the benefit of beneficiaries;
- the use of charitable funds to provide carer support services and memory cafes free of charge to the public;
- the making grants to other charities and voluntary organisations in need throughout the north east of England with the objective to relieve need, hardship or distress.

Risk management and principal risks

The trustees have overall responsibility for the management of risk within the charity and view the management of risk as an essential discipline to support the charity in achieving its goals.

The trustees have conducted a review of the major risks to which the charity is exposed. A risk register has been established and is updated annually. Control systems have been put in place to mitigate such risks. The charity director reports to trustees on any new risks that might arise during each year.
These five major risks that have been identified and the measures taken to mitigate them are detailed below. They are included within a full and comprehensive register which is monitored and revised as is necessary.

Identified risk	**Mitigating action**
Budgetary control and financial reporting	• budgets to business planning and objectives • monitor and report in a timely and accurate way through Finance and Property sub-committee • costing procedures for product or service delivery in place • adequate skills base to produce and interpret budgetary and financial reports • agreed procedures to review and action budget/cash flow variances and monitor and control costs, monitoring of accounts for adverse balances. • use of guarantors, licence support agreements, clarity regarding deputyship, Lasting Power of Attorney etc. • regularly review reserves and investment
Employment issues	• review recruitment processes – values based recruitment • safe recruitment in place-agreed reference and qualification checking procedures, job descriptions, contracts of employment, appraisals and feedback procedures. • job training and development • health and safety training in place operational and monitoring • employment law requirements updated via our external HR professional advisors and annual refresh of employee handbook. • implemented safe recruitment staff vetting and legal requirements (eg Disclosure and Barring Service checks) whistleblowing and raising concerns policy agreed. • employee assistance programme in place accessible by all staff and families • external HR professional support service in place • adapt workspaces - Covid-19

	• improved communications with all staff members through select HR and staff conferences • agreed support for staff who are shielding or caring during Covid-19 • Covid-19 safe-risk assessments in place
Procedural and systems documentation	• properly documented policies and procedures in place • further developed induction and annual refresh of health and safety and employee information. • clear lines of authority • development of IT and shared information systems • planned audit and review of systems. • partnership with external HR professional advisors - update policies and practice specific to care industry.
Disaster recovery and planning – major IT system failure or loss of data; destruction of assets through fire, flood or similar; impact of major health crisis such as a global viral pandemic	• developed IT recovery plan working with our external IT advisors and support service • data backup procedures and security measures in place and updated • annual review of insurance cover • business continuity/disaster recovery plan in place • updated risk assessments, policies and procedures in place • infection control measures in place • liaison with stakeholders • regular review of measures in place in response to the changing environment and government laws and guidelines.
Compliance with legislation and regulations around social care and housing	• identified key legal and regulatory requirements. • allocated responsibility for key compliance procedures • put in place compliance monitoring and reporting including development of governance, audit and improvement policy and procedure • prepare for compliance visits. • compliance reports obtained from regulators (CQC) and local authority for care homes and service commissioners for other services. • Investment in specialist social care support package provided by external professional advisors

Statement of trustees' responsibilities

The trustees are responsible for preparing the annual report and the financial statements in accordance with applicable law and UK Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statements of disclosure to auditors

In so far as the trustees are aware:

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

Wm Fortune & Son are deemed to be reappointed in accordance with Section 487(2) of the Companies Act 2006.

This Trustees' Annual Report, which incorporates the Strategic Report and the Directors' Report required under the Companies Act 2006 (Strategic Report and Directors Report) Regulations 2013, was approved by the Board on 15 July 2021 and signed on its behalf by:

Christopher Dickinson
Chair of trustees

Lawrence McAnelly
Chief Executive
Company Secretary

Hospital of God at Greatham

Independent Auditor's Report to the Members of the Hospital of God at Greatham

Year ended 31 October 2020

Opinion

We have audited the financial statements of The Hospital of God at Greatham (the 'charity') for the year ended 31 October 2020 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 October 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We draw your attention to disclosures made in Note 26 relating to the impact of Covid 19 since the year end. Our opinion is not modified in respect of this matter.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

In connection with our audit of the financial statements, 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 there is a material misstatement in the financial statements or a material misstatement of the other

The Hospital of God at Greatham

Independent Auditor's Report to the Members of the Hospital of God at Greatham *(continued)*

Year ended 31 October 2020

information. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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.

The Hospital of God at Greatham

Independent Auditor's Report to the Members of the Hospital of God at Greatham *(continued)*

Year ended 31 October 2020

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Use of our report

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Thomas Atkinson (Senior Statutory Auditor)

For and on behalf of
Wm Fortune and Son, Chartered Accountants & Statutory Auditors
Collingwood House
Church Square
Hartlepool, TS24 7EN

15 July 2021

The Hospital of God at Greatham

Statement of Financial Activities (including income and expenditure account)

Year ended 31 October 2020

	Note	Unrestricted funds £	Restricted funds	Endowment funds £	2020 Total funds £	2019 Total funds £
Income and endowments						
Donations and legacies	5	115,271	–	–	115,271	31,020
Charitable activities	6	4,033,237	35,635	–	4,068,872	4,070,427
Investment income	7	600,660	–	237,528	838,188	821,958
Total income		4,749,168	35,635	237,528	5,022,331	4,923,405
Expenditure						
Expenditure on raising funds:						
Investment management costs	8	(304,929)	–	(141,241)	(446,170)	(504,306)
Expenditure on charitable activities	9,10	(4,879,602)	(46,734)	(3,000)	(4,929,336)	(5,165,603)
Total expenditure		(5,184,531)	(46,734)	(144,241)	(5,375,506)	(5,669,909)
Total income less total expenditure		(435,363)	(11,099)	93,287	(353,175)	(746,503)
Net unrealised gains/(losses) on investments	11	(26,526)	(7,016)	1,091,140	1,057,598	1,286,606
Realised gains/(losses) on disposal of fixed assets		-	-	14,042	14,042	-
Net income/(expenditure)		(461,889)	(18,115)	1,198,469	718,465	540,102
Transfers between funds	23	99,854	–	(99,854)	–	–
Other recognised gains and losses						
(Increase)decrease in pension fund deficit	21	(110,000)	–	–	(110,000)	(2,000)
Net movement in funds		(472,035)	(18,115)	1,098,615	608,465	538,102
Reconciliation of funds						
Total funds brought forward		3,551,232	1,076,516	39,306,610	43,934,358	43,396,256
Total funds carried forward	23	3,079,197	1,058,401	40,405,225	44,542,823	43,934,358

The statement of financial activities includes all gains and losses recognised in the year.
Income and expenditure derive from continuing activities.

The Hospital of God at Greatham

Statement of Financial Position

Year ended 31 October 2020

		2020 £	2019 £
Fixed assets			
Tangible fixed assets	15	**8,898,200**	9,168,870
Investments	16	**32,814,363**	31,640,445
		41,712,563	40,809,315
Current assets			
Debtors	18	**407,558**	488,283
Cash at bank and in hand		**3,114,696**	3,340,596
		3,522,254	3,828,879
Creditors: amounts falling due within one year	19	**394,892**	515,751
Net current assets		**3,127,362**	3,312,828
Total assets less current liabilities		**44,839,925**	44,122,443
Creditors: amounts falling due after more than one year	20	**93,102**	94,085
Provisions for liabilities	21,22	**204,000**	94,000
Net assets		**44,542,823**	43,934,358
Funds of the charity			
Endowment funds		**40,405,225**	39,306,610
Restricted funds		**1,058,401**	1,076,516
Unrestricted funds		**3,079,197**	3,551,232
Total charity funds	23	**44,542,823**	43,934,358

These financial statements were approved by the board of trustees and authorised for issue on 15 July 2021, and are signed on behalf of the board by:

Christopher Dickinson
Chair of trustees

The Hospital of God at Greatham

Statement of Cash Flows

Year ended 31 October 2020

	2020 £	2019 £
Cash flows from operating activities		
Net income/(expenditure)	718,465	540,102
Adjustments for:		
Depreciation of tangible fixed assets	239,067	244,506
Net movement on investments	(1,057,598)	(1,286,606)
Net gains on tangible fixed assets	(14,042)	-
Dividends, interest and rents from investments	(838,188)	(821,958)
Interest payable and similar changes	10,541	10,612
Increase/(decrease) in accrued liabilities	(39,495)	25,194
Changes in:		
Trade and other debtors – (increase)/decrease	80,725	(78,351)
Trade and other creditors – increase/(decrease)	(81,464)	55,790
Cash generated from/(used in) operating activities	(981,989)	(1,310,711)
Interest paid	(10,541)	(10,612
Net cash generated from/(used in) operating activities	(992,530)	(1,321,323)
Cash flows from investing activities		
Dividends, interest and rents from investments	838,188	821,958
Purchase of tangible assets	-	-
Proceeds from sale of tangible assets	45,645	-
Purchases of other investments	(116,320)	(185,158)
Proceeds from sale of other investments	-	-
Net cash from investing activities	767,513	636,800
Cash flows from financing activities		
Proceeds from borrowings	(883)	(810)
Net cash used in financing activities	(883)	(810)
Net increase/(decrease) in cash and cash equivalents	(225,900)	(685,333)
Cash and cash equivalents at beginning of year	3,340,596	4,025,929
Cash and cash equivalents at end of year	3,114,696	3,340,596

The Hospital of God at Greatham

Notes to the Financial Statements

Year ended 31 October 2020

1. General information

The charity is a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales.

The charity constitutes a public benefit entity as defined by FRS 102.

As corporate trustee the company administers the endowment fund of the Hospital of God at Greatham which is an unincorporated charity. The endowment funds thus do not form part of the corporate assets of the company but are instead held on trust by the charitable company. In accordance with Charity Commission recommendations the endowment fund held on trust is included in the financial statements of the charitable company but is distinguished from the charitable company's other funds. In accordance with the Charity Commission Scheme of 27 June 2002 income generated from investments within the charity's endowment fund becomes available for use by the charitable company in furtherance of its objectives as does capital growth on the financial investments covered by the order for total return dated 15 November 2010 referred to in Note 17 of this report.

Under an Order of the Charity Commission dated 28 July 2017 the charitable company was appointed sole trustee of the Charity of Emma Simpson for Almshouses (charity reg. 222517, now 1123540-2), an unincorporated charity. The charitable company, as corporate trustee, thereby administers the endowment and other funds of the Charity of Emma Simpson for Almshouses, which do not form part of the corporate assets of the company but are instead held on trust by the charitable company in a restricted fund. In accordance with the Order, the Charity of Emma Simpson for Almshouses is treated as forming part of The Hospital of God at Greatham for the purpose of Part 8 (accounting) of the Charities Act 2011.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustee for particular future projects or commitments.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal and fall into one of two sub-classes: restricted income funds or endowment funds. The charity's restricted funds comprise its permanent endowment, the Stockton Relief in Need endowment fund and restricted funds relating to The Charity of Emma Simpson for Almshouses as referred to in Note 1.

Income recognition

Income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following points are applied to particular categories of income:

- Income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable, and its amount can be measured reliably.
- Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- Income from contracts for the supply of services is recognised upon the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Expenditure recognition

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any value added tax which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- Expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- Expenditure on charitable activities includes all costs incurred by the charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

3. Accounting policies *(continued)*

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Increases and decreases in the carrying amount of assets as a result of revaluation are recognised in the Statement of Financial Activities.

Depreciation

Depreciation is calculated in order to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2.5% reducing balance
Equipment	-	20% reducing balance

Investments

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure.

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

3. Accounting policies *(continued)*

Defined contribution pension schemes

Contributions to defined contribution pension schemes are recognised as an expense in the period in which the service is provided.

4. Limited by guarantee

The charity is a company limited by guarantee and has no share capital. In the event of the charity being wound up the liability in respect of the guarantee is limited to £1 per member of the charity.

5. Donations and legacies

	Unrestricted Funds £	**Total Funds 2020 £**	Unrestricted Funds £	Total Funds 2019 £
Donations				
Donations and legacies	**100,055**	**100,055**	16,705	16,705
Sponsorship and other				
Sponsorship and other income	**15,216**	**15,216**	14,315	14,315
	115,271	**115,271**	31,020	31,020

6. Income from charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2020 £**
Residential care	**2,663,237**	**-**	**2,663,237**
Community services	**845,808**	**-**	**845,808**
Supported almshouses	**517,023**	**35,635**	**552,658**
Other charitable activities	**7,169**	**-**	**7,169**
	4,033,237	**35,635**	**4,068,872**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2019 £
Residential care	2,485,359	-	2,485,359
Community services	1,010,099	-	1,010,099
Supported almshouses	533,522	32,118	565,640
Other charitable activities	9,329	-	9,329
	4,038,309	32,118	4,070,427

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

7. Investment income

	Unrestricted Funds £	Endowment Funds £	**Total Funds 2020 £**
Income from investment properties	**574,245**	**–**	**574,245**
Interest and dividends	**26,415**	**237,528**	**263,943**
	600,660	**237,528**	**838,188**

	Unrestricted Funds £	Endowment Funds £	Total funds 2019 £
Income from investment properties	566,278	–	566,278
Interest and dividends	33,068	222,612	255,680
	599,346	222,612	821,958

8. Investment management costs

	Unrestricted Funds £	Endowment Funds £	**Total Funds 2020 £**
Portfolio management	–	**141,241**	**141,241**
Property repairs and maintenance charges	**232,771**	**–**	**232,771**
Support costs	**72,158**	**–**	**72,158**
	304,929	**141,241**	**446,170**

	Unrestricted Funds £	Endowment Funds £	Total Funds 2019 £
Portfolio management	–	133,154	133,154
Property repairs and maintenance charges	301,318	–	301,318
Support costs	69,834	–	69,834
	371,152	133,154	504,306

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

9. Expenditure on charitable activities by fund type

	Unrestricted Funds	Restricted Funds	Endowment Funds	**Total Funds 2020**
		£	£	£
Residential care	**2,547,650**	–	–	**2,547,650**
Community services	**955,033**	–	–	**955,033**
Supported almshouses	**354,743**	**34,839**	–	**389,582**
Grants	**50,000**	**–**	**3,000**	**53,000**
Fundraising fund costs	**12,008**	**–**	–	**12,008**
Support costs	**958,099**	**11,895**	–	**969,994**
Other charitable activities	**2,069**	**–**	–	**2,069**
	4,879,602	**46,734**	**3,000**	**4,929,336**

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2019
	£	£	£	**£**
Residential care	2,430,020	–	–	2,430,020
Community services	993,049	–	–	993,049
Supported almshouses	603,180	40,479	–	643,659
Grants	94,200	–	5,000	99,200
Fundraising fund costs	27,209	–	–	27,209
Support costs	957,274	10,741	–	968,015
Other charitable activities	4,451	–	–	4,451
	5,109,383	51,220	5,000	5,165,603

10. Expenditure on charitable activities by activity type

	Activities undertaken directly	**Support costs**	**Total funds 2020**	Total fund 2019
	£	**£**	**£**	£
Residential care	**2,547,650**	**447,434**	**2,995,084**	2,877,886
Community services	**955,033**	**321,010**	**1,276,043**	1,309,173
Supported almshouses	**389,582**	**180,692**	**570,274**	826,157
Grants	**53,000**	**20,858**	**73,858**	120,727
Fundraising fund costs	**12,008**	**–**	**12,008**	27,209
Other charitable costs	**2,069**	**–**	**2,069**	4,451
	3,959,342	**969,994**	**4,929,336**	4,689,380

All grants made were awarded to organisations and no grants were made to individuals. The highest grant awarded to any organisation during the year was £2,000 and no single organisation received more than £2,000 in grants during the year. All grants awarded are unconditional.

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

11. Net unrealised gains on investments

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	**Total Funds 2020 £**
Unrealised gains/(losses) on listed investments	**(26,526)**	**(7,016)**	**1,091,140**	**1,057,598**

	Unrestricted Funds	Restricted Funds £	Endowment Funds £	Total Funds 2019 **£**
Unrealised gains on listed investments	79,095	4,121	1,203,390	1,286,606

12. Net income

Net income is stated after charging:

	2020 £	2019 £
Auditor's remuneration	**8,100**	7,800
Depreciation of tangible fixed assets	**239,067**	244,506

13. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2020 £	2019 £
Wages and salaries	2,841,260	2,685,357
Social security costs	182,660	172,460
Employer contributions to defined contribution pension schemes	51,239	45,734
Employer contributions to defined benefit pension schemes	78,738	81,048
Operating costs of defined benefit pension scheme	43,315	41,360
	3,197,212	3,025,959

Included in employer contributions to defined benefit schemes is a payment of £48,000 to the Greatham Hospital Pension Scheme under the agreed deficit recovery plan. Further details are given in Note 22 to these accounts.

The average head count of employees during the year was 182 (2019: 177), analysed as follows:

	2020 No.	2019 No.
Management and administration	11	11
Care services	168	163
Estate	3	3
	182	177

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

The number of employees, whose remuneration for the year fell within the following bands, was:

	2020	2019
	No.	No.
£70,000 to £79,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £213,331 (2019: £209,146).

14. Trustee remuneration and expenses

No remuneration was paid to the trustees.

15. Tangible fixed assets

	Freehold property £	Equipment £	**Total £**
Cost			
At 1 November 2019	13,089,483	210,109	13,299,592
Additions at cost	-	-	-
Transfer from other charity	-	-	-
Revaluation of almshouse properties	-	-	-
		-	
Disposals	(56,908)	-	(56,908)
At 31 October 2020	**13,032,575**	**210,109**	**13,242,684**
Depreciation			
At 1 November 2019	**3,962,568**	**168,154**	**4,130,722**
Charge for the year	227,383	11,684	239,067
Disposals	(25,305)	-	(25,305)
At 31 October 2020	**4,164,646**	**179,838**	**4,344,484**
Carrying amount			
At 31 October 2020	**8,867,929**	**30,271**	**8,898,200**
At 31 October 2019	9,126,915	41,955	9,168,870

During the year one leasehold property was disposed of. The net proceeds from the sale amounted to £45,645 and this sum was added to the Building Fund during the year.

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

16. Investments

	Listed investments £	Investment properties £	**Total £**
Cost or valuation			
At 1 November 2019	20,222,195	11,418,250	31,640,445
Additions	116,320	–	116,320
Disposals	–	–	–
Fair value movements	1,057,598	–	1,057,598
At 31 October 2020	21,396,113	11,418,250	32,814,363
Impairment			
At 1 November 2019 and 31 October 2020	–	–	–
Carrying amount			
At 31 October 2020	**21,396,113**	**11,418,250**	**32,814,363**
At 31 October 2019	20,222,195	11,418,250	31,640,445

All investments shown above are held at valuation.

Listed investments

The charity's listed investments are largely held within a portfolio of investments managed by the charity's professional fund managers with some additional direct holdings in common investment funds. The managed portfolio holds investments in the form of equities, fixed income securities, hedge funds and commodities all of which are part of publicly traded markets where trading is based upon quoted prices. The fair value of all holdings is based upon the quoted market prices of the various holdings. The managed portfolio also includes foreign currency contracts which act as a hedge against the effect of currency fluctuations within the portfolio. The fair value of foreign currency forward contracts within the managed portfolio is based on the difference between the exchange rate agreed at the inception of the forward contract and the exchange rate prevailing at the reporting date.

An analysis of listed investments by fund is as follows:	**2020 £**	2019 £
Permanent endowment fund	20,322,857	19,088,073
Non-permanent endowment funds	120,256	147,596
Total endowment funds	20,443,113	19,235,669
Restricted funds	53,858	60,854
Unrestricted funds	899,142	925,672
	21,396,113	20,222,195

Investment properties

All fixed asset investments are held within the United Kingdom. The investment properties are stated at open market valuation. A full professional valuation was carried out at 31 October 2013 by Thomas Stevenson, Chartered Surveyors. The trustees are of the opinion that this valuation continues to represent the open market value of the portfolio at the balance sheet date. The investment properties are assets of the charity's permanent endowment fund.

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

17. Total return approach to investment of permanent endowment

The charity's listed investments include the charity's managed endowment fund investment portfolio. This portfolio is accounted for on a total return basis in accordance with an order for total return received on 15 November 2010 from the Charity Commission.

During the year the charity made a transfer from unapplied total return to the trust for endowment in order to maintain the real value of the trust for investment. The amount transferred each year is based on an average of the RPI and CPI indices prevailing during the period since the trust value for endowment was established in 2010.

The movements in the trust for investment and the unapplied total return during the year are as follows:

Endowment investments subject to total return	Trust for investment £	Unapplied total return £	Total £
At 31 October 2019			
Gift component of the permanent endowment	17,860,522	-	17,860,522
Unapplied total return	-	1,227,549	1,227,549
Total at 31 October 2020	17,860,522	1,227,549	19,088,071
Movements in the reporting period			
Investment returns - dividends and interest	-	232,372	232,372
Investment returns – realised and unrealised gains and (losses)	-	1,100,354	1,100,354
Additions to trust for investment	-	-	-
Income repaid to unapplied total return in year	-	25,179	25,179
Less: Investment management costs	-	(141,241)	(141,241)
Total movements in the reporting period before transfers	-	1,216,664	1,216,664
Transfer from unapplied total return to maintain real value of trust for investment	174,708	(174,708)	-
Net movements in the reporting period	174,708	1,041,956	1,380,191
At 31 October 2020			
Gift component of the permanent endowment	**18,035,230**	**-**	**18,035,230**
Unapplied total return	-	**2,269,505**	**2,269,505**
Total at 31 October 2020	**18,035,230**	**2,269,505**	**20,304,735**

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

18. Debtors

	2020	2019
	£	£
Trade debtors	**326,626**	402,109
Prepayments and accrued income	**80,932**	86,174
	407,558	488,283

19. Creditors: amounts falling due within one year

	2020	2019
	£	£
Mortgage loan	**982**	882
Trade creditors	**236,051**	323,318
Accruals and deferred income	**113,321**	152,816
Social security and other taxes	**44,538**	38,735
	394,892	515,751

20. Creditors: amounts falling due after more than one year

	2020	2019
	£	£
Mortgage loan	**93,102**	94,085

The mortgage loan was transferred to the charity from the Stockton Almshouses Charity during the year ended 31 October 2010. The mortgage loan is secured by a legal charge over the property at Trinity Gardens, Stockton on Tees.

21. Provisions for liabilities

	Pensions and similar obligations Note 22
	£
At 1 November 2019	94,000
Increase in provision during the year	110,000
At 31 October 2020	**204,000**

22. Pensions and other post-employment benefits

Defined contribution plans

The amount recognised in expenditure as an expense in relation to defined contribution plans was £51,239 (2019: £45,734).

Defined benefit plans

The charity operates and is the sole sponsoring employer of the Greatham Hospital Pension Scheme ("the scheme"), a defined benefit pension scheme which provides benefits based on final salary and length of service on retirement, leaving service or death. The pension scheme was closed to new members on 14 December 2005.

The scheme is managed by a board of trustees appointed in part by the charity and in part from elections by scheme members. The trustees have responsibility for obtaining valuations of the fund, administering benefit payments and investing the scheme's assets. The trustees delegate some of these functions to their professional advisers where appropriate.

The scheme is subject to the statutory funding objective under the Pensions Act 2004. A valuation of the scheme is carried out at least once every three years to determine whether the statutory funding objective is met. As part of the process the employer must agree with the trustees of the scheme the contributions to be paid to meet the statutory funding objective.

The most recent comprehensive actuarial valuation of the scheme was carried out as at 31 October 2019. This valuation calculated an actuarial deficit of £230,000 as at that date. To eliminate this funding shortfall the trustees and the scheme have jointly agreed a recovery plan whereby the charity makes an additional contribution of £48,000 to the scheme each year, with the first payment in November 2020 and the final payment in November 2024. These contributions are expected to eliminate the shortfall by November 2024.

The next valuation of the scheme is due as at 31 October 2022. In the event that this valuation reveals a larger deficit than expected the charity may be required to increase contributions above those set out in the existing schedule of contributions. Conversely if the position is better than expected, it is possible that contributions may be reduced.

As the scheme remains open to future accrual, the employer pays contributions to the scheme for future service benefits. During the year ended 31 October 2020 the employer paid contributions at the rate of 29.6% of gross pensionable salary for active members in accordance with the schedule of contributions. Employees who are active members are not required to make any contribution.

The charity expects to pay contributions of around £75,000 to the scheme in the year to 31 October 2021, including the agreed deficit recovery payment.

The charity administers the scheme and meets all running costs of the scheme.

The following disclosures have been provided by the scheme actuary to meet the requirements of FRS 102 for the purposes of these accounts.

At 31 October 2020 there was a deficit of £204,000. This compares to a deficit of £94,000 at the previous review date. The increase in the deficit over the period is primarily due to the fall in corporate bond yields over the period which has reduced the discount rate assumption used.

There were no plan amendments, curtailments or settlements during the period.

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

Explanation of amounts in the financial statements

The amount recognised in the Statement of Financial Position is as follows:

Amounts recognised in the Statement of Financial Position	As at 31 October 2020 £'000	As at 31 October 2019 £'000
Fair value of assets	3,361	3,290
Present value of funded obligations	(3,565)	(3,384)
Deficit recognised in the Statement of Financial Position	**(204)**	**(94)**

The fair value of the scheme's investment assets at 31 October 2020 analysed by major asset class is as follows:

Asset class	31 October 2020 £'000
Diversified growth fund	1,903
Corporate bonds	1,434
Cash	24
Total	**3,361**

The actual return on the scheme's assets during the year was a gain of £102,000 (2019 gain of £284,000).

The change in the fair value of the scheme's assets over the year is as follows:

Change in fair value of scheme assets	As at 31 October 2020 £'000	As at 31 October 2019 £'000
Fair value of scheme assets at the beginning of the year	**3,290**	**3,083**
Interest on assets	65	88
Employer contributions paid to scheme in year	79	81
Contributions by scheme participants	0	0
Benefits paid by scheme in year	(110)	(158)
Administration costs	0	0
Change due to settlements	0	0
Return on scheme assets less interest	37	196
Fair value of scheme assets at the end of the year	**3,361**	**3,290**

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

The change in the present value of the scheme's funded defined benefit obligations over the year is as follows:

Change in present value of defined benefit obligations	As at 31 October 2020 £'000	As at 31 October 2019 £'000
Defined benefit obligations of the scheme at the beginning of the year	**3,384**	**3,175**
Current service cost	31	28
Contributions by scheme participants	0	0
Past service cost	0	0
Interest cost	67	90
Benefits paid by scheme in year	(110)	(158)
Change due to settlements	0	0
Experience (gain)/loss on defined benefit obligation	0	(45)
Changes to assumptions	193	294
Defined benefit obligations of the scheme at the end of the year	**3,565**	**3,384**

The net amount recognised in the Statement of Financial Activities is as follows:

Net amount recognised in the Statement of Financial Activities	Year ended 31 October 2020 £'000	Year ended 31 October 2019 £'000
Total income/(costs) recognised in the year, as detailed below	(33)	(30)
Total re-measurement gains/(losses) in the year, as detailed below	(156)	(53)
Employer contributions	79	81
Net amount recognised in the Statement of Financial Activities	**(110)**	**(2)**

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

The income and costs recognised in the year are as follows:

Costs/(income) recognised in the year	Year ended 31 October 2020 £'000	Year ended 31 October 2019 £'000
Current service cost	31	28
Administration costs	-	-
Interest on liabilities	67	90
Interest on assets	(65)	(88)
Past service cost	-	-
Settlement cost	-	-
Total costs/(income) recognised in the year	**33**	**30**

The re-measurement gains and losses recognised in the year are as follows:

Re-measurement losses/(gains) recognised in the year	Year ended 31 October 2020 £'000	Year ended 31 October 2019 £'000
Loss/(gain) on scheme assets in excess of interest	(37)	(196)
Experience losses/(gains) on liabilities	(0)	(45)
Losses/(gains) from changes to assumptions	193	294
Total re-measurement losses/(gains) recognised in the year	**156**	**53**

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

Principal assumptions

The principal assumptions used to calculate scheme liabilities in accordance with FRS102 are as follows:

	31 October 2020	31 October 2019
Discount rate	1.70% pa	2.00% pa
Inflation (RPI)	3.00% pa	3.00% pa
Inflation (CPI)	2.10% pa	2.10% pa
Salary increases	3.00% pa	3.00% pa
Pension increases - discretionary	1.05% pa	1.05% pa
Pension increases - CPI max 5%	2.10% pa	2.10% pa
Pension increases - RPI max 2.5%	2.10% pa	2.10% pa
Post retirement mortality	S3NA tables with CMI 2018 projections using a long term improvement rate of 1.50% pa	S3NA tables with CMI 2018 projections using a long term improvement rate of 1.50% pa
Commutation	Members are assumed to take 20% of their pension as cash at retirement	
Life expectancy at age 65 of male aged 45	24.0	23.9
Life expectancy at age 65 of male aged 65	22.3	22.3
Life expectancy at age 65 of female aged 45	26.4	26.3
Life expectancy at age 65 of female aged 65	24.7	24.6

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

23. Analysis of charitable funds

Unrestricted funds

	At 1 Nov 2019 £	Income £	Expenditure £	Transfers	Gains and losses £	**At 31 Oct 2020 £**
General fund	838,376	4,726,782	(4,814,280)	(350,563)	(136,526)	**263,789**
Fundraising fund	42,918	15,216	(12,008)	-	-	**46,126**
Building Fund	426,611	-	-	45,645		**472,256**
Development fund	676,580	-	(63,456)	-	-	**613,124**
Extraordinary repair fund	1,566,747	7,170	(294,787)	404,772	-	**1,683,902**
	3,551,232	4,749,168	(5,184,531)	99,854	(136,526)	**3,079,197**

Restricted funds

	At 1 Nov 2019 £	Income £	Expenditure £	Transfers	Gains and losses £	**At 31 Oct 2020 £**
The Charity of Emma Simpson for Almshouses	1,076,516	35,635	(46,734)	-	(7,016)	**1,058,401**

Endowment funds

	At 1 Nov 2019 £	Income £	Expenditure £	Transfers	Gains and losses £	**At 31 Oct 2020 £**
Permanent Endowment Fund	39,149,456	232,961	(141,241)	(99,854)	1,113,502	**40,254,824**
Stockton Relief in Need Fund	157,154	4,567	(3,000)	-	(8,320)	**150,401**
	39,306,610	237,528	(144,241)	(99,854)	1,105,182	**40,405,225**

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

24. Analysis of net assets between funds

	Unrestricted funds £	Restricted funds	Endowment funds £	2020 Total funds £
Fixed assets				
Tangible fixed assets	**30,277**	**875,883**	**7,992,040**	**8,898,200**
Investments – investment properties	**-**	**-**	**11,418,250**	**11,418,250**
Investments – listed investments	**899,144**	**53,837**	**20,443,132**	**21,396,113**
	929,421	**929,720**	**39,853,422**	**41,712,563**
Net current assets				
Debtors	**407,558**	**–**	**–**	**407,558**
Cash at bank and in hand	**3,114,696**	**–**	**–**	**3,114,696**
Creditors due within one year	**(394,892)**	**–**	**–**	**(394,892)**
Inter-fund balances	**(680,484)**	**128,681**	**551,803**	**–**
	2,446,878	**128,681**	**551,803**	**3,127,362**
Total assets less current liabilities	**3,376,299**	**1,058,401**	**40,405,225**	**44,839,925**
Creditors: amounts falling due after more than one year	**(93,102)**	**–**	**–**	**(93,102)**
Provisions for liabilities	**(204,000)**	**–**	**–**	**(204,000)**
Net assets (total funds)	**3,079,197**	**1,058,401**	**40,405,225**	**44,542,823**

	Unrestricted funds £	Restricted funds	Endowment funds £	2019 Total funds £
Fixed assets				
Tangible fixed assets	41,961	898,341	8,228,568	9,168,870
Investments – investment properties	-	-	11,418,250	11,418,250
Investments – listed investments	925,672	60,854	19,235,669	20,222,195
	967,633	959,195	38,882,487	40,809,315
Net current assets				
Debtors	488,283	–	–	488,283
Cash at bank and in hand	3,340,596	–	–	3,340,596
Creditors due within one year	(515,751)	–	–	(515,751)
Inter-fund balances	(541,444)	117,321	424,123	–
	2,771,684	117,321	424,123	3,313,128
Total assets less current liabilities	3,739,317	1,076,516	39,306,610	44,122,443
Creditors: amounts falling due after more than one year	(94,085)	–	–	(94,085)
Provisions for liabilities	(94,000)	–	–	(94,000)
Net assets (total funds)	3,551,232	1,076,516	39,306,610	43,934,358

The Hospital of God at Greatham

Notes to the Financial Statements *(continued)*

Year ended 31 October 2020

25. Trustee related party transactions and interests

Robert Eden, who served as trustee during the year, was during the year an employer-nominated trustee of the Greatham Hospital Pension Scheme, of which the charity is the sponsoring employer.

Trustees are reimbursed for their travel on a mileage basis. During the year two trustees were reimbursed mileage costs totaling £255.

26. Going concern

The trustees consider that the charity is a going concern and that there are no material uncertainties or events which cast doubt upon its ability to continue as a going concern. In assessing the going concern position of the charity for the year ended 31st October 2020 the trustees have considered the future outlook and in doing so looked at the future operating results, cash flows and facilities available. Based on these facts the going concern basis has been adopted in the preparation of the financial statements. The trustees have considered the impact of the Covid-19 pandemic on the charity and at the present time there are adequate resources to continue in operational existence for the next twelve months.

END