

# 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

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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 750<sup>th</sup> 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

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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 750<sup>th</sup> 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 21<sup>st</sup> 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

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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

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### 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 750<sup>th</sup> Year

We celebrated the Charity's 750<sup>th</sup> 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 marquee was erected 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 750<sup>th</sup> 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 750<sup>th</sup> 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 Greatham 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?referrer=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 21<sup>st</sup> 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
- 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 minibuss 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**

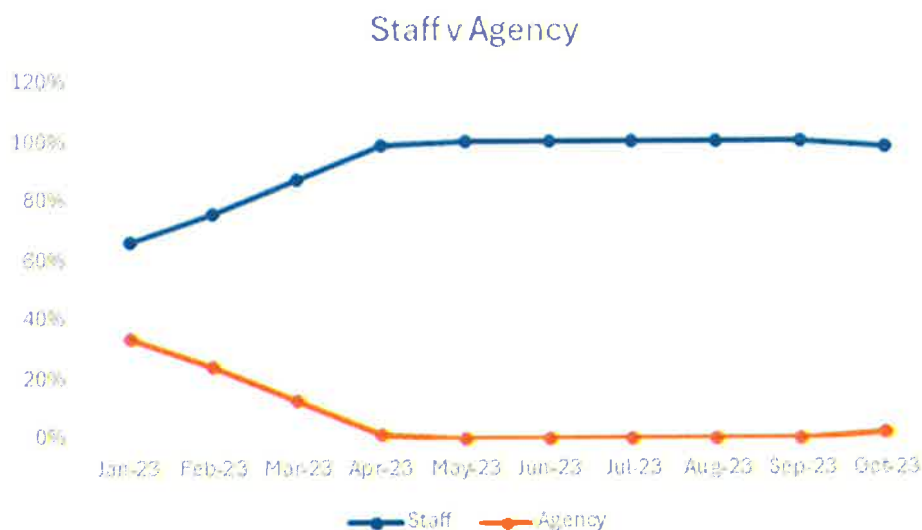
Recruitment and retention of staff remained a challenge this year. The significant staffing crisis in social care is widely reported nationally. We employed an average of 60.3 people at Stichell House within this reporting period, which represents 54% of the charity's workforce.

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 these 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:

- **40<sup>th</sup> 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”**





- 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 21<sup>st</sup> 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

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### 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

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### 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 of 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
<b>Financial Controls (Board level)</b> <ul style="list-style-type: none"><li>• Inability to monitor actual against planned financial position</li></ul>	<ul style="list-style-type: none"><li>• Receive assurance of effective internal financial controls</li><li>• Monitor actual financial position against expected/planned performance</li></ul>

<ul style="list-style-type: none"> <li>• Inaccurate information about short-term financial position</li> <li>• Future financial security damaged</li> </ul>	<ul style="list-style-type: none"> <li>• Auditors queries addressed</li> <li>• Quarterly accounts reported</li> <li>• Variances explained</li> <li>• Report of annual external audit</li> </ul>
<b>Benefit Realisation from Property Investments</b> <ul style="list-style-type: none"> <li>• Poor return detrimental to future generations</li> <li>Not fit for purpose</li> <li>Reduced income</li> <li>• Reputational damage</li> <li>• Compliance failure leading to financial loss</li> </ul>	<ul style="list-style-type: none"> <li>• Property maintenance survey completed.</li> <li>• Developing planned maintenance programme</li> <li>• Developing/restructure Land and property team in progress (Interim arrangements in place August 2024 Jan 2025 assistant Director-Land and Property in post)</li> <li>• Management accounts income records</li> </ul>
<b>Strategic Direction: Aim, Objectives and Plans</b> <ul style="list-style-type: none"> <li>• Charity becomes divorced from the objects defined in the Memoranda</li> <li>• Charity's strategic direction fails to take account of new legislation/Charity Commission requirements and guidance</li> </ul>	<ul style="list-style-type: none"> <li>• Adhere to Objects set out in Memoranda Check/<u>Establish</u> 3, 5 and 10 year Strategy Plans to deliver to objectives</li> <li>Observe new legislation and Charity Commission's guidance</li> <li>Align new and further developments of provision with Strategy</li> <li>• Revisit quinquennially Objects defined in Memoranda (update if necessary)</li> <li>Review and update Strategy annually (Strategy Day)</li> </ul>
<b>Board Vacancies</b> <ul style="list-style-type: none"> <li>• Reduced range of expertise available</li> <li>• Excessive workloads</li> <li>• Reduced capacity to meet responsibilities</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor Terms of Office and vacancies</li> <li>Complete Skills Audit and recruit to gaps</li> <li>• Quarterly report to the Board of terms of Office</li> <li>Follow Trustee appointment procedure (agreed at Board April 2022)</li> <li>Complete the Trustee induction process</li> </ul>

## 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:

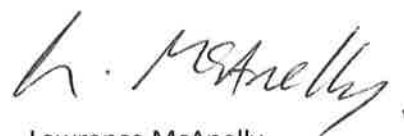
- there is no relevant audit information of which the charity's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

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:



Margaret Bousfield  
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 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

					2023	2022
	Note	Unrestricted funds £	Restricted funds	Endowment funds £	Total funds £	Total funds £
<b>Income and endowments</b>						
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
<b>Total income</b>		<b>3,379,990</b>	<b>38,879</b>	<b>289,965</b>	<b>3,708,834</b>	<b>3,888,197</b>
<b>Expenditure</b>						
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)
<b>Total expenditure</b>		<b>(4,034,905)</b>	<b>(60,874)</b>	<b>(166,146)</b>	<b>(4,261,925)</b>	<b>(5,141,759)</b>
<b>Total income less total expenditure</b>		<b>(654,915)</b>	<b>(21,995)</b>	<b>123,819</b>	<b>(553,091)</b>	<b>(1,253,562)</b>
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
<b>Net income/(expenditure)</b>		<b>(642,608)</b>	<b>(19,951)</b>	<b>2,087,320</b>	<b>1,424,761</b>	<b>(3,122,220)</b>
Transfers between funds	23	87,985	–	(87,985)	–	–
<b>Other recognised gains and losses</b>						
(Increase)decrease in pension fund deficit	21	45,000	–	–	45,000	362,000
<b>Net movement in funds</b>		<b>(509,623)</b>	<b>(19,951)</b>	<b>1,999,335</b>	<b>1,469,761</b>	<b>(2,760,220)</b>
<b>Reconciliation of funds</b>						
Total funds brought forward		1,207,443	1,055,753	42,231,082	44,494,278	47,254,498
<b>Total funds carried forward</b>	<b>23</b>	<b>697,820</b>	<b>1,035,802</b>	<b>44,230,417</b>	<b>45,964,039</b>	<b>44,494,278</b>

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

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:



Margaret Bousfield  
Chair of trustees

# The Hospital of God at Greatham

## Statement of Cash Flows

Year ended 31 October 2023

	2023 £	2022 £
<b>Cash flows from operating activities</b>		
Net income/(expenditure)	1,424,761	(3,122,220)
<i>Adjustments for:</i>		
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
<i>Changes in:</i>		
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	<u>(1,312,230)</u>	<u>(1,976,207)</u>
<b>Cash flows from investing activities</b>		
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	<u>815,111</u>	<u>1,084,286</u>
<b>Cash flows from financing activities</b>		
Loan repayments	(1,222)	(1,094)
Net cash used in financing activities	<u>(1,222)</u>	<u>(1,094)</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(498,341)</b>	<b>(893,015)</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>2,337,105</b>	<b>3,230,120</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>1,838,764</u></b>	<b><u>2,337,105</u></b>

# The Hospital of God at Greatham

## Notes to the Financial Statements

Year ended 31 October 2023

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### 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.

# The Hospital of God at Greatham

## Notes to the Financial Statements *(continued)*

Year ended 31 October 2023

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### 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 2023

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### 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.

# The Hospital of God at Greatham

## Notes to the Financial Statements (continued)

### Year ended 31 October 2023

#### 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 £
<b>Donations</b>				
Donations and legacies	100	100	-	-
<b>Sponsorship and other</b>				
Sponsorship and other income	9,446	9,446	8,281	8,281
	<u>9,546</u>	<u>9,546</u>	<u>8,281</u>	<u>8,281</u>

#### 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
	<u>2,704,256</u>	<u>38,879</u>	<u>2,743,135</u>

	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
	<u>2,968,399</u>	<u>39,097</u>	<u>3,007,496</u>

# The Hospital of God at Greatham

## Notes to the Financial Statements (continued)

Year ended 31 October 2023

### 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
	<u>666,188</u>	<u>289,965</u>	<u>956,153</u>
	Unrestricted Funds £	Endowment Funds £	Total funds 2022 £
Income from investment properties	607,053	–	607,053
Interest and dividends	14,786	250,581	265,367
	<u>621,839</u>	<u>250,581</u>	<u>872,420</u>

### 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
	<u>365,399</u>	<u>156,146</u>	<u>521,545</u>
	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
	<u>372,575</u>	<u>172,720</u>	<u>545,295</u>

# The Hospital of God at Greatham

## Notes to the Financial Statements (continued)

Year ended 31 October 2023

### 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
	<u>3,669,506</u>	<u>60,874</u>	<u>10,000</u>	<u>3,740,380</u>

	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
	<u>4,542,026</u>	<u>44,438</u>	<u>10,000</u>	<u>4,596,464</u>

### 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
	<u>2,609,964</u>	<u>1,130,416</u>	<u>3,740,380</u>	<u>4,596,464</u>

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.

# The Hospital of God at Greatham

## Notes to the Financial Statements (continued)

Year ended 31 October 2023

### 11. Net unrealised gains on investments

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2023 £
Unrealised gains/(losses) on listed investments	<u>9,597</u>	<u>2,044</u>	<u>1,963,501</u>	<u>1,975,142</u>
	Unrestricted Funds	Restricted Funds £	Endowment Funds £	Total Funds 2022 £
Unrealised gains/(losses) on listed investments	<u>(64,472)</u>	<u>(1,833)</u>	<u>(2,101,455)</u>	<u>(2,167,760)</u>

### 12. Net income

Net income is stated after charging:

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

### 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
	<u>2,214,295</u>	<u>2,670,311</u>

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:

	<b>2023</b>	2022
	<b>No.</b>	No.
Management and administration	<b>14</b>	13
Care services	<b>77</b>	99
Estate	<b>2</b>	2
	<b><u>93</u></b>	<b><u>114</u></b>

# The Hospital of God at Greatham

## Notes to the Financial Statements (continued)

Year ended 31 October 2023

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 £
<b>Cost</b>			
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)
<b>At 31 October 2023</b>	<b>12,911,521</b>	<b>167,419</b>	<b>13,078,940</b>
<b>Depreciation</b>			
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)
<b>At 31 October 2023</b>	<b>4,740,334</b>	<b>97,290</b>	<b>4,837,624</b>
<b>Carrying amount</b>			
<b>At 31 October 2023</b>	<b>8,171,187</b>	<b>70,129</b>	<b>8,241,316</b>
At 31 October 2022	8,380,705	60,038	8,440,743

# The Hospital of God at Greatham

## Notes to the Financial Statements (continued)

Year ended 31 October 2023

### 16. Investments

	Listed investments £	Investment properties £	Total £
<b>Cost or valuation</b>			
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
<b>At 31 October 2023</b>	<b>22,555,586</b>	<b>13,301,653</b>	<b>35,857,239</b>
<b>Impairment</b>			
At 1 November 2022 and 31 October 2023	–	–	–
<b>Carrying amount</b>			
<b>At 31 October 2023</b>	<b>22,555,586</b>	<b>13,301,653</b>	<b>35,857,239</b>
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
<b>Total endowment funds</b>	<b>21,434,768</b>	<b>21,238,547</b>
Restricted funds	68,701	66,657
Unrestricted funds	1,052,117	1,042,515
	<b>22,555,586</b>	<b>22,347,719</b>



## **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.

# The Hospital of God at Greatham

## Notes to the Financial Statements (continued)

### Year ended 31 October 2023

#### 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 £
<b>At 31 October 2022</b>			
Gift component of the permanent endowment	21,610,025	-	21,610,025
Unapplied total return	-	(523,871)	(523,871)
<b>As 31 October 2022, as previously reported</b>	<u>21,610,025</u>	<u>(523,871)</u>	<u>21,086,154</u>
<b>Prior Year Adjustment, due to change in policy (as described below)</b>	(1,771,029)	1,771,029	-
<b>At 31 October 2022 as restated</b>	<u>19,838,996</u>	<u>1,247,158</u>	<u>21,086,154</u>
<b>Movements in the reporting period</b>			
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)	-
<b>Net movements in the reporting period</b>	<u>911,773</u>	<u>(713,634)</u>	<u>198,139</u>
<b>At 31 October 2023</b>			
Gift component of the permanent endowment	20,750,769	-	20,750,769
Unapplied total return	-	533,524	533,524
<b>Total at 31 October 2023</b>	<u>20,750,769</u>	<u>533,524</u>	<u>21,284,293</u>

# The Hospital of God at Greatham

## Notes to the Financial Statements (continued)

### Year ended 31 October 2023

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
	<u>329,703</u>	<u>470,040</u>

#### 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
	<u>467,557</u>	<u>637,793</u>

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

	2023	2022
	£	£
Mortgage loan	<u>89,426</u>	<u>90,786</u>

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.

# The Hospital of God at Greatham

## Notes to the Financial Statements *(continued)*

Year ended 31 October 2023

### 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
<b>At 31 October 2023 (asset)</b>	<b>254,000</b>

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 Hospital of God at Greatham

## Notes to the Financial Statements *(continued)*

### Year ended 31 October 2023

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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 as 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)
<b>Net defined benefit asset/(liability)</b>	<b>254,000</b>	<b>209,000</b>

# The Hospital of God at Greatham

## Notes to the Financial Statements (continued)

### Year ended 31 October 2023

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

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

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

<b>Change in fair value of scheme assets</b>	<b>As at 31 October 2023 £</b>	<b>As at 31 October 2022 £</b>
<b>Fair value of scheme assets at the beginning of the year</b>	<b>2,628,000</b>	<b>3,686,000</b>
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)
<b>Fair value of scheme assets at the end of the year</b>	<b>2,379,000</b>	<b>2,628,000</b>

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



## The Hospital of God at Greatham

### Notes to the Financial Statements (continued)

Year ended 31 October 2023

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 £
<b>Defined benefit obligations of the scheme at the beginning of the year</b>	<b>2,419,000</b>	<b>3,839,000</b>
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)
<b>Defined benefit obligations of the scheme at the end of the year</b>	<b>2,125,000</b>	<b>2,419,000</b>

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
<b>Net amount recognised in the Statement of Financial Activities</b>	<b>45,000</b>	<b>362,000</b>

# The Hospital of God at Greatham

## Notes to the Financial Statements *(continued)*

### Year ended 31 October 2023

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

<b>Costs/(income) recognised in the year</b>	<b>Year ended 31 October 2023 £</b>	<b>Year ended 31 October 2022 £</b>
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	-	-
<b>Total costs/(income) recognised in the year</b>	<b>(4,000)</b>	<b>34,000</b>

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

<b>Re-measurement losses/(gains) recognised in the year</b>	<b>Year ended 31 October 2023 £</b>	<b>Year ended 31 October 2022 £</b>
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)
<b>Total re-measurement losses/(gains) recognised in the year</b>	<b>17,000</b>	<b>(323,000)</b>

# The Hospital of God at Greatham

## Notes to the Financial Statements *(continued)*

### Year ended 31 October 2023

#### 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

# The Hospital of God at Greatham

## Notes to the Financial Statements (continued)

Year ended 31 October 2023

### 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
	<u>1,207,443</u>	<u>3,379,990</u>	<u>(4,034,905)</u>	<u>87,985</u>	<u>57,307</u>	<u>697,822</u>

#### Restricted funds

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

#### 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
	<u>42,231,082</u>	<u>289,965</u>	<u>(166,146)</u>	<u>(87,985)</u>	<u>1,963,501</u>	<u>44,230,417</u>

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.

# The Hospital of God at Greatham

## Notes to the Financial Statements (*continued*)

Year ended 31 October 2023

### 24. Analysis of net assets between funds

	2023			
	Unrestricted funds £	Restricted funds	Endowment funds £	Total funds £
<b>Fixed assets</b>				
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
	<u>1,122,246</u>	<u>880,521</u>	<u>42,095,788</u>	<u>44,098,555</u>
<b>Net current assets</b>				
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	-
	<u>(589,000)</u>	<u>155,281</u>	<u>2,134,629</u>	<u>1,700,910</u>
<b>Total assets less current liabilities</b>	<b>533,246</b>	<b>1,035,802</b>	<b>44,230,417</b>	<b>45,799,465</b>
Creditors: amounts falling due after more than one year	(89,426)	-	-	(89,426)
Pension scheme asset	254,000	-	-	254,000
<b>Net assets (total funds)</b>	<b>697,820</b>	<b>1,035,802</b>	<b>44,230,417</b>	<b>45,964,039</b>

	2022			
	Unrestricted funds £	Restricted funds	Endowment funds £	Total funds £
<b>Fixed assets</b>				
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

	<u>1,102,553</u>	<u>899,293</u>	<u>40,204,866</u>	<u>42,206,712</u>
<b>Net current assets</b>				
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	—
	<u>(13,324)</u>	<u>156,460</u>	<u>2,026,216</u>	<u>2,169,352</u>
<b>Total assets less current liabilities</b>	<b>1,089,229</b>	<b>1,055,753</b>	<b>42,231,082</b>	<b>44,376,064</b>
Creditors: amounts falling due after more than one year	(90,786)	—	—	(90,786)
Provisions for liabilities	209,000	—	—	209,000
<b>Net assets (total funds)</b>	<b><u>1,207,443</u></b>	<b><u>1,055,753</u></b>	<b><u>42,231,082</u></b>	<b><u>44,494,278</u></b>

# The Hospital of God at Greatham

## Notes to the Financial Statements *(continued)*

**Year ended 31 October 2023**

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### **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 31<sup>st</sup> 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