WELLS COMMUNITY HOSPITAL TRUST

England & Wales · Charity number 1154540

Details

Status	Registered
Legal form	CIO
Registered	2013-11-11
Register	View on the Charity Commission register

Contact

Address	Wells Community Hospital Trust Mill Road Wells-Next-The-Sea NR23 1RF
Phone	01328711996
Email	accounts@wellshospital.uk
Website	www.wellshospital.org.uk

Activities

Objects: TO PROVIDE HEALTH AND SOCIAL CARE IN THE NORTH NORFOLK COASTAL REGION AND IN PARTICULAR BUT WITHOUT PREJUDICE TO THE GENERALITY OF THE FOREGOING INITIALLY BY THE RE-ESTABLISHMENT AND MAINTENANCE OF A HOSPITAL AND HOSPICE AND ASSOCIATED SERVICES IN WELLS-NEXT-THE-SEA IN NORTH NORFOLK FOR THE PUBLIC BENEFIT.

Activities: The charity's works are to improve and maintain the Health and Wellbeing of our coastal community.The Trust owns and runs out of the old cottage hospital.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives
- **Who:** The General Public/mankind

Geography

- Norfolk

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Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£299,709	£360,664	-	-
2024-03-31	£336,819	£334,759	-	-
2023-03-31	£259,168	£290,706	-	-
2022-03-31	£237,555	£231,026	-	-
2021-03-31	£184,665	£181,572	-	-

Trustees

Name	Role	Appointed
Timothy Francis How	Chair	2021-11-26
Dr Clare Collins		2019-02-22
Dr David Andrew James Ince		2020-09-11
Lisa Reynolds		2024-02-16
Simon Parkes		2018-04-27

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WELLS COMMUNITY HOSPITAL TRUST

England & Wales - Charity number 1154540

Accounts

Charity registration number 1154540 (England and Wales)

Company registration number CE001362

WELLS COMMUNITY HOSPITAL TRUST

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

WELLS COMMUNITY HOSPITAL TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Dr C Collins Mr S Parkes Dr D A J Ince Mr T F How Rev S Wood Ms L Reynolds Mrs E C Withington	 (Appointed 7 February 2025)
Charity number (England and Wales)	1154540	
Company number	CE001362	
Principal address	Mill Road Wells-next-the-Sea Norfolk NR23 1RF	
Registered office	Mill Road Wells-next-the-Sea Norfolk NR23 1RF	
Independent examiner	Mapus- Smith and Lemmon LLP 48 King Street Kings Lynn England PE30 1HE	
Bankers	Barclays Bank PLC 17 Market Place Fakenham Norfolk NR21 9BE	
Solicitors	Hansells 13 The Close Norwich Norfolk NR1 4DS	

WELLS COMMUNITY HOSPITAL TRUST

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WELLS COMMUNITY HOSPITAL TRUST

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 MARCH 2025

The past year has seen Wells Community Hospital Trust continue to build on the previous progress, further strengthening our ability to support the coastal communities of North and West Norfolk to lead happier, healthier, and more sustainable lives.

The ongoing pressures of the rising cost of living throughout 2024 have continued to negatively impact our community. As a result, the demand for support around both physical and mental health has significantly increased. In response, we have expanded and developed our services, continuing to prioritise accessibility, prevention, and wellbeing.

Coastal Health and Wellbeing Project

Through Coastal Health and Wellbeing, we have continued to deliver the Coastal Supermarket, a low-cost food hub and member of the Nourishing Norfolk network. In 2024, the Coastal community Supermarket van delivered the service in Walsingham and Wicken Green, and we have established permanent locations in Holt and Wells-next-the-Sea.

These hubs provide our communities with access to:

- Affordable food and essential household products
- A free hygiene bank
- Fresh fruit and vegetables and chilled dairy and meat products.
- Supportive, inclusive spaces to access wider wellbeing services

Wellbeing Services and Community Support

Throughout the year, the Trust has continued its commitment to preventative health and wellbeing support. We provide a wide range of services, including:

- Exercise classes
- Bereavement support groups
- Art and writing for wellness sessions
- Bumble Bees Family Hub and stay and play sessions.
- Recipe bags and meal planning on a budget.
- Cancer Care and Share Group.
- Chatty Café.

Our Information, Advice, and Guidance service has become an essential offering, helping individuals access the wider support they need in challenging times.

We also facilitate targeted wellbeing groups to address mental health challenges, such as:

- Walking for Wellness
- Nurture and Natter gardening sessions

We have also begun developing support for those who are economically inactive, with a focus on volunteer training opportunities for long-term unemployed individuals and adults with additional needs. This includes:

- Work experience placements
- Support with CV writing and interview preparation
- Confidence-building activities to reduce anxiety
- Encouragement into employment or further training

These services not only support mental wellbeing but also contribute to improving income and life stability, enabling people to take positive steps towards healthier, happier futures.

Partnerships and Hosted Services

We remain proud to host a number of valued partners at our site, extending the reach and diversity of services available to our community. In 2024 we secured Mind Norfolk and Waveney as a service based in our building delivering talking therapy and Change Grow Live also run a weekly service from our hub to support those within our community living with drug and alcohol addictions.

- Mind Norfolk and Waveney – mental health support
- Pandora Project – domestic abuse support
- NCC Adult Learning – skills-based learning including IT, cooking, and numeracy (Multiply)
- Hear for Norfolk – audiology and hearing support services
- Foot Health
- Diabetes Prevention Program
- Parkinsons support group
- Early onset and early stage dementia support.
- Secured ongoing lease with Damira Dental NHS dental provision.
- Chi Therapy
- Legends hairdresser.
- Town Council.
- EEA Cycling Paramedics Hub

We are also a local crisis support hub, working with the Trussell Trust Food Bank and mobilising a team of volunteers to assist with:

- Shopping and prescription deliveries
- Food bank distributions

Fundraising and Community Engagement

Throughout the year, we've delivered a variety of fundraising activities, including pop-up charity shops, a well-attended and popular Dog Show and a Christmas Winter wonder event. Alongside these community events, we continue to seek and secure grant funding to sustain our free and subsidised services.

We are incredibly grateful to our network of dedicated volunteers. Their time, energy, and commitment are essential to the success of all we deliver through the Coastal Health and Wellbeing projects and services:

- Our food hubs
- Community garden
- Stay and Play sessions
- Fundraising and outreach initiatives

On behalf of the board, I extend my sincere thanks to each and every one of them for the vital role they play in our work.

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Acknowledgements

We are deeply grateful for the continued support of our local community, and we would like to publicly acknowledge the generosity of the following organisations, whose grant funding has helped make our achievements possible over the last year:

- Wells United Charities
- The Audrey Earle Trust
- Norfolk Community Foundation
- Egmere Community Fund
- Harold Moorhouse Trust
- Aviva
- Alan Boswell Trust
- C L Hill Trust
- The Anne French Memorial Trust
- Brocklebank Charity Trust
- Fakenham Rotary Club
- Morston PCC

Their support has enabled us to respond creatively and compassionately to the growing needs of our community.

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Mr T How
Chairman

Date: 17/09/2025

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

The trustees present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The charity's works are to improve and maintain the Health and Wellbeing of our coastal community.

The Trust owns and runs out of the old cottage hospital.

Public benefit

The trustees consider that the charity's objectives of providing health and social care facilities in the North Norfolk Area and its current activities directly meet the Charity Commission's public benefit requirements.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Significant activities and achievements against objectives

Achievements and performance during the year include the following:

- Development of the Community Hub through the Coastal Health and Wellbeing Outreach programme.
- Development of the Coastal Community Supermarket.
- Hosting of Renal services holiday dialysis.
- Hosting of Cycling Paramedics, East of England Ambulance service providing a vital lifeline for many.
- Provision of an affordable social café.
- Facilitating Trussell Trust Food Bank in Wells
- Developed Community Garden to provide access to gardening, grow vegetables for the local community and the supermarket.

Financial review

During the year to 31 March 2025, the trustees have continued to manage the finances to support the activities of the Trust and to maintain reserves of £132,797 in cash and deposits at the bank. Overall income for the year decreased by 11% compared to that for 2024. Total expenses increased to £359,487 from £334,759, the bulk of the costs relate to staff costs and the operation of the community supermarket.

At the year end, the charity had total funds of £649,562 (2024: £710,117). Unrestricted reserves were £181,920 (2024: £225,567), restricted reserves were £57,387 (2024: £71,259) and Endowment funds were £410,255 (2024: £413,291).

Reserves policy

It is the trustees' intention to build up free reserves (unrestricted current assets less liabilities) to the equivalent of six months operating expenditure which amounts to approximately £165,000. At the year end the Trust had free reserves of £94,292 (2024: £125,766).

Major risks

The trustees are aware of the recommendation of the Charity Commission that the major risks to which the charity is exposed should be reviewed and systems established to mitigate those risks. Whilst health and safety risks are regularly reviewed the trustees recognise that a key risk facing the charity is in relation to the hospital's financial viability. The trustees are monitoring the position carefully and a full risk assessment covering all financial and governance issues will be carried out during the current financial period.

Plans for future periods

We will continue to strengthen our partnerships, collaborating to ensure we provide effective and relevant services to the population we serve.

We will strive to maximise the usage of the rooms and facilities at the Old Cottage Hospital to facilitate a range of health and wellbeing services.

We will broaden the reach of our Coastal Community Supermarket by increasing the number of member households.

We will broaden the reach of our health and wellbeing services through our Coastal Community supermarket venues.

We will build and strengthen our volunteer base to support our work in our community.

Structure, governance and management

Wells Community Hospital Trust was registered as a Charitable Incorporated Organisation (CIO) on 11 November 2013, No 1154540 succeeding Wells Community Hospital (WCHT) (registered charity 1115979). On 1 April 2014 the assets, liabilities and operations of Wells Community Hospital were transferred to the CIO.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Ms R Myers	(Resigned 24 October 2024)
Dr C Collins	
Mr S Parkes	
Dr D A J Ince	
Dr S R G Shaw	(Resigned 7 February 2025)
Mr T F How	
Rev S Wood	
Ms L Reynolds	
Mrs E C Withington	(Appointed 7 February 2025)

Recruitment and appointment of trustees

The number of trustees shall not be less than three, nor more than twelve in number. If the number falls below the minimum, the remaining trustee or trustees may act only to call a meeting of the trustees or appoint a new trustee. The trustees may not appoint any person as a trustee if, as a result, the number of trustees would exceed the maximum.

Members of the trustees shall be persons who through occupation, employment or otherwise have special knowledge of the area of benefit or who are otherwise able, by virtue of their personal or professional qualifications, to contribute to the pursuits of the objects of the charity.

All new trustees will be provided with:

- The governing document of the charity
- The latest financial statements of the charity
- Details of the Charity Commission guidance notes The Essential Trustee - "What you need to know. What you need to do"

In addition, the trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Organisational structure

The Charity has been administered by the Board of Trustees who set out the general policy of the Charity and meet at least four times a year. There is one sub-committee being Finance.

The trustees' report was approved by the Board of Trustees.

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Mr T F How
Trustee

Date: 17/09/2025

WELLS COMMUNITY HOSPITAL TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WELLS COMMUNITY HOSPITAL TRUST

I report to the trustees on my examination of the financial statements of Wells Community Hospital Trust (the charity) for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law), you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006.

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

Since the charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

1 accounting records were not kept in respect of the charity as required by section 386 of the Companies Act 2006.

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination; or

4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

SEdwards

Sharon Edwards, F.C.A
Mapus- Smith and Lemmon LLP

48 King Street
Kings Lynn
PE30 1HE
England

Dated: 06/10/2025

WELLS COMMUNITY HOSPITAL TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
Income and endowments from:									
Donations and legacies	3	25,926	88,614	-	114,540	40,231	116,733	-	156,964
Charitable activities	4	145,200	-	-	145,200	141,512	-	-	141,512
Other trading activities	5	6,491	-	-	6,491	5,699	-	-	5,699
Investments	6	986	-	-	986	791	-	-	791
Other income	7	32,492	-	-	32,492	31,853	-	-	31,853
Total income		211,095	88,614	-	299,709	220,086	116,733	-	336,819
Expenditure on:									
Raising funds	8	2,875	306	-	3,181	2,613	690	-	3,303
Charitable activities	9	251,867	102,180	-	354,047	219,328	109,092	-	328,420
Other expenditure	14	-	-	3,036	3,036	-	-	3,036	3,036
Total expenditure		254,742	102,486	3,036	360,264	221,941	109,782	3,036	334,759
Net income/(expenditure) and movement in funds		(43,647)	(13,872)	(3,036)	(60,555)	(1,855)	6,951	(3,036)	2,060
Reconciliation of funds:									
Fund balances at 1 April 2024		225,567	71,259	413,291	710,117	227,422	64,308	416,327	708,057
Fund balances at 31 March 2025		181,920	57,387	410,255	649,562	225,567	71,259	413,291	710,117

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

WELLS COMMUNITY HOSPITAL TRUST

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	**16**		505,258		524,595
Current assets					
Stocks	**17**	4,718		6,288	
Debtors	**18**	17,530		8,251	
Cash at bank and in hand		132,797		181,379	
		155,045		195,918	
Creditors: amounts falling due within one year	**19**	(10,741)		(10,396)	
Net current assets			144,304		185,522
Total assets less current liabilities			649,562		710,117
The funds of the charity					
Endowment funds	**20**		410,255		413,291
Restricted income funds	**21**		57,387		71,259
Unrestricted funds	**22**		181,920		225,567
			649,562		710,117

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 17/09/2025

Timothy F. How

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Mr T F How

Trustee

Company registration number CE001362 (England and Wales)

1 Accounting policies

Charity information

The charity is a registered charity in England and Wales and constituted as a Charitable Incorporated Organisation. The address of the principal office is Wells Community Hospital, Mill Road, Wells-next-the-Sea, Norfolk, NR23 1RF.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

The Endowment Fund (Property Fund) represents a grant used to purchase the Trust's freehold property. If the property is disposed of or used for purposes which are outside the objects of The Trust prior to the expiry date of 31 March 2021 a proportion of the grant repayable. The fund is treated as an expendable endowment until these restrictions expire and the Trustees resolve to convert the capital into income.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1 Accounting policies **(Continued)**

1.5 Expenditure

Expenditure is recognised when a liability is incurred. Contractual arrangements and performance related grants are recognised as goods or services are supplied. Other grant payments are recognised when a constructive obligation arises that results in the payment being unavoidable.

Costs of generating funds are those costs incurred in trading activities that raise funds.

Charitable activities are those costs incurred by the charity in meeting its charitable objectives.

Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with the constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	2% Straight line
Fixtures and fittings	5% to 20% Straight line
Computers	5% to 20% Straight line
Motor vehicles	25% Straight line
Property improvements	5% to 20% Straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies **(Continued)**

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

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

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

3 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	25,926	-	25,926	40,231	-	40,231
Grants	-	88,614	88,614	-	116,733	116,733
	25,926	88,614	114,540	40,231	116,733	156,964

4 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from charitable activities		
Community Supermarket Income	57,090	48,992
Charitable rental income	83,770	85,731
Other income	4,340	6,789
	145,200	141,512

5 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
1000 Club and Fundraising	3,068	3,927
Fundraising events	3,423	1,772
Other trading activities	6,491	5,699

6 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Interest receivable	986	791

7 Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Other income	18,940	14,755
Cafe takings	13,552	16,963
Exercise classes	-	135
	32,492	31,853

8 Expenditure on raising funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Fundraising and publicity						
Seeking donations, grants and legacies	2,875	306	3,181	2,613	690	3,303

9 Expenditure on charitable activities

	Charitable activities 2025 £	Charitable activities 2024 £
Direct costs		
Staff costs	151,859	140,452
Depreciation and impairment	16,302	16,052
Direct costs	12,331	21,208
Other operating costs	45,220	40,909
Maintenance	7,840	8,298
Utilities	29,996	32,971
Other staff costs	5,447	323
Insurance	7,264	7,736
Bad debts written off	777	250
Dog show expenditure	2,391	2,681
Community Supermarket	58,229	40,131
	337,656	311,011
Share of support and governance costs (see note 10)		
Governance	16,391	17,409
	354,047	328,420
Analysis by fund		
Unrestricted funds	251,867	219,328
Restricted funds	102,180	109,092
	354,047	328,420

10 Support costs allocated to activities

	Charitable activities 2025 £	Total 2024 £
Governance	16,391	17,409

10 Support costs allocated to activities **(Continued)**

	2025	2024
Governance costs comprise:	£	£
Independent examination	3,000	2,400
Accountancy	1,116	5,214
Legal and professional	771	-
Book-keeping services	11,504	9,795
	16,391	17,409

11 Net movement in funds

	2025	2024
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	3,000	2,400
Depreciation of owned tangible fixed assets	19,338	19,088

12 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

13 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
	7	6

Employment costs	2025	2024
	£	£
Wages and salaries	151,859	140,452

There were no employees whose annual remuneration was more than £60,000.

14 Other expenditure

	Endowment funds 2025 £	Endowment funds 2024 £
Depreciation	3,036	3,036

15 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

16 Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Computers £	Motor vehicles £	Property improvements £	Total £
Cost						
At 1 April 2024	443,651	135,166	5,806	10,438	81,100	676,161
At 31 March 2025	443,651	135,166	5,806	10,438	81,100	676,161
Depreciation and impairment						
At 1 April 2024	30,360	69,245	4,280	4,349	43,331	151,565
Depreciation charged in the year	3,036	8,604	324	2,610	4,764	19,338
At 31 March 2025	33,396	77,849	4,604	6,959	48,095	170,903
Carrying amount						
At 31 March 2025	410,255	57,317	1,202	3,479	33,005	505,258
At 31 March 2024	413,291	65,921	1,526	6,088	37,769	524,595

17 Stocks

	2025 £	2024 £
Finished goods and goods for resale	4,718	6,288

18 Debtors

Amounts falling due within one year:	2025 £	2024 £
Trade debtors	6,311	2,487
Other debtors	7,568	3,431
Prepayments and accrued income	3,651	2,333
	17,530	8,251

19 Creditors: amounts falling due within one year

	2025 £	2024 £
Other taxation and social security	1,921	2,460
Trade creditors	4,039	1,539
Accruals and deferred income	4,781	6,397
	10,741	10,396

20 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	At 1 April 2024 £	Resources expended £	At 31 March 2025 £
Permanent endowments	413,291	(3,036)	410,255

Previous year:	At 1 April 2023 £	Resources expended £	At 31 March 2024 £
Permanent endowments	416,327	(3,036)	413,291

Property Fund - represents a capital grant received from NHS Norfolk for the purchase of the freehold property. Conditions attached to this grant expired on 31 March 2021.

21 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

		Movement in funds			Movement in funds		
	Balance at 1 April 2023	Incoming resources	Resources expended	Balance at 1 April 2024	Incoming resources	Resources expended	Balance at 31 March 2025
	£	£	£	£	£	£	£
NCF Transport	1,000	-	360	640	-	640	-
CAN Gym equipment	676	-	192	484	-	192	292
RES Group Building	993	-	132	861	-	132	729
Ayden Garden works	2,033	-	252	1,781	-	252	1,529
Screwfix	4,292	-	209	4,083	-	3,934	149
NCF Health & Pain management	4,000	-	195	3,805	-	1,696	2,109
Beach Wheelchair	1,985	-	600	1,385	-	600	785
Sound system equipment	1,244	-	348	896	-	348	548
NCF Community Supermarket	18,048	-	18,002	46	-	-	46
NCF Supermarket Vouchers	5,950	-	1,409	4,541	-	4,541	-
NNDC Health & Wellbeing	8,235	-	5,219	3,016	-	3,016	-
Groundwork	1,000	-	-	1,000	-	-	1,000
Community Supermarket Van	8,702	-	2,606	6,096	-	2,604	3,492
NCF Grant Victory Housing	1,150	-	300	850	-	850	-
NCF Community Supermarket Kitchen refurb	5,000	-	4,469	531	-	511	20
NNDC Art for Wellbeing	-	3,500	3,500	-	-	-	-
Wells Carnival/Holkham	-	1,000	840	160	-	34	126
Egmere Energy Family Fun Days	-	1,000	837	163	-	163	-
Wells United Charities Admin salary	-	9,012	9,012	-	-	-	-
Harold Moorhouse Christmas Hampers	-	1,800	1,800	-	-	-	-
Harold Moorhouse Dementia Cafe	-	1,400	-	1,400	-	1,400	-
Wells United Charities Christmas gifts	-	1,020	1,020	-	-	-	-
NCF Love Norfolk	-	5,000	3,822	1,178	-	1,178	-
NCF Community Supermarket Holiday Supermarket	-	10,000	6,225	3,775	-	2,851	924
NCF Community Supermarket Holt stock	-	5,000	5,000	-	-	-	-
NCF Community Supermarket Wicken Green	-	5,000	4,120	880	-	880	-

21 Restricted funds **(Continued)**

NCF grant Nourishing Norfolk Fund - Holt Hub	-	19,938	12,913	7,025	-	7,025	-
NCF grant Nourishing Norfolk Fund - Volunteer salary	-	10,000	6,170	3,830	-	3,830	-
NCF Nourishing Norfolk Fund Cluster Fridge	-	16,981	3,308	13,673	-	11,960	1,713
NCF Nourishing Norfolk	-	4,500	4,488	12	-	-	12
NCF Winter Fuel support	-	3,500	1,062	2,438	-	2,438	-
NCF Early Childhood Community Fund	-	1,666	384	1,282	-	540	742
NCF Trusted Communicators	-	5,000	4,500	500	-	-	500
NCF - fuel	-	2,000	2,000	-	-	-	-
NCF Nourishing Norfolk Fund	-	2,500	-	2,500	-	2,500	-
NCF Data Processing	-	4,500	4,488	12	-	-	12
NCF Community Supermarket Hunstanton Food Shop	-	2,416	-	2,416	-	181	2,235
Alan Boswell Group	-	-	-	-	7,500	-	7,500
Wells CarnivalHolkham re Writing Group	-	-	-	-	500	450	50
Egmere grant Community Garden	-	-	-	-	1,000	41	959
NCF Love Norfolk Pandora	-	-	-	-	4,993	2,340	2,653
NCF for growth	-	-	-	-	500	159	341
NCF Surviving Winter Fund	-	-	-	-	2,000	1,805	195
NCF Cromer Food Hub	-	-	-	-	10,438	5,819	4,619
NCF Writing Group	-	-	-	-	8,606	-	8,606
NCF CS Meetings 2025	-	-	-	-	6,000	-	6,000
NCF Core Costs	-	-	-	-	2,750	-	2,750
NCF Hardship Fund	-	-	-	-	20,000	13,249	6,751
Aviva Access to Nature	-	-	-	-	500	500	-
WUC Admin Salary	-	-	-	-	14,277	14,277	-
Harold Moorhouse Xmas Hampers	-	-	-	-	1,800	1,800	-
WUC Xmas Gifts	-	-	-	-	1,000	1,000	-
NCF Thrive Fund	-	-	-	-	2,000	2,000	-
NCF CS meetings allowance	-	-	-	-	4,750	4,750	-
	64,308	116,733	109,782	71,259	88,614	102,486	57,387

21 Restricted funds **(Continued)**

- NCF Transport - to support Fun & Forgetfulness sessions
- CAN Gym equipment - relating to gym equipment
- RES Group - supporting the garden and building
- RES Group - to support the new Summerhouse and surrounding garden
- Adyen NV - to support the new Summerhouse and surrounding garden
- Screwfix - support refurbishment of bathroom.
- NCF Health & Pain - grant to support exercise classes after illness or an operation.
- Beach Wheelchair - grant to support the purchase of a Beach Wheelchair .
- Sound System Equipment - grant to support the purchase of Sound System Equipment.
- NCF Community Supermarket: To create a mobile Community Supermarket for Wells and surrounding villages.
- Harold Moorhouse Dementia Café: Activities/transport for dementia patients get togethers.
- NCF Supermarket vouchers: To provide members of the community supermarket with children at local primary schools with £50 free shopping at the Coastal Supermarket.
- NNDC Health and Wellbeing: To develop and implement a Pop-Up Coastal Health and Wellbeing in rural and coastal villages in North Norfolk.
- Groundwork(Tesco): To provide a stay and play exercise and outside focussed family drop in to introduce households to the benefits of healthy eating, exercise and nature.
- NCF Grant Victory Housing: To provide access to support in partnership with Victory Housing , budgeting, fuel support, advice and access to wider support services including the provision of a warm space.
- NCF Community Supermarket Kitchen Refurb: To fund the refurbishment of the Old Cottage Hospital Kitchen and storage space to create a permanent Coastal Community Supermarket on site.NNDC Art For Wellbeing: Subsidy for art classes.
- Wells Carnival/Holkham - Purchase of furniture etc.
- Egmere Energy/Family Fun days - Funds for family activities during school holidays.
- Wells United Charities Admin salary: Payment of Admin salary for staff member.
- Harold Moorhouse Xmas hampers: Provision of Xmas hampers for local needy families.
- Wells United Charities Xmas gifts: Provision of Xmas gifts for local needy families.
- NCF Love Norfolk: Provision of domestic abuse services.
- NCF Community Supermarket Holiday Supermarket: Community Supermarket vouchers for existing customers.
- NCF Community Supermarket Holt stock: Purchase of initial stock for new hub in Holt.NCF Community Supermarket Wicken Green: Purchase of initial stock and set up costs for new hub in Wicken Green.
- NCF grant Nourishing Norfolk Fund - Holt Hub: To extend the Coastal Community Supermarket to deliver in Holt.
- NCF grant Nourishing Norfolk Fund - Volunteer salary: To hire a Volunteer Coordinator to support the recruitment of Volunteers both on site and at the 7 pop up sites of the Coastal Community Supermarket.
- NCF Nourishing Norfolk Fund Cluster Fridge: To establish a cluster fridge in Wells to serve the stops of the Coastal Community Supermarket and other Nourishing Norfolk Hubs along the North Norfolk Coast and West Norfolk.

21 Restricted funds **(Continued)**

- NCF Nourishing Norfolk: To continue to run Nourishing Norfolk Food Huband be a proactive member of the network and to contribute towards staff time involved in collecting and submitting data.
- NCF Winter Fuel support: Funds for distribution to local needy families towards the cost of their energy bills.
- NCF Early Childhood Community Fund: Funds for local toddler group.
- NCF Trusted Communicators: To be part of a research project gathering data to establish our communities understanding of medical research.
- NCF - fuel: Grant towards cost of energy costs (electricity, oil + biomass pellets) for the hospital.
- NCF Nourishing Norfolk Fund: To support the digital confidence and skills of Food Hub members for the last 6 months of the Digital Skills for Life Project.
- NCF Data Processing: Funds towards staff to supply data on Community Supermarket usage.
- NCF Community Supermarket Hunstanton Food Shop: To pilot a monthly evening opening of the pop-up affordable food shop in Hunstanton, including budget cookery classes and homework support.
- Alan Boswell Group- To sustain and develop the community hub.
- Wells Carnival/Holkham re Writing Group- To run a dementia accessible writing for wellbeing group
- Egmere grant- Community Garden development.
- NCF Love Norfolk Pandora project key worker and activities based at Coastal
- NCF Nourishing Norfolk Network for growth of Community Supermarket project
- NCF Surviving Winter Fund- Funding for supporting members of the community with the costs of Winter fuel and other related expenses.
- NCF Cromer Food Hub- Setting up a food hub in Cromer.
- NCF Mercer- Funding to continue the writing for wellbeing project and expand the services provided for our elderly community.
- NCF CS Meetings 2025- Funding for attending Nourishing Norfolk Network meetings.
- NCF Nourishing Norfolk Network.Core Costs- Funding to support the Coastal Supermarkets core costs.
- NCF Hardship Fund- To support households with emergency costs, school uniform and equipment costs, fuel and utilities costs to avoid crisis.
- Aviva Access to Nature- To deliver a family hub day out with the Norfolk River's trust to develop an understanding of nature and waterways.
- WUC Admin Salary- Funds for salary of admin role.
- Harold Moorhouse- Fund to provide Xmas Food Hampers to 30 vulnerable families with children under the age of 10.
- WUC Xmas Gifts- Fund to provide Xmas gifts to children in 30 vulnerable households.
- NCF Thrive Fund- Fund to provide staff with a mentor for fundraising.
- NCF CS meetings allowance- Fund from Nourishing Norfolk network to cover costs of attending meetings.

22 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024 £	Incoming resources £	Resources expended £	At 31 March 2025 £
General funds	225,567	211,095	(254,742)	181,920

Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	At 31 March 2024 £
General funds	227,422	220,086	(221,941)	225,567

23 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total 2025 £
At 31 March 2025:				
Tangible assets	87,628	7,375	410,255	505,258
Current assets/(liabilities)	94,292	50,012	-	144,304
	181,920	57,387	410,255	649,562

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
At 31 March 2024:				
Tangible assets	99,801	11,503	413,291	524,595
Current assets/(liabilities)	125,766	59,756	-	185,522
	225,567	71,259	413,291	710,117

24 Operating lease commitments

Lessee

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025	2024
	£	£
Within one year	680	680
Between two and five years	511	1,191
	1,191	1,871

Lessor

At the reporting end date the charity had contracted with tenants for the following minimum lease payments:

	2025	2024
	£	£
Within one year	15,658	2,439
Between two and five years	28,898	-
	44,556	2,439

25 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

WELLS COMMUNITY HOSPITAL TRUST

England & Wales - Charity number 1154540

Accounts

Charity registration number 1154540

Company registration number CE001362 (England and Wales)

WELLS COMMUNITY HOSPITAL TRUST

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

WELLS COMMUNITY HOSPITAL TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ms R Myers Dr C Collins Mr S Parkes Dr D A J Ince Dr S R G Shaw Mr T F How Rev S Wood Ms L Reynolds (Appointed 16 February 2024)
Charity number	1154540
Company number	CE001362
Principal address	Mill Road Wells-next-the-Sea Norfolk NR23 1RF
Registered office	Mill Road Wells-next-the-Sea Norfolk NR23 1RF
Independent examiner	Mapus- Smith and Lemmon LLP 48 King Street Kings Lynn England PE30 1HE
Bankers	Barclays Bank PLC 17 Market Place Fakenham Norfolk NR21 9BE Natwest PLC Market Place and Bridge Street Corner Fakenham NR21 9BA
Solicitors	Hansells 13 The Close Norwich Norfolk NR1 4DS

WELLS COMMUNITY HOSPITAL TRUST

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WELLS COMMUNITY HOSPITAL TRUST

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 MARCH 2024

The past year has seen the trust consolidate the developments made in 2022 to enhance the way the Wells Community Hospital Trust is working to support the Coastal Community of North and West Norfolk live happier, healthier and sustainable lives.

The ongoing impact of the rising cost of living across 2023 has continued to have a negative effect on the coastal community we serve with an increasing need for support with physical and mental health.

The trust through the project Coastal Health and Wellbeing has continued to deliver the Coastal Supermarket, affordable food hub as part of the Nourishing Norfolk network, expanding to cover 7 venues across North and West Norfolk in 2023. The mobile shop pops up in town halls and village halls and we now have a static shop in Holt and Wells Next the Sea opening across the week to allow our coastal community to have access to affordable food, free hygiene bank, fresh fruit and vegetables and affordable household products.

Across 2023 the work done by the trust continued to support the community to avoid health or wellbeing crisis. We continue to provide exercise classes, bereavement groups, art and writing for wellness, and the community garden. We have developed our support services to provide Information, Advice and Guidance to service users who need support with accessing wider services. We run wellbeing groups to support with mental health including our walking for wellness and nurture and natter gardening group. In 2023 we started a garden-based Stay and Play and Family Hub to provide a service for households with young children. This is open at the same time as our affordable food hub giving children and their families access to nutritious, affordable food. We have also started to develop a service to support economically inactive back to work by providing volunteer training opportunities to long term unemployed and adults with additional needs to build experience, confidence and support them with applications, CV writing and interview techniques. This reduces anxiety and impact on mental health linked to lack of confidence and ultimately increases income allowing people to be in a better position to live more healthily and happily.

We continue to host several partner organisations to support the wider health needs of our community:

Mind Norfolk and Waveney

Pandora- Domestic abuse support

NCC Adult learning- Cooking, Multiply and IT skills.

Hear for Norfolk- Audiology services.

We are a community hub providing crisis support in partnership with the Trussel Trust Food Bank and through our team of volunteers who provide support around the community with shopping, prescription deliveries, food bank deliveries and other small tasks that help people be independent for longer in their homes.

Fundraising

Throughout the year we have run fundraising events and activities locally including Pop Up Charity shops and a Family Fun Day and Dog show. We also rely on successfully applying for grants to allow us to continue providing subsidised and free services to our local community.

We are reliant on volunteers to support both our fundraising initiatives and the delivery of our community and affordable food hub projects, our community garden and the Stay and Play. Without these incredible people giving us their time and experience we couldn't function as an organisation and I would like to, on behalf of the board, formally recognise the dedication and energy of the many volunteers who support us in so many ways and thank them for their dedication to our initiatives.

The local community's support is great and in addition to this I would like to publicly acknowledge the support received in the form of grants from organisations that have put their faith in the projects and developments we have undertaken over the last year.

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Wells United Charities

The Audrey Earle Trust

Norfolk Community Foundation

Egmere Community Fund

North Norfolk District Council.

S. Shaw

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Dr S R G Shaw
Chairman

Date: 23/10/24

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

The trustees present their annual report and financial statements for the year ended 31 March 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The charity's works are to improve and maintain the Health and Wellbeing of our coastal community.

The Trust owns and runs out of the old cottage hospital.

Public benefit

The trustees consider that the charity's objectives of providing health and social care facilities in the North Norfolk Area and its current activities directly meet the Charity Commission's public benefit requirements.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Significant activities and achievements against objectives

Achievements and performance during the year include the following:

- Development of the Community Hub through the Coastal Health and Wellbeing Outreach programme.
- Development of the Coastal Community Supermarket.
- Hosting of Renal services holiday dialysis.
- Hosting of Cycling Paramedics, East of England Ambulance service providing a vital lifeline for many.
- Provision of an affordable social café.
- Facilitating Trussell Trust Food Bank in Wells.
- Developed Community Garden to provide access to gardening, grow vegetables for the local community and the supermarket.

Financial review

During the year to 31 March 2024, the trustees have continued to manage the finances to support the activities of the Trust and to maintain reserves of £181,379 in cash and deposits at the bank. Overall income for the year increased by 30% compared to that for 2023. Total expenses increased to £334,759 from £290,706, the bulk of the costs relate to staff costs and the operation of the community supermarket.

At the year end, the charity had total funds of £710,117 (2023: £708,057). Unrestricted reserves were £225,567 (2023: £227,422), restricted reserves were £71,259 (2023: £64,308) and Endowment funds were £413,291 (2023: £416,327).

Reserves policy

It is the trustees' intention to build up free reserves (unrestricted current assets less liabilities) to the equivalent of six months operating expenditure which amounts to approximately £165,000. At the year end the Trust had free reserves of £125,766 (2023: £121,388).

Major risks

The trustees are aware of the recommendation of the Charity Commission that the major risks to which the charity is exposed should be reviewed and systems established to mitigate those risks. Whilst health and safety risks are regularly reviewed the trustees recognise that a key risk facing the charity is in relation to the hospital's financial viability. The trustees are monitoring the position carefully and a full risk assessment covering all financial and governance issues will be carried out during the current financial period.

Plans for future periods

We will continue to strengthen our partnerships, collaborating to ensure we provide effective and relevant services to the population we serve.

We will strive to maximise the usage of the rooms and facilities at the Old Cottage Hospital to facilitate a range of health and wellbeing services.

We will broaden the reach of our Coastal Community Supermarket by increasing the number of venues.

We will broaden the reach of our health and wellbeing services through our Coastal Community supermarket venues.

We will build and strengthen our volunteer base to support our work in our community.

Structure, governance and management

Wells Community Hospital Trust was registered as a Charitable Incorporated Organisation (CIO) on 11 November 2013, No 1154540 succeeding Wells Community Hospital (WCHT) (registered charity 1115979). On 1 April 2014 the assets, liabilities and operations of Wells Community Hospital were transferred to the CIO.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Ms R Myers	
Dr C Collins	
Mrs K Knight	(Resigned 18 August 2023)
Mr S Parkes	
Dr D A J Ince	
Dr S R G Shaw	
Mr T F How	
Rev S Wood	
Ms L Reynolds	(Appointed 16 February 2024)

Recruitment and appointment of trustees

The number of trustees shall not be less than three, nor more than twelve in number. If the number falls below the minimum, the remaining trustee or trustees may act only to call a meeting of the trustees or appoint a new trustee. The trustees may not appoint any person as a trustee if, as a result, the number of trustees would exceed the maximum.

Members of the trustees shall be persons who through occupation, employment or otherwise have special knowledge of the area of benefit or who are otherwise able, by virtue of their personal or professional qualifications, to contribute to the pursuits of the objects of the charity.

All new trustees will be provided with:

- The governing document of the charity
- The latest financial statements of the charity
- Details of the Charity Commission guidance notes The Essential Trustee - "What you need to know. What you need to do"

In addition, the trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Organisational structure

The Charity has been administered by the Board of Trustees who set out the general policy of the Charity and meet at least four times a year. There is one sub-committee being Finance.

The trustees' report was approved by the Board of Trustees.

S. Shaw

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Dr S R G Shaw

Trustee

Date: 23/10/24

WELLS COMMUNITY HOSPITAL TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WELLS COMMUNITY HOSPITAL TRUST

I report to the trustees on my examination of the financial statements of Wells Community Hospital Trust (the charity) for the year ended 31 March 2024.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or

4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

SEdwards

Sharon Edwards, F.C.A
Mapus- Smith and Lemmon LLP

48 King Street
Kings Lynn
PE30 1HE
England

Dated: 04.11.2024

WELLS COMMUNITY HOSPITAL TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total 2023 £
Income and endowments from:									
Donations and legacies	3	40,231	116,733	-	156,964	31,244	90,469	-	121,713
Charitable activities	4	141,512	-	-	141,512	92,309	-	-	92,309
Other trading activities	5	5,699	-	-	5,699	8,054	-	-	8,054
Investments	6	791	-	-	791	99	-	-	99
Other income	7	31,853	-	-	31,853	36,993	-	-	36,993
Total income		220,086	116,733	-	336,819	168,699	90,469	-	259,168
Expenditure on:									
Raising funds	8	2,613	690	-	3,303	2,593	8,314	-	10,907
Charitable activities	9	219,328	109,092	-	328,420	206,146	70,617	-	276,763
Other expenditure	14	-	-	3,036	3,036	-	-	3,036	3,036
Total expenditure		221,941	109,782	3,036	334,759	208,739	78,931	3,036	290,706
Net income/(expenditure) and movement in funds		(1,855)	6,951	(3,036)	2,060	(40,040)	11,538	(3,036)	(31,538)
Reconciliation of funds:									
Fund balances at 1 April 2023		227,422	64,308	416,327	708,057	267,462	52,770	419,363	739,595
Fund balances at 31 March 2024		225,567	71,259	413,291	710,117	227,422	64,308	416,327	708,057

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

WELLS COMMUNITY HOSPITAL TRUST

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Fixed assets					
Tangible assets	**16**		524,595		537,997
Current assets					
Stocks	**17**	6,288		3,796	
Debtors	**18**	8,251		10,863	
Cash at bank and in hand		181,379		168,624	
		195,918		183,283	
Creditors: amounts falling due within one year	**19**	(10,396)		(13,223)	
Net current assets			185,522		170,060
Total assets less current liabilities			710,117		708,057
Net assets excluding pension liability			710,117		708,057
The funds of the charity					
Endowment funds	**20**		413,291		416,327
Restricted income funds	**21**		71,259		64,308
Unrestricted funds			225,567		227,422
			710,117		708,057

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2024.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 23/10/2024

.....

Dr S R G Shaw
Trustee

Company registration number CE001362 (England and Wales)

1 Accounting policies

Charity information

The charity is a registered charity in England and Wales and constituted as a Charitable Incorporated Organisation. The address of the principal office is Wells Community Hospital, Mill Road, Wells-next-the-Sea, Norfolk, NR23 1RF.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

The Endowment Fund (Property Fund) represents a grant used to purchase the Trust's freehold property. If the property is disposed of or used for purposes which are outside the objects of The Trust prior to the expiry date of 31 March 2021 a proportion of the grant repayable. The fund is treated as an expendable endowment until these restrictions expire and the Trustees resolve to convert the capital into income.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1 Accounting policies **(Continued)**

1.5 Expenditure

Expenditure is recognised when a liability is incurred. Contractual arrangements and performance related grants are recognised as goods or services are supplied. Other grant payments are recognised when a constructive obligation arises that results in the payment being unavoidable.

Costs of generating funds are those costs incurred in trading activities that raise funds.

Charitable activities are those costs incurred by the charity in meeting its charitable objectives.

Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with the constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	2% Straight line
Fixtures and fittings	5% to 20% Straight line
Computers	5% to 20% Straight line
Motor vehicles	25% Straight line
Property improvements	5% to 20% Straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies **(Continued)**

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

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

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

3 Income from donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Donations and gifts	40,231	-	40,231	25,732	-	25,732
Grants received	-	116,733	116,733	5,512	90,469	95,981
	40,231	116,733	156,964	31,244	90,469	121,713

4 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from charitable activities		
Community supermarket income	48,992	8,399
Charitable rental income	85,731	80,323
Other income	6,789	3,587
	141,512	92,309

5 Income from other trading activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
100 Club & fundraising	3,927	5,198
Fundraising events	1,772	2,856
Other trading activities	5,699	8,054

6 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Interest receivable	791	99

7 Other income

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Other income	14,755	17,248
Café takings	16,963	17,700
Merchandise takings	-	577
Exercise classes	135	1,468
	31,853	36,993

8 Expenditure on raising funds

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Fundraising and publicity						
Seeking donations, grants and legacies	2,613	690	3,303	2,593	8,314	10,907

9 Expenditure on charitable activities

	Charitable activities 2024	Charitable activities 2023
	£	£
Direct costs		
Staff costs	140,452	131,462
Depreciation and impairment	16,052	15,690
Direct costs	21,208	10,586
Other operating costs	36,477	47,105
Maintenance	8,298	12,456
Utilities	37,403	32,620
Other staff costs	323	2,219
Insurance	7,736	6,044
Bad debt provision and write offs	250	2,280
Fitness classes	-	936
Dog show expenditure	2,681	-
Supermarket stock purchases	40,131	7,309
	311,011	268,707
Share of support and governance costs (see note 10)		
Governance	17,409	8,056
	328,420	276,763
Analysis by fund		
Unrestricted funds	219,328	206,146
Restricted funds	109,092	70,617
	328,420	276,763

10 Support costs allocated to activities

	Charitable activities 2024	Total 2023
	£	£
Governance	17,409	8,056

10 Support costs allocated to activities **(Continued)**

Governance costs comprise:	**2024 £**	**2023 £**
Accountancy	3,840	-
Accountancy - prior year	3,774	4,938
Book-keeping services	9,795	3,118
	17,409	8,056

11 Net movement in funds

	2024 £	**2023 £**
The net movement in funds is stated after charging/(crediting):		
Depreciation of owned tangible fixed assets	19,088	18,729

12 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

13 Employees

The average monthly number of employees during the year was:

	2024 Number	**2023 Number**
	6	7

Employment costs	**2024 £**	**2023 £**
Wages and salaries	140,452	131,462

There were no employees whose annual remuneration was more than £60,000.

14 Other

	Endowment funds general 2024	Endowment funds general 2023
Depreciation	3,036	3,036

15 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

16 Tangible fixed assets

	Freehold property	Fixtures and fittings	Computers	Motor vehicles	Property improvements	Total
	£	£	£	£	£	£
Cost						
At 1 April 2023	443,651	131,086	4,200	10,438	81,100	670,475
Additions	-	4,080	1,606	-	-	5,686
At 31 March 2024	443,651	135,166	5,806	10,438	81,100	676,161
Depreciation and impairment						
At 1 April 2023	27,324	61,457	3,390	1,740	38,567	132,478
Depreciation charged in the year	3,036	7,788	890	2,610	4,764	19,088
At 31 March 2024	30,360	69,245	4,280	4,350	43,331	151,566
Carrying amount						
At 31 March 2024	413,291	65,921	1,526	6,088	37,769	524,595
At 31 March 2023	416,327	69,629	810	8,698	42,533	537,997

17 Stocks

	2024	2023
	£	£
Finished goods and goods for resale	6,288	3,796

18 Debtors

	2024	2023
Amounts falling due within one year:	£	£
Trade debtors	2,487	4,654
Other debtors	3,431	3,876
Prepayments and accrued income	2,333	2,333
	8,251	10,863

19 Creditors: amounts falling due within one year

	2024	2023
	£	£
Other taxation and social security	2,460	1,944
Trade creditors	1,539	5,825
Accruals and deferred income	6,397	5,454
	10,396	13,223

20 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	At 1 April 2023	Resources expended	At 31 March 2024
	£	£	£
Permanent endowments			
	416,327	(3,036)	413,291

Previous year:	At 1 April 2022	Resources expended	At 31 March 2023
	£	£	£
Permanent endowments			
Property Fund	419,363	(3,036)	416,327

Property Fund - represents a capital grant received from NHS Norfolk for the purchase of the freehold property. Conditions attached to this grant expired on 31 March 2021.

21 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

				Movement in funds		
	Balance at 1 April 2022	Resources expended	Balance at 1 April 2023	Incoming resources	Resources expended	Balance at 31 March 2024
	£	£	£	£	£	£
Santander Nuture Projects	1,478	1,478	-	-	-	-
NCF Transport	1,000	-	1,000	-	360	640
CAN Gym equipment	868	192	676	-	192	484
RES Group Building	1,125	132	993	-	132	861
Ayden Garden works	2,285	252	2,033	-	252	1,781
Harold Moorhouse	3,600	3,600	-	-	-	-
Active Norfolk	50	50	-	-	-	-
Screwfix	5,486	1,194	4,292	-	209	4,083
NCF Community	577	577	-	-	-	-
NCF Health & Pain management	5,000	1,000	4,000	-	195	3,805
NCF Fuel & Food	2,022	2,022	-	-	-	-
Beach Wheelchair	2,585	600	1,985	-	600	1,385
Sound system equipment	1,592	348	1,244	-	348	896
NCF Household Support	102	102	-	-	-	-
NCF Community Supermarket	25,000	21,359	18,048	-	18,002	46
NCF WCHT Fuel bills	-	2,000	-	-	-	-
HM Fresh food hampers	-	2,400	-	-	-	-
HM Community Supermarket	-	1,200	-	-	-	-
Egmere Energy	-	3,000	-	-	-	-
Wells United Christmas gifts	-	1,024	-	-	-	-
NCF Supermarket Vouchers	-	4,050	5,950	-	1,409	4,541
NNDC Health & Wellbeing	-	16,765	8,235	-	5,219	3,016
Groundwork	-	-	1,000	-	-	1,000
NCF Fuel re poverty	-	11,000	-	-	-	-
Community Supermarket Van	-	1,736	8,702	-	2,606	6,096

21 Restricted funds **(Continued)**

NCF Grant Victory Housing	-	2,850	1,150	-	300	850
NCF Community Supermarket Kitchen refurb	-	-	5,000	-	4,469	531
NNDC Art for Wellbeing	-	-	-	3,500	3,500	-
Wells Carnival/Holkham	-	-	-	1,000	840	160
Egmere Energy Family Fun Days	-	-	-	1,000	837	163
Wells United Charities Admin salary	-	-	-	9,012	9,012	-
Harold Moorhouse Christmas Hampers	-	-	-	1,800	1,800	-
Harold Moorhouse Dementia Cage	-	-	-	1,400	-	1,400
Wells United Charities Christmas gifts	-	-	-	1,020	1,020	-
NCF Love Norfolk	-	-	-	5,000	3,822	1,178
NCF Community Supermarket Holiday Supermarket	-	-	-	10,000	6,225	3,775
NCF Community Supermarket Holt stock	-	-	-	5,000	5,000	-
NCF Community Supermarket Wicken Green	-	-	-	5,000	4,120	880
NCF grant Nourishing Norfolk Fund - Holt Hub	-	-	-	19,938	12,913	7,025
NCF grant Nourishing Norfolk Fund - Volunteer salary	-	-	-	10,000	6,170	3,830
NCF Nourishing Norfolk Fund Cluster Fridge	-	-	-	16,981	3,308	13,673
NCF Nourishing Norfolk	-	-	-	4,500	4,488	12
NCF Winter Fuel support	-	-	-	3,500	1,062	2,438
NCF Early Childhood Community Fund	-	-	-	1,666	384	1,282
NCF Trusted Communicators	-	-	-	5,000	4,500	500
NCF - fuel	-	-	-	2,000	2,000	-
NCF Nourishing Norfolk Fund	-	-	-	2,500	-	2,500
NCF Data Processing	-	-	-	4,500	4,488	12
NCF Community Supermarket Hunstanton Food Shop	-	-	-	2,416	-	2,416
	52,770	78,931	64,308	116,733	109,782	71,259

21 Restricted funds **(Continued)**

Santander Nurture Project - horticulture and social therapy for people with mild to moderate health.

NCF Transport - to support Fun & Forgetfulness sessions

CAN Gym equipment - relating to gym equipment

RES Group - supporting the garden and building

RES Group - to support the new Summerhouse and surrounding garden

Adyen NV - to support the new Summerhouse and surrounding garden

Harold Moorhouse - grant to support luncheon club & trailer for beach wheelchair.

Active Norfolk - grant to support training and staff costs.

Screwfix - support refurbishment of bathroom.

NCF Community Garden - supporting the garden for the community to have access to grow produce.

NCF Health & Pain - grant to support exercise classes after illness or an operation.

NCF Fuel & Food - grant to to support the purchase of fresh food hampers & fuel support for disadvantaged families.

Beach Wheelchair - grant to support the purchase of a Beach Wheelchair .

Sound System Equipment - grant to support the purchase of Sound System Equipment.

NCF Household Support - Fuel support for over 75's.

NCF Community Supermarket: To create a mobile Community Supermarket for Wells and surrounding villages.

NCF WCHT Fuel Bills: To provide fuel support to households locally with people over the age of 60.

Harold Moorhouse Fresh Food Hampers: To provide school holiday fresh food support to households with children on pupil premium at Burnham market and Wells primary school.

21 Restricted funds **(Continued)**

Harold Moorhouse Dementia Café: Activities/transport for dementia patients get togethers.

Harold Moorhouse Community Supermarket: To purchase two pallets of stock for community supermarket.

Egmere Energy: To fund the development of the Community supermarket and tackle the cost of living crisis

Wells United Christmas Gifts: To purchase gifts for children receiving the Christmas School holiday fresh food support in Dec 2022.

NCF Supermarket vouchers: To provide members of the community supermarket with children at local primary schools with £50 free shopping at the Coastal Supermarket.

NNDC Health and Wellbeing: To develop and implement a Pop-Up Coastal Health and Wellbeing in rural and coastal villages in North Norfolk.

Groundwork(Tesco): To provide a stay and play exercise and outside focussed family drop in to introduce households to the benefits of healthy eating, exercise and nature.

NCF Fuel Poverty: Funding to provide fuel support to Community Supermarket members and service users.

NCF Grant Victory Housing: To provide access to support in partnership with Victory Housing , budgeting, fuel support, advice and access to wider support services including the provision of a
warm space.

NCF Community Supermarket Kitchen Refurb: To fund the refurbishment of the Old Cottage Hospital Kitchen and storage space to create a permanent Coastal Community Supermarket on site.

NNDC Art For Wellbeing: Subsidy for art classes.

Wells Carnival/Holkham - Purchase of furniture etc.

Egmere Energy/Family Fun days - Funds for family activities during school holidays.

Wells United Charities Admin salary: Payment of Admin salary for staff member.

Harold Moorhouse Xmas hampers: Provision of Xmas hampers for local needy families.

21 Restricted funds **(Continued)**

Wells United Charities Xmas gifts: Provision of Xmas gifts for local needy families.

NCF Love Norfolk: Provision of domestic abuse services.

NCF Community Supermarket Holiday Supermarket: Community Supermarket vouchers for existing customers.

NCF Community Supermarket Holt stock: Purchase of initial stock for new hub in Holt.

NCF Community Supermarket Wicken Green: Purchase of initial stock and set up costs for new hub in Wicken Green.

NCF grant Nourishing Norfolk Fund - Holt Hub: To extend the Coastal Community Supermarket to deliver in Holt.

NCF grant Nourishing Norfolk Fund - Volunteer salary: To hire a Volunteer Coordinator to support the recruitment of Volunteers both on site and at the 7 pop up sites of the Coastal Community Supermarket.

NCF Nourishing Norfolk Fund Cluster Fridge: To establish a cluster fridge in Wells to serve the stops of the Coastal Community Supermarket and other Nourishing Norfolk Hubs along the North Norfolk Coast and West Norfolk.

NCF Nourishing Norfolk: To continue to run Nourishing Norfolk Food Huband be a proactive member of the network and to contribute towards staff time involved in collecting and submitting data.

NCF Winter Fuel support: Funds for distribution to local needy families towards the cost of their energy bills.

NCF Early Childhood Community Fund: Funds for local toddler group.

NCF Trusted Communicators: To be part of a research project gathering data to establish our communities understanding of medical research.

NCF - fuel: Grant towards cost of energy costs (electricity, oil + biomass pellets) for the hospital.

NCF Nourishing Norfolk Fund: To support the digital confidence and skills of Food Hub members for the last 6 months of the Digital Skills for Life Project.

NCF Data Processing: Funds towards staff to supply data on Community Supermarket usage.

NCF Community Supermarket Hunstanton Food Shop: To pilot a monthly evening opening of the pop-up affordable food shop in Hunstanton, including budget cookery classes and homework support.

22 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2023	Incoming resources	Resources expended	At 31 March 2024
	£	£	£	£
General funds	227,422	220,086	(221,941)	225,567

Previous year:	At 1 April 2022	Incoming resources	Resources expended	At 31 March 2023
	£	£	£	£
General funds	267,462	168,699	(208,739)	227,422

23 Analysis of net assets between funds

	Unrestricted funds 2024	Restricted funds 2024	Endowment funds 2024	Total 2024
	£	£	£	£
At 31 March 2024:				
Tangible assets	99,801	11,503	413,291	524,595
Current assets/(liabilities)	125,766	59,756	-	185,522
	225,567	71,259	413,291	710,117

	Unrestricted funds 2023	Restricted funds 2023	Endowment funds 2023	Total 2023
	£	£	£	£
At 31 March 2023:				
Tangible assets	106,034	15,636	416,327	537,997
Current assets/(liabilities)	121,388	48,672	-	170,060
	227,422	64,308	416,327	708,057

24 Operating lease commitments

Lessee

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024	2023
	£	£
Within one year	680	680
Between two and five years	1,191	1,871
	1,871	2,551

Lessor

At the reporting end date the charity had contracted with tenants for the following minimum lease payments:

	2024	2023
	£	£
Within one year	2,439	6,512
Between two and five years	-	2,439
	2,439	8,951

25 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).

WELLS COMMUNITY HOSPITAL TRUST

England & Wales - Charity number 1154540

Accounts

Charity registration number 1154540

Company registration number CE001362 (England and Wales)

WELLS COMMUNITY HOSPITAL TRUST

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

WELLS COMMUNITY HOSPITAL TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ms R Myers Dr C Collins Mrs K Knight Mr S Parkes Dr D A J Ince Dr S R G Shaw Mr T F How Rev S Wood
Charity number	1154540
Company number	CE001362
Principal address	Mill Road Wells-next-the-Sea Norfolk NR23 1RF
Registered office	Mill Road Wells-next-the-Sea Norfolk NR23 1RF
Independent examiner	Mapus- Smith and Lemmon LLP 48 King Street Kings Lynn England PE30 1HE
Bankers	Barclays Bank PLC 17 Market Place Fakenham Norfolk NR21 9BE Natwest PLC Market Place and Bridge Street Corner Fakenham NR21 9BA
Solicitors	Hansells 13 The Close Norwich Norfolk NR1 4DS

WELLS COMMUNITY HOSPITAL TRUST

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WELLS COMMUNITY HOSPITAL TRUST

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 MARCH 2023

The past year has seen some exciting developments that have enhanced the way the Wells Community Hospital Trust is working to support the Coastal Community of North and West Norfolk live healthier and happier lives.

The impact of the rising cost of living across 2022 has had a negative effect on the lives of people living in the area and many people in the community have struggled with their physical and mental health.

Working with the Norfolk Community Foundation we have joined the Nourishing Norfolk network and developed a food hub to support the community with one of the basic needs, access to affordable food and hygiene products. This service has developed from a mobile shop popping up in remote villages to both the mobile service and a static at the Old Cottage Hospital site. The supermarket has been a gateway for the community to access wider health and wellbeing support services.

We continue to host several partner organisations to support the wider health needs of our community:

NHS and Mind Norfolk and Waveney- mental health support.

Pandora- domestic abuse support services

NHS pain management

Big C – Cancer support services

NCC Adult Learning- Art for mindfulness

The work done by the trust supports the community to avoid a health crisis, so we continue to provide exercise classes, bereavement groups, and a community garden. We also continue to provide a volunteer powered community hub service that provides prescription runs, food shopping deliveries and other small tasks to people who are unwell, or unable to visit the shops, pharmacy or manage other household tasks. We help upwards of 30 people a month with this service, and it is a vital lifeline for many.

Linked to the Community Supermarket pop ups in villages we ran a NNDC funded outreach programme to take our services into the community. This introduced our wider community to the benefits of the services based at the Old Cottage hospital site and further supported the health and wellbeing of many isolated and vulnerable people.

We facilitate the Trussell Trust food bank in the Wells area working with North Norfolk Food bank to help people at crisis point and work with the local housing trusts to support tenants to lead healthy lives.

Fundraising

Throughout the year we have run fundraising events locally and fund community projects and the supermarket through applying for grants and funds. We are reliant on volunteers to support our fundraising initiatives and I would like to, on behalf of the board, formally recognise the dedication and energy of the many volunteers who support us in so many ways and thank them for their dedication to our objectives.

The local community's support is great and in addition to this I would like to publicly acknowledge the support received in the form of grants from organisations that have put their faith in the projects and developments we have undertaken over the last year:

Wells United Charities

The Audrey Earle Trust

Norfolk Community Foundation

North Norfolk District Council

Egmere Solar Farms

East of England Co-operative Society

S. Shaw

.....

Dr S R G Shaw
Chairman
Date: 18/8/23

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2023

The trustees present their annual report and financial statements for the year ended 31 March 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The charity's works are to improve and maintain the Health and Wellbeing of our coastal community.

The Trust owns and runs out of the old cottage hospital.

Public Benefit

The trustees consider that the charity's objectives of providing health and social care facilities in the North Norfolk Area and its current activities directly meet the Charity Commission's public benefit requirements.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Achievements and performance during the year include the following:

- Development of the Community Hub through the Coastal Health and Wellbeing Outreach programme.
- Development of the Coastal Community Supermarket.
- Hosting of Renal services holiday dialysis.
- Hosting of Cycling Paramedics, East of England Ambulance service providing a vital lifeline for many.
- Provision of an affordable social café.
- Facilitating Trussell Trust Food Bank in Wells.
- Developed Community Garden to provide access to gardening, grow vegetables for the local community and the supermarket.

Financial review

During the year to 31 March 2023, the trustees have continued to manage the finances to support the activities of the Trust and to maintain reserves of £168,624 in cash and deposits at the bank. Overall income for the year increased by 9% compared to that for 2022. Total expenses increased to £290,706 from £231,026, the bulk of the costs relate to staff costs and the operation of the community supermarket.

At the year end, the charity had total funds of £708,057 (2022: £739,595). Unrestricted reserves were £227,422 (2022: £267,462), restricted reserves were £64,308 (2022: £52,770) and Endowment funds were £416,327 (2022: £419,363).

Reserves policy

It is the trustees' intention to build up free reserves (unrestricted current assets less liabilities) to the equivalent of six months operating expenditure which amounts to approximately £150,000. At the year end the Trust had free reserves of £121,388 (2022: £148,988).

Risk management

The trustees are aware of the recommendation of the Charity Commission that the major risks to which the charity is exposed should be reviewed and systems established to mitigate those risks. Whilst health and safety risks are regularly reviewed the trustees recognise that a key risk facing the charity is in relation to the hospital's financial viability. The trustees are monitoring the position carefully and a full risk assessment covering all financial and governance issues will be carried out during the current financial period.

Plans for future periods

We will continue to strengthen our partnerships, collaborating to ensure we provide effective and relevant services to the population we serve.

We will strive to maximise the usage of the rooms and facilities at the Old Cottage Hospital to facilitate a range of health and wellbeing services.

We will broaden the reach of our Coastal Community Supermarket by increasing the number of venues.

We will broaden the reach of our health and wellbeing services through our Coastal Community supermarket venues.

We will build and strengthen our volunteer base to support our work in our community.

Structure, governance and management

Wells Community Hospital Trust was registered as a Charitable Incorporated Organisation (CIO) on 11 November 2013, No 1154540 succeeding Wells Community Hospital (WCHT) (registered charity 1115979). On 1 April 2014 the assets, liabilities and operations of Wells Community Hospital were transferred to the CIO.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Ms R Myers	
Mr J Ford	(Resigned 3 May 2022)
Mr J Edwards OBE DL	(Resigned 17 February 2023)
Mrs H Arguile	(Resigned 8 March 2023)
Dr C Collins	
Mrs C Farley	(Resigned 1 August 2022)
Mrs K Knight	
Mr S Parkes	
Dr D A J Ince	
Dr S R G Shaw	
Mr T F How	
Rev S Wood	

Recruitment and appointment of Trustees
The number of trustees shall not be less than three, nor more than twelve in number. If the number falls below the minimum, the remaining trustee or trustees may act only to call a meeting of the trustees or appoint a new trustee. The trustees may not appoint any person as a trustee if, as a result, the number of trustees would exceed the maximum.

Members of the trustees shall be persons who through occupation, employment or otherwise have special knowledge of the area of benefit or who are otherwise able, by virtue of their personal or professional qualifications, to contribute to the pursuits of the objects of the charity.

All new trustees will be provided with:

- The governing document of the charity
- The latest financial statements of the charity
- Details of the Charity Commission guidance notes The Essential Trustee - "What you need to know. What you need to do"

In addition, the trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Trustees who held office during the year are named on page 4.

Organisational structure
The Charity has been administered by the Board of Trustees who set out the general policy of the Charity and meet at least four times a year. There is one sub-committee being Finance.

The trustees' report was approved by the Board of Trustees.

S. Shaw

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Dr S R G Shaw

Trustee Chair

Date: 18/8/23

WELLS COMMUNITY HOSPITAL TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WELLS COMMUNITY HOSPITAL TRUST

I report to the trustees on my examination of the financial statements of Wells Community Hospital Trust (the charity) for the year ended 31 March 2023.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of , which is one of the listed bodies.

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

1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or

4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

S Edwards

Sharon Edwards, F.C.A
Mapus- Smith and Lemmon LLP

48 King Street
Kings Lynn
PE30 1HE
England

Dated: 30/08/23

WELLS COMMUNITY HOSPITAL TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total 2022 £
Income and endowments from:									
Donations and legacies	3	31,244	90,469	-	121,713	38,718	68,665	-	107,383
Charitable activities	4	92,309	-	-	92,309	69,036	-	-	69,036
Other trading activities	5	8,054	-	-	8,054	18,051	-	-	18,051
Investments	6	99	-	-	99	7	-	-	7
Other income	7	36,993	-	-	36,993	43,078	-	-	43,078
Total income		168,699	90,469	-	259,168	168,890	68,665	-	237,555
Expenditure on:									
Raising funds	8	2,593	8,314	-	10,907	3,398	-	-	3,398
Charitable activities	9	206,146	70,617	-	276,763	182,024	42,568	-	224,592
Other	13	-	-	3,036	3,036	-	-	3,036	3,036
Total expenditure		208,739	78,931	3,036	290,706	185,422	42,568	3,036	231,026
Net movement in funds		(40,040)	11,538	(3,036)	(31,538)	(16,532)	26,097	(3,036)	6,529

WELLS COMMUNITY HOSPITAL TRUST

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total 2022 £
Net movement in funds		(40,040)	11,538	(3,036)	(31,538)	(16,532)	26,097	(3,036)	6,529
Fund balances at 1 April 2022		267,462	52,770	419,363	739,595	283,994	26,673	422,399	733,066
Fund balances at 31 March 2023		227,422	64,308	416,327	708,057	267,462	52,770	419,363	739,595

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

All income and expenditure derive from continuing activities.

WELLS COMMUNITY HOSPITAL TRUST

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Tangible assets	**15**		537,997		546,294
Current assets					
Stocks	**16**	3,796		3,500	
Debtors	**17**	10,863		39,582	
Cash at bank and in hand		168,624		164,171	
		183,283		207,253	
Creditors: amounts falling due within one year	**18**	(13,223)		(13,952)	
Net current assets			170,060		193,301
Total assets less current liabilities			708,057		739,595
Capital funds					
Endowment funds - general	**19**		416,327		419,363
Income funds					
Restricted funds	**20**		64,308		52,770
Unrestricted funds			227,422		267,462
			708,057		739,595

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2023.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 18/05/2023

S. Shaw

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Dr S R G Shaw

~~Trustee~~ CHAIR

Company registration number CE001362

1 Accounting policies

Charity information

The charity is a registered charity in England and Wales and constituted as a Charitable Incorporated Organisation. The address of the principal office is Wells Community Hospital, Mill Road, Wells-next-the-Sea, Norfolk, NR23 1RF.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

The Endowment Fund (Property Fund) represents a grant used to purchase the Trust's freehold property. If the property is disposed of or used for purposes which are outside the objects of The Trust prior to the expiry date of 31 March 2021 a proportion of the grant repayable. The fund is treated as an expendable endowment until these restrictions expire and the Trustees resolve to convert the capital into income.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1 Accounting policies **(Continued)**

1.5 Expenditure

Expenditure is recognised when a liability is incurred. Contractual arrangements and performance related grants are recognised as goods or services are supplied. Other grant payments are recognised when a constructive obligation arises that results in the payment being unavoidable.

Costs of generating funds are those costs incurred in trading activities that raise funds.

Charitable activities are those costs incurred by the charity in meeting its charitable objectives.

Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with the constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	2% Straight line
Fixtures and fittings	5% to 20% Straight line
Computers	5% to 20% Straight line
Motor vehicles	25% Straight line
Property improvements	5% to 20% Straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies **(Continued)**

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

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

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

3 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2023	2023	2023	2022	2022	2022
	£	£	£	£	£	£
Donations and gifts	25,732	-	25,732	36,999	6,630	43,629
Grants received	5,512	90,469	95,981	1,719	62,035	63,754
	31,244	90,469	121,713	38,718	68,665	107,383

4 Charitable activities

	Income from charitable activities 2023 £	Income from charitable activities 2022 £
Community supermarket income	8,399	-
Charitable rental income	80,323	65,894
Training income	3,587	3,142
	92,309	69,036

5 Other trading activities

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
100 Club & fundraising	5,198	6,214
Fundraising events	2,856	11,837
Other trading activities	8,054	18,051

6 Investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Interest receivable	99	7

7 Other income

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Other income	17,248	23,425
Café takings	17,700	13,331
Merchandise takings	577	1,425
Exercise classes	1,468	4,897
	36,993	43,078

8 Raising funds

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £
Fundraising and publicity				
Seeking donations, grants and legacies	2,593	8,314	10,907	3,398
	2,593	8,314	10,907	3,398

9 Charitable activities

	Charitable activities 2023 £	Charitable activities 2022 £
Staff costs	131,462	115,903
Depreciation and impairment	15,690	13,429
Direct costs	14,830	9,275
Other operating costs	31,779	23,405
Maintenance	12,456	12,710
Utilities	35,620	22,735
Other staff costs	2,219	1,406
Insurance	6,044	8,341
Human resources	-	2,745
Legal fees	-	998
Bad debt provision and write offs	2,280	-
Fitness classes	936	1,826
Training & cafe equipment	-	1,650
Community Garden	-	3,453
NCF Fuel & Food	2,022	1,478
NCF Household Support	9,945	2,398
Other charitable expenditure	3,424	-
	268,707	221,752
Share of governance costs (see note 10)	8,056	2,840
	276,763	224,592
Analysis by fund		
Unrestricted funds	206,146	182,024
Restricted funds	70,617	42,568
	276,763	224,592

10 Support costs

	Support costs £	Governance costs £	2023 £	2022 £
Accountancy and book-keeping	-	8,056	8,056	2,840
	-	8,056	8,056	2,840
Analysed between				
Charitable activities	-	8,056	8,056	2,840

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

12 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
	7	7

Employment costs	2023 £	2022 £
Wages and salaries	131,462	115,903

There were no employees whose annual remuneration was more than £60,000.

13 Other

	Endowment funds general 2023	Endowment funds general 2022
Depreciation	3,036	3,036

14 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxationof Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

15 Tangible fixed assets

	Freehold property	Fixtures and fittings	Computers	Motor vehicles	Property improvements	Total
	£	£	£	£	£	£
Cost						
At 1 April 2022	443,651	131,086	4,200	-	81,100	660,037
Additions	-	-	-	10,438	-	10,438
At 31 March 2023	443,651	131,086	4,200	10,438	81,100	670,475
Depreciation and impairment						
At 1 April 2022	24,288	53,669	1,989	-	33,803	113,749
Depreciation charged in the year	3,036	7,788	1,401	1,740	4,764	18,729
At 31 March 2023	27,324	61,457	3,390	1,740	38,567	132,478
Carrying amount						
At 31 March 2023	416,327	69,629	810	8,698	42,533	537,997
At 31 March 2022	419,363	77,417	2,217	-	47,297	546,294

16 Stocks

	2023	2022
	£	£
Finished goods and goods for resale	3,796	3,500

17 Debtors

Amounts falling due within one year:	2023 £	2022 £
Trade debtors	4,654	11,357
Other debtors	3,876	28,225
Prepayments and accrued income	2,333	-
	10,863	39,582

18 Creditors: amounts falling due within one year

	2023	2022
	£	£
Other taxation and social security	1,944	2,002
Trade creditors	5,825	6,124
Accruals and deferred income	5,454	5,826
	13,223	13,952

19 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	Balance at 1 April 2021	Resources expended	Balance at 1 April 2022	Resources expended	Balance at 31 March 2023
	£	£	£	£	£
Permanent endowments					
Property Fund	422,399	(3,036)	419,363	(3,036)	416,327
	422,399	(3,036)	419,363	(3,036)	416,327

Property Fund - represents a capital grant received from NHS Norfolk for the purchase of the freehold property. Conditions attached to this grant expire on 31 March 2022.

20 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

		Movement in funds			Movement in funds		
	Balance at 1 April 2021	Incoming resources	Resources expended	Balance at 1 April 2022	Incoming resources	Resources expended	Balance at 31 March 2023
	£	£	£	£	£	£	£
Paedriatric Manikin	300	-	300	-	-	-	-
Dementia	350	-	350	-	-	-	-
Santander Nuture Projects	2,283	-	805	1,478	-	1,478	-
League of Friends Grant	3,517	-	3,517	-	-	-	-
NCF Transport	1,000	-	-	1,000	-	-	1,000
NCF HUB	6,058	-	6,058	-	-	-	-
CAN Maltings Cafe	1,000	-	1,000	-	-	-	-
NCF Maltings Cafe	2,000	-	2,000	-	-	-	-
NCF Maltings Cafe	1,750	-	1,750	-	-	-	-
CAN Gym equipment	1,000	-	132	868	-	192	676
Co-op Social worker	1,401	-	1,401	-	-	-	-
RES Group Building	2,221	-	2,221	-	-	-	-
RES Group Building	1,268	-	143	1,125	-	132	993
Ayden Garden works	2,525	-	240	2,285	-	252	2,033
Harold Moorhouse	-	3,600	-	3,600	-	3,600	-
Active Norfolk	-	5,768	5,718	50	-	50	-
Screwfix	-	7,500	2,014	5,486	-	1,194	4,292
NCF Community	-	4,030	3,453	577	-	577	-
NCF Health & Pain management	-	5,000	-	5,000	-	1,000	4,000
NCF Fuel & Food	-	3,500	1,478	2,022	-	2,022	-
Beach Wheelchair	-	3,030	445	2,585	-	600	1,985
Apprenticeship	-	6,500	6,500	-	-	-	-
Sound system equipment	-	1,737	145	1,592	-	348	1,244
Co-Op Yoga classes	-	500	500	-	-	-	-

20 Restricted funds **(Continued)**

NCF Household Support	-	2,500	2,398	102	-	102	-
NCF Community Supermarket	-	25,000	-	25,000	14,407	21,359	18,048
NCF WCHT Fuel bills	-	-	-	-	2,000	2,000	-
HM Fresh food hampers	-	-	-	-	2,400	2,400	-
HM Community Supermarket	-	-	-	-	1,200	1,200	-
Egmere Energy	-	-	-	-	3,000	3,000	-
Wells United Xmas gifts	-	-	-	-	1,024	1,024	-
NCF Supermarket Vouchers	-	-	-	-	10,000	4,050	5,950
NNDC Health & Wellbeing	-	-	-	-	25,000	16,765	8,235
Groundwork	-	-	-	-	1,000	-	1,000
NCF Fuel re poverty	-	-	-	-	11,000	11,000	-
Community Supermarket Van	-	-	-	-	10,438	1,736	8,702
NCF Grant Victory Housing	-	-	-	-	4,000	2,850	1,150
NCF Community Supermarket Kitchen refurb	-	-	-	-	5,000	-	5,000
	26,673	68,665	42,568	52,770	90,469	78,931	64,308

20 Restricted funds **(Continued)**

Paediatric Manikin Fund - represents a grant received for a paediatric manikin.

Dementia Fund - represented a grant received towards the cost of dementia equipment.

Santander Nurture Project - horticulture and social therapy for people with mild to moderate health.

NCF Grant Fund - to support the development of a community wellbeing hub being initiated by Wells Community Hospital and towards staff costs.

League of Friends Fund - represents funding received towards staff costs.

NCF Transport - to support Fun & Forgetfulness sessions

NCF HUB - to support the HUB project

CAN Maltings Café - supporting equipment at the café

NCF Maltings Café - supporting equipment & sustainability

NCF Maltings Café - supporting staff salaries at the Maltings

CAN Gym equipment - relating to gym equipment

Co-op Social Worker - grant to support a student Social Worker

RES Group - supporting the garden and building

RES Group - to support the new Summerhouse and surrounding garden

Adyen NV - to support the new Summerhouse and surrounding garden

NCF Community Supermarket - to create a mobile Community Supermarket for 'Wells and its surrounding villages.

Harold Moorhouse - grant to support luncheon club & trailer for beach wheelchair.

20 Restricted funds **(Continued)**

Active Norfolk - grant to support training and staff costs.

Screwfix - support refurbishment of bathroom.

NCF Community Garden - supporting the garden for the community to have access to grow produce.

NCF Health & Pain - grant to support exercise classes after illness or an operation.

NCF Fuel & Food - grant to to support the purchase of fresh food hampers & fuel support for disadvantaged families.

Beach Wheelchair - grant to support the purchase of a Beach Wheelchair .

Apprenticeship - grant to support apprentice wages.

Sound System Equipment - grant to support the purchase of Sound System Equipment.

Co-op Yoga Classes - grant to support exercise classes.

NCF Household Support - Fuel support for over 75's.

NCF Community Supermarket: To create a mobile Community Supermarket for Wells and surrounding villages.

NCF WCHT Fuel Bills: To provide fuel support to households locally with people over the age of 60.

Harold Moorhouse Fresh Food Hampers: To provide school holiday fresh food support to households with children on pupil premium at Burnham market and Wells primary school

Harold Moorhouse Community Supermarket: To purchase two pallets of stock for community supermarket.

20 Restricted funds **(Continued)**

Egmere Energy: To fund the development of the Community supermarket and tackle the cost of living crisis

Wells United Christmas Gifts: To purchase gifts for children receiving the Christmas School holiday fresh food support in Dec 2022.

NCF Supermarket vouchers: To provide members of the community supermarket with children at local primary schools with £50 free shopping at the Coastal Supermarket.

NNDC Health and Wellbeing: To develop and implement a Pop-Up Coastal Health and Wellbeing in rural and coastal villages in North Norfolk.

Groundwork(Tesco): To provide a stay and play exercise and outside focussed family drop in to introduce households to the benefits of healthy eating, exercise and nature.

NCF Fuel Poverty: Funding to provide fuel support to Community Supermarket members and service users.

NCF Grant Victory Housing: To provide access to support in partnership with Victory Housing , budgeting, fuel support, advice and access to wider support services including the provision of a
warm space.

NCF Community Supermarket Kitchen Refurb: To fund the refurbishment of the Old Cottage Hospital Kitchen and storage space to create a permanent Coastal Community Supermarket on site.

21 Analysis of net assets between funds

	Unrestricted funds 2023	Restricted funds 2023	Endowment funds 2023	Total 2023	Unrestricted funds 2022	Restricted funds 2022	Endowment funds 2022	Total 2022
	£	£	£	£	£	£	£	£
Fund balances at 31 March 2023 are represented by:								
Tangible assets	106,034	15,636	416,327	537,997	118,474	8,457	419,363	546,294
Current assets/(liabilities)	121,388	48,672	-	170,060	148,988	44,313	-	193,301
	227,422	64,308	416,327	708,057	267,462	52,770	419,363	739,595

22 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2023	2022
	£	£
Within one year	680	510
Between two and five years	1,871	2,551
	2,551	3,061

Lessor

At the reporting end date the charity had contracted with tenants for the following minimum lease payments:

	2023	2022
	£	£
Within one year	2,854	9,923
Between two and five years	-	2,854
	2,854	12,777

23 Related party transactions

There were no disclosable related party transactions during the year (2022 - none).

WELLS COMMUNITY HOSPITAL TRUST

England & Wales - Charity number 1154540

Accounts

Charity registration number 1154540

Company registration number CE001362 (England and Wales)

WELLS COMMUNITY HOSPITAL TRUST

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

WELLS COMMUNITY HOSPITAL TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ms R Myers	
	Mr J Edwards OBE DL	
	Mrs H Arguile	
	Dr C Collins	
	Mrs K Knight	
	Mr S Parkes	
	Dr D A J Ince	
	Dr S R G Shaw	
	Mr T F How	(Appointed 26 November 2021)
	Rev S Wood	(Appointed 16 February 2022)
Charity number	1154540	
Company number	CE001362	
Principal address	Mill Road Wells-next-the-Sea Norfolk NR23 1RF	
Registered office	Mill Road Wells-next-the-Sea Norfolk NR23 1RF	
Independent examiner	Mapus- Smith and Lemmon LLP 48 King Street King's Lynn Norfolk England PE30 1HE	
Bankers	Barclays Bank PLC 17 Market Place Fakenham Norfolk NR21 9BE Natwest PLC Market Place and Bridge Street Corner Fakenham NR21 9BA	
Solicitors	Hansells 13 The Close Norwich Norfolk NR1 4DS	

WELLS COMMUNITY HOSPITAL TRUST

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WELLS COMMUNITY HOSPITAL TRUST

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 MARCH 2022

I took over the Chairmanship in March 2022 and I wish to thank Ms Myers for all that she has done. The last 12 months have reinforced the need for our services and, at the same time, left us facing a difficult financial position. It has required us to revisit everything we do, the way we do it, and the value it brings to the local people that we serve. As we have said before; as a charity we do not exist as an island, but in a wider ecosystem of health and social care patterns, other charities, local organisations and groups. All of us, in our different ways, trying to make life that bit easier for people, to meet their needs and help them live their best lives by understanding and responding to what matters most to them.

We continue to diversify and are refining our strategy, but the underlying principles remain the same. We provide core services, such as the Community Hub, the café and the foodbank. We host and facilitate a variety of services, such as podiatry, cancer support, exercise and the Nelson Club. We are now ready to expand to provide outreach services to the wider coastal community.

Working in Partnership

As we have shared before, whilst not part of the NHS or local authority, there is critical interdependency for organisations such as Wells Community Hospital Trust and our Local NHS and Social Care partners. We have continued to reach out to them to offer facilities at Wells Community Hospital.

Our digital hub continues to support people who struggle with technology but need to access online outpatient services which we have promoted via our local GP practices and acute hospitals.

We have continued to host, away from base, renal dialysis which allows people to continue their essential treatment and have a holiday which has been a much-welcomed service for patients and their families.

In November and December we hosted and supported a "drop in" COVID vaccination service both for the people of Wells and the wider coastal community.

We have continued to host a team of paramedics from the East of England Ambulance Service - providing a highly valued local emergency service.

Continuing our ambition to provide a wide range of services that address intergenerational needs, has seen us set up a mother and toddler group and run exercises classes for people across a wide age range. These have enabled people to enhance their physical health and address pain and mobility difficulties in a supported environment.

Our "Health and Wellbeing Group", made up of local groups including: churches; the library; local schools; and health and social care professions, continues to meet, share ideas, learning support, and opportunities for collective working in response to issues such as loneliness, mental health and isolation.

Having linked up with Sport England and Active Norfolk we have provided exercise classes for all in our community. We have hosted Big C who provide support and advice to cancer sufferers and survivors in North Norfolk.

Fundraising

Throughout the year Wells Community Hospital staff and volunteers have continued to fundraise and we have made an increased number of applicants for grants.

Events that we have run during the year include: Fakenham Christmas Tress Festival, Bingo evenings, Plant Lovers Day, Summer Garden Party with Heritage House as well as music evenings and craft fairs.

On behalf of the Board we would like to formally recognise the dedication and energy of the many volunteers who continue to support the work of the Hospital in so many ways, and on whom we depend.

Thank you.

And whilst the local community have been supporting us, so have other local organisations and the Board would like to publicly acknowledge and thank the support received in terms of grant funding from:

League Of Friends/Wells United Charities

Egmere Solar Farms/RES

Community Action Norfolk

East Of England Co-operative Society

Groundwork UK

.....

Chairman

Date: 25th Jan 23

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2022

The trustees present their annual report and financial statements for the year ended 31 March 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities
The charity's works are to improve and maintain the Health and Wellbeing of our coastal community.

The Trust owns and runs out of the old cottage hospital.

Public Benefit
The trustees consider that the charity's objectives of providing health and social care facilities in the North Norfolk Area and its current activities directly meet the Charity Commission's public benefit requirements.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance
Achievements and performance during the year include the following:

- Continued to offer the facilities at Wells Community Hospital to the NHS and Social Care Partners.
- Digital hub continues to support people who struggle with technology.
- Continued to host away from the hospital, renal dialysis.
- During November & December WCHT hosted and supported a "drop in" COVID vaccination service.
- Continued to host a team of paramedics from the East of England Ambulance Service.
- Setting up a mother and toddler group.
- Setting up exercise classes for people across a wide age range.
- The "Health and Wellbeing Group", continued to support issues such as loneliness, mental health and isolation.

Financial review
During the year to 31 March 2022, the trustees have continued to manage the finances to support the activities of the Trust and to maintain reserves of around £160,000 in cash and deposits at the bank. Overall income for the year increased by 28% compared to that for 2021. Total expenses increased to £231,026 from £181,572 the bulk of the costs relate to staff costs.

At the year end, the charity had total funds of £739,595 (2021: £733,066). Unrestricted reserves were £267,462 (2021: £283,994), restricted reserves were £52,770 (2021: £26,673) and Endowment funds were £419,363 (2021: £422,399).

Reserves policy
It is the trustees' intention to build up free reserves (unrestricted current assets less liabilities) to the equivalent of six months operating expenditure which amounts to approximately £150,000. At the year end the Trust had free reserves of £148,988 (2021: £156,679).

Risk management
The trustees are aware of the recommendation of the Charity Commission that the major risks to which the charity is exposed should be reviewed and systems established to mitigate those risks. Whilst health and safety risks are regularly reviewed the trustees recognise that a key risk facing the charity is in relation to the hospital's financial viability. The trustees are monitoring the position carefully and a full risk assessment covering all financial and governance issues will be carried out during the current financial period.

Plans for future periods

We will continue to strengthen our partnerships, collaborating to ensure we provide effective and relevant services to the population we serve.
We will maximise usage of the rooms and facilities at the old cottage hospital to support and host a range of health and wellbeing services.
We will carry on building our 'community hub' and are working to develop both a community supermarket on site and an outreach service to the wider coastal community.

Structure, governance and management

Wells Community Hospital Trust was registered as a Charitable Incorporated Organisation (CIO) on 11 November 2013, No 1154540 succeeding Wells Community Hospital (WCHT) (registered charity 1115979). On 1 April 2014 the assets, liabilities and operations of Wells Community Hospital were transferred to the CIO.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Ms R Myers	
Mr J Ford	(Resigned 3 May 2022)
Mr J Edwards OBE DL	
Mrs H Arguile	
Dr C Collins	
Mrs C Farley	(Resigned 1 August 2022)
Dr J Hazell	(Resigned 1 October 2021)
Mrs K Knight	
Mrs R Monbiot OBE	(Resigned 1 June 2021)
Mr S Parkes	
Dr D A J Ince	
Dr S R G Shaw	
Mr T F How	(Appointed 26 November 2021)
Rev S Wood	(Appointed 16 February 2022)

Recruitment and appointment of Trustees

The number of trustees shall not be less than three, nor more than twelve in number. If the number falls below the minimum, the remaining trustee or trustees may act only to call a meeting of the trustees or appoint a new trustee. The trustees may not appoint any person as a trustee if, as a result, the number of trustees would exceed the maximum.

Members of the trustees shall be persons who through occupation, employment or otherwise have special knowledge of the area of benefit or who are otherwise able, by virtue of their personal or professional qualifications, to contribute to the pursuits of the objects of the charity.

All new trustees will be provided with:

- The governing document of the charity
- The latest financial statements of the charity
- Details of the Charity Commission guidance notes The Essential Trustee - "What you need to know. What you need to do"

In addition, the trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Trustees who held office during the year are named on page 4.

Organisational structure

The Charity has been administered by the Board of Trustees who set out the general policy of the Charity and meet at least four times a year. There is one sub-committee being Finance.

The trustees' report was approved by the Board of Trustees.

S. Shaw

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Dr S R G Shaw

Trustee

Date 25/Jan/23

WELLS COMMUNITY HOSPITAL TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WELLS COMMUNITY HOSPITAL TRUST

I report to the trustees on my examination of the financial statements of Wells Community Hospital Trust (the charity) for the year ended 31 March 2022.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or

4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

S Edwards

Sharon Edwards, F.C.A
Mapus- Smith and Lemmon LLP

48 King Street
King's Lynn
Norfolk
PE30 1HE
England

Dated: 25/01/2023

WELLS COMMUNITY HOSPITAL TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total 2021 £
Income and endowments from:									
Donations and legacies	3	38,718	68,665	-	107,383	55,534	49,661	-	105,195
Charitable activities	4	69,036	-	-	69,036	55,992	-	-	55,992
Other trading activities	5	18,051	-	-	18,051	7,636	-	-	7,636
Investments	6	7	-	-	7	48	-	-	48
Other income	7	43,078	-	-	43,078	15,794	-	-	15,794
Total income		168,890	68,665	-	237,555	135,004	49,661	-	184,665
Expenditure on:									
Raising funds	8	3,398	-	-	3,398	2,303	-	-	2,303
Charitable activities	9	182,024	42,568	-	224,592	145,821	30,412	-	176,233
Other	13	-	-	3,036	3,036	-	-	3,036	3,036
Total expenditure		185,422	42,568	3,036	231,026	148,124	30,412	3,036	181,572
Net movement in funds		(16,532)	26,097	(3,036)	6,529	(13,120)	19,249	(3,036)	3,093
Net movement in funds		(16,532)	26,097	(3,036)	6,529	(13,120)	19,249	(3,036)	3,093
Fund balances at 1 April 2021		283,994	26,673	422,399	733,066	297,114	7,424	425,435	729,973
Fund balances at 31 March 2022		267,462	52,770	419,363	739,595	283,994	26,673	422,399	733,066

WELLS COMMUNITY HOSPITAL TRUST

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

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

All income and expenditure derive from continuing activities.

WELLS COMMUNITY HOSPITAL TRUST

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	2022 £	2021 £	2021 £
Fixed assets					
Tangible assets	14		546,294		553,507
Current assets					
Stocks	15	3,500		1,703	
Debtors	16	39,582		8,091	
Cash at bank and in hand		164,171		179,877	
		207,253		189,671	
Creditors: amounts falling due within one year	17	(13,952)		(10,112)	
Net current assets			193,301		179,559
Total assets less current liabilities			739,595		733,066
Capital funds					
Endowment funds - general	18		419,363		422,399
Income funds					
Restricted funds	19		52,770		26,673
Unrestricted funds			267,462		283,994
			739,595		733,066

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 25/Jan/23.

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Dr S R G Shaw
Trustee

Company registration number CE001362

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

Charity information

The charity is a registered charity in England and Wales and constituted as a Charitable Incorporated Organisation. The address of the principal office is Wells Community Hospital, Mill Road, Wells-next-the-Sea, Norfolk, NR23 1RF.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

The Endowment Fund (Property Fund) represents a grant used to purchase the Trust's freehold property. If the property is disposed of or used for purposes which are outside the objects of The Trust prior to the expiry date of 31 March 2021 a proportion of the grant repayable. The fund is treated as an expendable endowment until these restrictions expire and the Trustees resolve to convert the capital into income.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1 Accounting policies **(Continued)**

1.5 Expenditure

Expenditure is recognised when a liability is incurred. Contractual arrangements and performance related grants are recognised as goods or services are supplied. Other grant payments are recognised when a constructive obligation arises that results in the payment being unavoidable.

Costs of generating funds are those costs incurred in trading activities that raise funds.

Charitable activities are those costs incurred by the charity in meeting its charitable objectives.

Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with the constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	2% Straight line
Fixtures and fittings	5% to 20% Straight line
Computers	5% to 20% Straight line
Property improvements	5% to 20% Straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies (Continued)

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

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

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

3 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2022	**2022**	**2022**	2021	2021	2021
	£	**£**	**£**	£	£	£
Donations and gifts	36,999	6,630	43,629	52,034	2,546	54,580
Grants received	1,719	62,035	63,754	3,500	47,115	50,615
	38,718	68,665	107,383	55,534	49,661	105,195

4 Charitable activities

	Rental income 2022	Rental income 2021
	£	**£**
Charitable rental income	65,894	54,087
Training income	3,142	1,905
	69,036	55,992

5 Other trading activities

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
100 Club & fundraising	6,214	6,059
Fundraising events	11,837	1,577
Other trading activities	18,051	7,636

6 Investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Interest receivable	7	48

7 Other income

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Other income	23,425	15,794
Café takings	13,331	-
Merchandise takings	1,425	-
Exercise classes	4,897	-
	43,078	15,794

8 Raising funds

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Fundraising and publicity		
Seeking donations, grants and legacies	3,398	2,303
	3,398	2,303

9 Charitable activities

	Charitable activities 2022 £	Charitable activities 2021 £
Staff costs	115,903	100,463
Depreciation and impairment	13,429	11,043
Direct costs	9,275	2,606
Other operating costs	23,405	14,877
Maintenance	12,710	12,471
Utilities	22,735	18,760
Other staff costs	1,406	310
Insurance	8,341	8,335
Human resources	2,745	3,756
Legal fees	998	12
Fitness classes	1,826	-
Training & cafe equipment	1,650	-
Garden Community	3,453	-
NCF Fuel & Food	1,478	-
NCF Household Support	2,398	-
	221,752	172,633
Share of governance costs (see note 10)	2,840	3,600
	224,592	176,233
Analysis by fund		
Unrestricted funds	182,024	145,821
Restricted funds	42,568	30,412
	224,592	176,233

10 Support costs

	Support costs £	Governance costs £	2022 £	2021 £
Accountancy	-	2,840	2,840	3,600
	-	2,840	2,840	3,600
Analysed between				
Charitable activities	-	2,840	2,840	3,600

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

12 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
	7	6

Employment costs	2022 £	2021 £
Wages and salaries	115,903	100,463

There were no employees whose annual remuneration was more than £60,000.

13 Other

	Endowment funds general 2022	Endowment funds general 2021
Depreciation	3,036	3,036

14 Tangible fixed assets

	Freehold property	Fixtures and fittings	Computers	Property improvements	Total
	£	£	£	£	£
Cost					
At 1 April 2021	443,651	121,834	4,200	81,100	650,785
Additions	-	9,252	-	-	9,252
At 31 March 2022	443,651	131,086	4,200	81,100	660,037
Depreciation and impairment					
At 1 April 2021	21,252	46,404	583	29,039	97,278
Depreciation charged in the year	3,036	7,265	1,400	4,764	16,465
At 31 March 2022	24,288	53,669	1,983	33,803	113,743
Carrying amount					
At 31 March 2022	419,363	77,417	2,217	47,297	546,294
At 31 March 2021	422,399	75,430	3,617	52,061	553,507

15 Stocks

	2022	2021
	£	£
Finished goods and goods for resale	3,500	1,703

16 Debtors

	2022	2021
Amounts falling due within one year:	£	£
Trade debtors	11,357	2,055
Other debtors	28,225	5,530
Prepayments and accrued income	-	506
	39,582	8,091

17 Creditors: amounts falling due within one year

	2022	2021
	£	£
Other taxation and social security	2,002	1,757
Trade creditors	6,124	3,741
Accruals and deferred income	5,826	4,614
	13,952	10,112

18 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	Balance at 1 April 2020	Resources expended	Balance at 1 April 2021	Resources expended	Balance at 31 March 2022
	£	£	£	£	£
Permanent endowments					
Property Fund	425,435	(3,036)	422,399	(3,036)	419,363
	425,435	(3,036)	422,399	(3,036)	419,363

Property Fund - represents a capital grant received from NHS Norfolk for the purchase of the freehold property. Conditions attached to this grant expire on 31 March 2022.

19 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

		Movement in funds			Movement in funds		
	Balance at 1 April 2020	Incoming resources	Resources expended	Balance at 1 April 2021	Incoming resources	Resources expended	Balance at 31 March 2022
	£	£	£	£	£	£	£
Paediatric Manikin	300	-	-	300	-	(300)	-
Dementia	350	-	-	350	-	(350)	-
Santander Nurture Projects	3,260	-	(977)	2,283	-	(805)	1,478
NCF Grant	-	1,000	(1,000)	-	-	-	-
League of Friends Grant	3,514	8,427	(8,424)	3,517	-	(3,517)	-
NCF Transport	-	1,000	-	1,000	-	-	1,000
NCF HUB	-	11,024	(4,966)	6,058	-	(6,058)	-
CAN Maltings Cafe	-	1,000	-	1,000	-	(1,000)	-
NCF Maltings Cafe	-	2,000	-	2,000	-	(2,000)	-
NCF Maltings Cafe	-	3,000	(1,250)	1,750	-	(1,750)	-
CAN Gym equipment	-	1,000	-	1,000	-	(132)	868
Co-op Social worker	-	2,000	(599)	1,401	-	(1,401)	-
RES Group Building	-	2,221	-	2,221	-	(2,221)	-
RES Group Building	-	1,279	(11)	1,268	-	(143)	1,125
Ayden Garden works	-	2,546	(21)	2,525	-	(240)	2,285
Harold Moorhouse	-	13,164	(13,164)	-	3,600	-	3,600
Active Norfolk	-	-	-	-	5,768	(5,718)	50
Screwfix	-	-	-	-	7,500	(2,014)	5,486
NCF Community	-	-	-	-	4,030	(3,453)	577
NCF Health & Pain	-	-	-	-	5,000	-	5,000
NCF Fuel & Food	-	-	-	-	3,500	(1,478)	2,022
Beach Wheelchair	-	-	-	-	3,030	(445)	2,585
Apprenticeship	-	-	-	-	6,500	(6,500)	-
Sound System equipment	-	-	-	-	1,737	(145)	1,592

19 Restricted funds **(Continued)**

Co-Op Yoga classes	-	-	-	-	500	(500)	-
NCF Household Support					2,500	(2,398)	102
NCF Community Supermarket	-	-	-	-	25,000	-	25,000
	7,424	49,661	(30,412)	26,673	68,665	(42,568)	52,770

19 Restricted funds **(Continued)**

Paediatric Manikin Fund - represents a grant received for a paediatric manikin.

Dementia Fund - represented a grant received towards the cost of dementia equipment.

Santander Nurture Project - horticulture and social therapy for people with mild to moderate health.

NCF Grant Fund - to support the development of a community wellbeing hub being initiated by Wells Community Hospital and towards staff costs.

League of Friends Fund - represents funding received towards staff costs.

NCF Transport - to support Fun & Forgetfulness sessions

NCF HUB - to support the HUB project

CAN Maltings Café - supporting equipment at the café

NCF Maltings Café - supporting equipment & sustainability

NCF Maltings Café - supporting staff salaries at the Maltings

CAN Gym equipment - relating to gym equipment

Co-op Social Worker - grant to support a student Social Worker

RES Group - supporting the garden and building

RES Group - to support the new Summerhouse and surrounding garden

Adyen NV - to support the new Summerhouse and surrounding garden

NCF Community Supermarket - to create a mobile Community Supermarket for 'Wells and its surrounding villages.

19 Restricted funds **(Continued)**

Harold Moorhouse - grant to support luncheon club & trailer for beach wheelchair.

Active Norfolk - grant to support training and staff costs.

Screwfix - support refurbishment of bathroom.

NCF Community Garden - supporting the garden for the community to have access to grow produce.

NCF Health & Pain - grant to support exercise classes after illness or an operation.

NCF Fuel & Food - grant to to support the purchase of fresh food hampers & fuel support for disadvantaged families.

Beach Wheelchair - grant to support the purchase of a Beach Wheelchair .

Apprenticeship - grant to support apprentice wages.

Sound System Equipment - grant to support the purchase of Sound System Equipment.

Co-op Yoga Classes - grant to support exercise classes.

NCF Household Support - Fuel support for over 75's.

20 Analysis of net assets between funds

	Unrestricted funds 2022	Restricted funds 2022	Endowment funds 2022	Total 2022	Unrestricted funds 2021	Restricted funds 2021	Endowment funds 2021	Total 2021
	£	£	£	£	£	£	£	£
Fund balances at 31 March 2022 are represented by:								
Tangible assets	118,474	8,457	419,363	546,294	127,315	3,793	422,399	553,507
Current assets/(liabilities)	148,988	44,313	-	193,301	156,679	22,880	-	179,559
	267,462	52,770	419,363	739,595	283,994	26,673	422,399	733,066

21 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2022 £	2021 £
Within one year	510	299
Between two and five years	2,551	-
	3,061	299

Lessor

At the reporting end date the charity had contracted with tenants for the following minimum lease payments:

	2022 £	2021 £
Within one year	9,923	9,923
Between two and five years	2,854	12,777
	12,777	22,700

22 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

WELLS COMMUNITY HOSPITAL TRUST

England & Wales - Charity number 1154540

Accounts

Charity Registration No. 1154540

Company Registration No. CE001362 (England and Wales)

WELLS COMMUNITY HOSPITAL TRUST

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

WELLS COMMUNITY HOSPITAL TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ms R Myers	
	Mr J Ford	
	Mr J Edwards OBE DL	
	Mrs H Arguile	
	Dr C Collins	
	Mrs C Farley	
	Dr J Hazell	
	Mrs K Knight	
	Mrs R Monbiot OBE	
	Mr S Parkes	
	Dr D A J Ince	(Appointed 11 September 2020)
	Dr S R G Shaw	(Appointed 5 March 2021)
Charity number	1154540	
Company number	CE001362	
Principal address	Mill Road Wells-next-the-Sea Norfolk NR23 1RF	
Registered office	Mill Road Wells-next-the-Sea Norfolk NR23 1RF	
Independent examiner	Mapus- Smith and Lemmon LLP 48 King Street King's Lynn Norfolk England PE30 1HE	
Bankers	Barclays Bank PLC 17 Market Place Fakenham Norfolk NR21 9BE	
	Natwest PLC Market Place and Bridge Street Corner Fakenham NR21 9BA	

WELLS COMMUNITY HOSPITAL TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Solicitors	Hansells 13 The Close Norwich Norfolk NR1 4DS

WELLS COMMUNITY HOSPITAL TRUST

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WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2021

The trustees present their report and financial statements for the year ended 31 March 2021.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The charity's objects are to provide health and social care in North Norfolk coastal region and in particular but without prejudice to the generality of the foregoing initially by the re-establishment and maintenance of a hospital and associated services in Wells-next-the-Sea in North Norfolk for the public benefit.

The Trust owns and operates a small community hospital on the North Norfolk coast.

Public Benefit

The trustees consider that the charity's objectives of providing health and social care facilities in the North Norfolk Area and its current activities directly meet the Charity Commission's public benefit requirements.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

As I write my third report as Chair, I am particularly reflective. The last 18months have reinforced the need for our services and, at the same time, left us facing a difficult financial position. It has required us to revisit everything we do, the way we do it, and the value it brings to the local people that we serve. As we have said before; as a charity we do not exist as an island, but in a wider ecosystem of health and social care partners, other charities, local organisations, and groups. All of us, In our different ways, trying to make life that bit easier for people, to meet their needs and help them live their best lives by understanding and responding to what matters most to them.

For many the Norfolk coastline has been a retreat – a place to seek refuge from the difficulties. As the sign says as you enter Wells-next -the -Sea, it is, "a safe haven".

But this has not been without its challenges, as different groups congregated, they sought ways to live amongst each other, when frightened, feeling vulnerable and uncertain. In those difficult days we saw the very best of people as they galvanised to find ways to look after each other, and we played our part.

Our role as a local community hospital charity, extended beyond providing existing support, to those who are shielding or isolated and needed someone to assist them with prescriptions, shopping, or other activities that many of us take for granted. We worked with local businesses and groups to provide a local foodbank.

In offering ourselves as a place of comfort, and a shelter from the storm, in these difficult times we have taken full advantage of all that nature has to offer - an abundant resource that people can draw upon to help them maintain and enhance their mental and physical health and wellbeing.

In her book, "The Natural Health Service", the journalist Isabel Hardman describes the power of nature and how being outside helps our mental health. Evidence in health journals, also point to the importance of people connecting with nature, being outside and engaging in physical activities such as walking, gardening. We have drawn on that evidence and turned to our outside space to create a garden that meets these needs. A space where people gather to connect with new and old friends, to be active and enhance their physical health through exercise classes, and to have a moment of calm in the challenges of life by sitting in our new contemplation space, overlooking the landscape, gaining perspective, and finding ways to deal with their grief for those no longer with us. Anyone who comes to Wells Community Hospital and walks through the building out into the garden immediately feels this benefit and comments on how this is a place they are keen to return to.

To fulfil our promise of being a hub for the community, we have established our community café, 'The Hive'. It has quickly become a place for connection and conversations. A place to play games and have social activities, a meeting place of local groups. Somewhere to not only provide nourishment for our bodies, but also for our minds. A place where laughter is heard and smiles have returned to people's faces. All of this achieved by our staff and volunteers who make it a place people want to be. Maintaining an important sense of community during a scary and difficult time for many.

Working In Partnership

As we have shared before, whilst not part of the NHS or local authority, there is a critical interdependency for organisations such as Wells Community Hospital Trust and our local NHS and Social Care partners. We have continued to reach out to them to offer facilities at Wells Community Hospital. Our partnership event saw the leaders of these organisations coming together to recognise the valuable contribution that we play in addressing the factors that lead to poor health and well-being in rural communities.

We have been in conversations with acute providers to look at outpatient and day care services on site (such as transfusions, minor injuries), recognising the pressures the NHS has been facing to provide enough socially distanced clinical space in line with infection control requirements. This has left them having reduced physical capacity with increased demand for services. In response we have set up a digital hub to support people who struggle with technology but need to access online outpatient services which we have promoted via our local GP practices and acute hospitals.
We have continued to host, away from base, renal dialysis which allows people to continue their essential treatment and have a holiday which has been a much-welcomed service for patients and their families.

We responded quickly to the pressure on vaccinations, becoming a designated vaccination site for North Norfolk Primary Care Network, supported by the Costal Primary Care Network to be able to offer our support to the local NHS, and this summer saw us hosting a team of paramedics from the East of England Ambulance Service – providing a highly valued local emergency service. As the NHS focuses on recovering from the pandemic, and develops a greater focus on 'place', we will continue to encourage, and be available to support, them to increase access to more local clinical services.

Continuing our ambition to provide a wide range of services that address intergenerational needs, has seen us set up a mother and toddler group and run exercises classes for people across a wide age range. These have enabled people to enhance their physical health and address pain and mobility difficulties in a supported environment.

Working with the schools and local care homes, we continue to seek opportunities to work in partnership in meeting needs.

Our "Health and Wellbeing Group', made up of local groups including: churches; the library; local schools; and health and social care professionals, continues to meet, share ideas, learning, support, and opportunities for collective working in response to issues such as loneliness, mental health, and isolation.

As part of the development and expansion of services, we have linked up with Sport England and Active Norfolk. This relationship has provided vital funds, but also advice and networks which means that we develop with guidance and support. We are also seeking to offer services via like-minded charities, and are in discussions with the Big C to host support services to cancer sufferers and survivors in North Norfolk.

Fundraising

Throughout the year Wells Community Hospital Trust staff and volunteers have continued to fundraise and we have made an increased number of applications for grants.

Events that we have run during the year include: Fakenham Christmas Tree Festival Bingo evenings, Plant Lovers Day, Summer Garden Party with Heritage House as well as music evenings and craft fairs.

Many of our key events stated above and planned for 2020/2021 were reorganised which led us to increased financial pressures. In response we have sought new funding sources and partnerships to help us continue to provide services on site.

On behalf of the Board we would like, to formally recognise the dedication and energy of the many volunteers who continue to support the work of the Hospital in so many ways, and on whom we depend, including:
Derek Jarvis, Jacqueline Gray, Sandra Phipps, Catherine Dempster, Nigel Ely, Val Baxter, Ian Strutt, Donatas Prince, Sue & Michael Martin, David Saunders, Jeremy Woodhead, Carolyn Bart, Jennie Martin, Ruth Boxell, Dorothy Hayes, Antonia Bournes, Justine Sykes, Louise Hannant, North Norfolk Foodbank – plus many Hub volunteers who helped us in delivering prescriptions, food, and emergency support.

Thank you.

And whilst the local community have been supporting us, so have other local organisations and the Board would like to publicly acknowledge and thank the support received in terms of grant funding of £37,451 from:

League Of Friends/Wells United Charities
Egmere Solar Farm/RES
Community Action Norfolk
Norfolk Community Foundation
East Of England Co-operative Society
Groundwork UK

And finally, generous donations totalling £9,459.14 from:

Mrs Jeans Perks
Mr and Mrs G Goudie
Mark Harrison
Samantha Taylor
Val Baxter
Royal Warrant Holders Association
Mrs K M Dougal
Harold Moorhouse Charity
Charles Littlewood Trust
Donation re late Peggy Rayner
Wells Carnival
Adyen NV
Royal West Norfolk Golf Club
Earl Of Leicester Charitable Trust
Mrs A M Small
Wells Gun Club

Thank you all

Financial review
During the year to 31 March 2021, the trustees have continued to manage the finances to support the activities of the Trust and to maintain reserves of around £180,000 in cash and deposits at the bank. Overall income for the year increased by 19% compared to that for 2020. Total expenses decreased from £184,139 to £181,572 the bulk of the costs relate to staff costs.

At the year end, the charity had total funds of £733,066 (2020: £729,973). Unrestricted reserves were £283,994 (2020: £297,144), restricted reserves were £26,673 (2020: £7,424) and Endowment funds were £422,399 (2020: £425,435).

Reserves policy
It is the trustees' intention to build up free reserves (unrestricted current assets less liabilities) to the equivalent of six months operating expenditure which amounts to approximately £150,000. At the year end the Trust had free reserves of £155,650 (2020: £162,988).

Risk management
The trustees are aware of the recommendation of the Charity Commission that the major risks to which the charity is exposed should be reviewed and systems established to mitigate those risks. Whilst health and safety risks are regularly reviewed the trustees recognise that a key risk facing the charity is in relation to the hospital's financial viability. The trustees are monitoring the position carefully and a full risk assessment covering all financial and governance issues will be carried out during the current financial period.

Plans for future periods

As we look forward to the year ahead, we will continue to strengthen our partnerships ensuring local people remain at the heart of our work and that we design services with them and our other stakeholders to ensure what we provide is relevant.

We will carry on building our 'community hub' and developing a range of health and wellbeing services, including exercise, music, and art groups to fulfil our charitable objects. Where health and social care professionals work alongside volunteers and local providers, to create a place that provides a range of services that keep people well, thriving, and supported when needed. This continues to be our driving force and a destination we seek to arrive at. We know this is much appreciated by those who come regularly or intermittently, not least because they tell us so. As one of our volunteers told me recently whilst tending one of our flower beds, *"years ago this place cared for me and saved my life, now I can care for it and make it available for those who need it next".*
Rebecca Myers
Chair

Structure, governance and management
Wells Community Hospital Trust was registered as A Charitable Incorporated Organisation (CIO) on 11 November 2013, No 1154540 succeeding Wells Community Hospital (WCHT) (registered charity 1115979). On 1 April 2014 the assets, liabilities and operations of Wells Community Hospital were transferred to the CIO.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:
Ms R Myers
Mr J Ford
Mr J Edwards OBE DL
Mrs H Arguile
Dr C Collins
Mrs C Farley
Mr E Hare (Resigned 11 December 2020)
Dr J Hazell
Mrs K Knight

Mrs R Monbiot OBE	
Mr S Parkes	
Dr D A J Ince	(Appointed 11 September 2020)
Dr S R G Shaw	(Appointed 5 March 2021)

Recruitment and appointment of Trustees
The number of trustees shall not be less than three, nor more than twelve in number. If the number falls below the minimum, the remaining trustee or trustees may act only to call a meeting of the trustees or appoint a new trustee. The trustees may not appoint any person as a trustee if, as a result, the number of trustees would exceed the maximum.

Members of the trustees shall be persons who through occupation, employment or otherwise have special knowledge of the area of benefit or who are otherwise able, by virtue of their personal or professional qualifications, to contribute to the pursuits of the objects of the charity.

All new trustees will be provided with:

- The governing document of the charity
- The latest financial statements of the charity
- Details of the Charity Commission guidance notes The Essential Trustee - "What you need to know. What you need to do"

In addition, the trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Trustees who held office during the year are named on page 4.

Organisational structure
The Charity has been administered by the Board of Trustees who set out the general policy of the Charity and meet six times a year. There is one sub-committee being Finance, and Governance.

The trustees' report was approved by the Board of Trustees.

.....

Ms R Myers
Trustee
Dated: 15/12/21

WELLS COMMUNITY HOSPITAL TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WELLS COMMUNITY HOSPITAL TRUST

I report to the trustees on my examination of the financial statements of Wells Community Hospital Trust (the charity) for the year ended 31 March 2021.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or

4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

Sharon Edwards, F.C.A
Mapus- Smith and Lemmon LLP

48 King Street
King's Lynn
Norfolk
PE30 1HE
England

Dated: 17/12/2021

WELLS COMMUNITY HOSPITAL TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total 2020 £
Income and endowments from:									
Donations and legacies	3	55,534	49,661	-	105,195	36,580	8,426	-	45,006
Charitable activities	4	55,992	-	-	55,992	72,181	-	-	72,181
Other trading activities	5	7,636	-	-	7,636	25,249	-	-	25,249
Investments	6	48	-	-	48	53	-	-	53
Other income	7	15,794	-	-	15,794	13,129	-	-	13,129
Total income		135,004	49,661	-	184,665	147,192	8,426	-	155,618
Expenditure on:									
Raising funds	8	2,303	-	-	2,303	5,650	-	-	5,650
Charitable activities	9	145,821	30,412	-	176,233	151,961	23,492	-	175,453
Other	13	-	-	3,036	3,036	-	-	3,036	3,036
Total resources expended		148,124	30,412	3,036	181,572	157,611	23,492	3,036	184,139
Net movement in funds		(13,120)	19,249	(3,036)	3,093	(10,419)	(15,066)	(3,036)	(28,521)

WELLS COMMUNITY HOSPITAL TRUST

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

Net movement in funds	(13,120)	19,249	(3,036)	3,093	(10,419)	(15,066)	(3,036)	(28,521)
Fund balances at 1 April 2020	297,114	7,424	425,435	729,973	307,533	22,490	428,471	758,494
Fund balances at 31 March 2021	283,994	26,673	422,399	733,066	297,114	7,424	425,435	729,973

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

All income and expenditure derive from continuing activities.

WELLS COMMUNITY HOSPITAL TRUST

BALANCE SHEET

AS AT 31 MARCH 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Fixed assets					
Tangible assets	14		553,507		559,561
Current assets					
Stocks	15	1,703		1,703	
Debtors	16	8,091		9,324	
Cash at bank and in hand		179,877		207,572	
		189,671		218,599	
Creditors: amounts falling due within one year	18	(10,112)		(14,187)	
Net current assets			179,559		204,412
Total assets less current liabilities			733,066		763,973
Creditors: amounts falling due after more than one year	19		-		(34,000)
Net assets			733,066		729,973
Capital funds					
Endowment funds - general	20		422,399		425,435
Income funds					
Restricted funds	21		26,673		7,424
Unrestricted funds			283,994		297,114
			733,066		729,973

WELLS COMMUNITY HOSPITAL TRUST

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2021

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2021.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 15/12/2021

.....
Ms R Myers
Trustee

Company Registration No. CE001362

1 Accounting policies

Charity information

The charity is a registered charity in England and Wales and constituted as a Charitable Incorporated Organisation. The address of the principal office is Wells Community Hospital, Mill Road, Wells-next-the-Sea, Norfolk, NR23 1RF.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

The Endowment Fund (Property Fund) represents a grant used to purchase the Trust's freehold property. If the property is disposed of or used for purposes which are outside the objects of The Trust prior to the expiry date of 31 March 2021 a proportion of the grant repayable. The fund is treated as an expendable endowment until these restrictions expire and the Trustees resolve to convert the capital into income.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1 Accounting policies (Continued)

1.5 Expenditure

Expenditure is recognised when a liability is incurred. Contractual arrangements and performance related grants are recognised as goods or services are supplied. Other grant payments are recognised when a constructive obligation arises that results in the payment being unavoidable.

Costs of generating funds are those costs incurred in trading activities that raise funds.

Charitable activities are those costs incurred by the charity in meeting its charitable objectives.

Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with the constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	2% Straight line
Fixtures and fittings	5% to 20% Straight line
Computers	5% to 20% Straight line
Property improvements	5% to 20% Straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies (Continued)

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

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

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

3 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2021	**2021**	**2021**	2020	2020	2020
	£	**£**	**£**	£	£	£
Donations and gifts	52,034	2,546	54,580	36,580	-	36,580
Grants received	3,500	47,115	50,615	-	8,426	8,426
	55,534	49,661	105,195	36,580	8,426	45,006

4 Charitable activities

	Rental Income 2021	Rental income 2020
	£	**£**
Charitable rental income	54,087	66,026
Training income	1,905	6,155
	55,992	72,181

5 Other trading activities

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
1000 Club income & Fundraising Income	6,059	19,564
Fundraising events	1,577	5,685
Other trading activities	7,636	25,249

6 Investments

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Interest receivable	48	53

7 Other Income

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Other Income	15,794	13,129

8 Raising funds

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Fundraising and publicity		
Seeking donations, grants and legacies	2,303	5,650
	2,303	5,650

9 Charitable activities

	Charitable activities	Charitable activities
	2021	2020
	£	£
Staff costs	100,463	94,090
Depreciation and impairment	11,043	10,428
Direct costs	2,606	8,126
Other operating costs	14,877	12,805
Maintenance	12,471	12,368
Utilities	18,760	18,896
Staff costs	310	592
Insurance	8,335	8,788
Human resources	3,756	3,660
Legal fees	12	520
Bad debt written off	-	80
	172,633	170,353
Share of governance costs (see note 10)	3,600	5,100
	176,233	175,453
Analysis by fund		
Unrestricted funds	145,821	151,961
Restricted funds	30,412	23,492
	176,233	175,453

10 Support costs

	Support costs	Governance costs	2021	Support costs	Governance costs	2020
	£	£	£	£	£	£
Accountancy	-	3,600	3,600	-	5,100	5,100
	-	3,600	3,600	-	5,100	5,100
Analysed between						
Charitable activities	-	3,600	3,600	-	5,100	5,100

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

12 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
	6	6

Employment costs	2021 £	2020 £
Wages and salaries	100,463	94,090

13 Other

	Endowment funds general 2021	Endowment funds general 2020
Depreciation	3,036	3,036

14 Tangible fixed assets

	Freehold property	Fixtures and fittings	Computers	Property improvements	Total
	£	£	£	£	£
Cost					
At 1 April 2020	443,651	118,009	-	81,100	642,760
Additions	-	3,825	4,200	-	8,025
At 31 March 2021	443,651	121,834	4,200	81,100	650,785
Depreciation and impairment					
At 1 April 2020	18,216	40,708	-	24,275	83,199
Depreciation charged in the year	3,036	5,696	583	4,764	14,079
At 31 March 2021	21,252	46,404	583	29,039	97,278
Carrying amount					
At 31 March 2021	422,399	75,430	3,617	52,061	553,507
At 31 March 2020	425,435	77,301	-	56,825	559,561

15 Stocks

	2021 £	2020 £
Finished goods and goods for resale	1,703	1,703

16 Debtors

Amounts falling due within one year:	2021 £	2020 £
Trade debtors	2,055	2,181
Other debtors	5,530	5,437
Prepayments and accrued income	506	1,706
	8,091	9,324

17 Loans and overdrafts

	2021 £	2020 £
Other loans	-	34,000
Payable after one year	-	34,000

18 Creditors: amounts falling due within one year

	2021 £	2020 £
Other taxation and social security	1,757	1,721
Trade creditors	3,741	2,794
Other creditors	-	1,241
Accruals and deferred income	4,614	8,431
	10,112	14,187

19 Creditors: amounts falling due after more than one year

	2021 £	2020 £
Borrowings	-	34,000

20 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	Movement in funds						Movement in funds				
	Balance at 1 April 2019	Incoming resources	Resources expended	Transfers	Revaluations gains and losses	Balance at 1 April 2020	Incoming resources	Resources expended	Transfers	Revaluations gains and losses	Balance at 31 March 2021
	£	£	£	£	£	£	£	£	£	£	£
Permanent endowments											
Property Fund	428,471	-	(3,036)	-	-	425,435	-	(3,036)	-	-	422,399
	428,471	-	(3,036)	-	-	425,435	-	(3,036)	-	-	422,399

Property Fund - represents a capital grant received from NHS Norfolk for the purchase of the freehold property. Conditions attached to this grant expire in 2021.

21 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				Movement in funds		
	Balance at 1 April 2019	Incoming resources	Resources expended	Balance at 1 April 2020	Incoming resources	Resources expended	Balance at 31 March 2021
	£	£	£	£	£	£	£
Paediatric Manikin	300	-	-	300	-	-	300
Dementia	350	-	-	350	-	-	350
Santander Nurture Projects	5,000	-	(1,740)	3,260	-	(977)	2,283
NCF Grant	13,328	-	(13,328)	-	1,000	(1,000)	-
League of Friends Grant	3,512	8,426	(8,424)	3,514	8,427	(8,424)	3,517
NCF Transport	-	-	-	-	1,000	-	1,000
NCF HUB	-	-	-	-	11,024	(4,966)	6,058
CAN Maltings Cafe	-	-	-	-	1,000	-	1,000
NCF Maltings Cafe	-	-	-	-	2,000	-	2,000
NCF Maltings Cafe	-	-	-	-	3,000	(1,250)	1,750
CAN Gym equipment	-	-	-	-	1,000	-	1,000
Co-op Social worker	-	-	-	-	2,000	(599)	1,401
RES Group Building	-	-	-	-	2,221	-	2,221
RES Group Building	-	-	-	-	1,279	(11)	1,268
Ayden Garden works	-	-	-	-	2,546	(21)	2,525
Furlough grants	-	-	-	-	13,164	(13,164)	-
	22,490	8,426	(23,492)	7,424	49,661	(30,412)	26,673

21 **Restricted funds** **(Continued)**

Paediatric Manikin Fund - represents a grant received for a paediatric manikin.

Dementia Fund - represented a grant received towards the cost of dementia equipment.

Santander Nurture Project - horticulture and social therapy for people with mild to moderate health.

NCF Grant Fund - to support the development of a community wellbeing hub being initiated by Wells Community Hospital and towards staff costs.

League of Friends Fund - represents funding received towards staff costs.

NCF Transport - to support Fun & Forgetfulness sessions

NCF HUB - to support the HUB project

CAN Maltings Café - supporting equipment at the café

NCF Maltings Café - supporting equipment & sustainability

NCF Maltings Café - supporting staff salaries at the Maltings

CAN Gym equipment - relating to gym equipment

Co-op Social Worker - grant to support a student Social Worker

RES Group - supporting the garden and building

RES Group - to support the new Summerhouse and surrounding garden

Adyen NV - to support the new Summerhouse and surrounding garden

Furlough grants - Government grant to support payroll costs throughout the COVID-19 Pandemic.

22 Analysis of net assets between funds

	Unrestricted funds 2021	Restricted funds 2021	Endowment funds 2021	Total 2021	Unrestricted funds 2020	Restricted funds 2020	Endowment funds 2020	Total 2020
	£	£	£	£	£	£	£	£
Fund balances at 31 March 2021 are represented by:								
Tangible assets	127,315	3,793	422,399	553,507	134,126	-	425,435	559,561
Current assets/(liabilities)	156,679	22,880	-	179,559	196,988	7,424	-	204,412
Long term liabilities	-	-	-	-	(34,000)	-	-	(34,000)
	283,994	26,673	422,399	733,066	297,114	7,424	425,435	729,973

23 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2021	2020
	£	£
Within one year	299	690
Between two and five years	-	297
	299	987

Lessor

At the reporting end date the charity had contracted with tenants for the following minimum lease payments:

	2021	2020
	£	£
Within one year	9,923	13,581
Between two and five years	12,777	22,623
	22,700	36,204

24 Related party transactions

There were no disclosable related party transactions during the year (2020 - none).