

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.

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

Achievements and performance

As I write my third report as Chair, I am particularly reflective. The last 18 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 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.

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

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 Coastal 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.

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

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 Boumes, 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

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

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

Dr J Hazell

Mrs K Knight

(Resigned 11 December 2020)

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

Mrs R Monbiot OBE

Mr S Parkes

Dr D A J Ince

Dr S R G Shaw

(Appointed 11 September 2020)

(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"

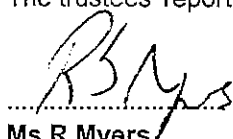
In addition, the trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

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 £
<u>Income and endowments from:</u>									
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
<u>Expenditure on:</u>									
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)	18,249	(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 £	£	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

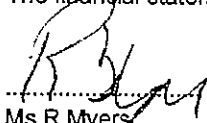
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2021.

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


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Ms R Myers
Trustee

Company Registration No. CE001362

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

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.

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

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.

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

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.

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

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
	<u>55,534</u>	<u>49,661</u>	<u>105,195</u>	<u>36,580</u>	<u>8,426</u>	<u>45,006</u>

4 Charitable activities

	Rental income 2021 £	Rental income 2020 £
Charitable rental income	54,087	66,026
Training income	1,905	6,155
	<u>55,992</u>	<u>72,181</u>

5 Other trading activities

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

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

6 Investments

	Unrestricted funds	Unrestricted funds
	2021 £	2020 £
Interest receivable	48	53
	<u>48</u>	<u>53</u>

7 Other Income

	Unrestricted funds	Unrestricted funds
	2021 £	2020 £
Other Income	15,794	13,129
	<u>15,794</u>	<u>13,129</u>

8 Raising funds

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

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

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
	<u>172,633</u>	<u>170,353</u>
Share of governance costs (see note 10)	3,600	5,100
	<u>176,233</u>	<u>175,453</u>
Analysis by fund		
Unrestricted funds	145,821	151,961
Restricted funds	30,412	23,492
	<u>176,233</u>	<u>175,453</u>

10 Support costs

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

11 Trustees

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

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

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

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

15 Stocks		
	2021	2020
	£	£
Finished goods and goods for resale	1,703	1,703
	<u>1,703</u>	<u>1,703</u>
16 Debtors		
	2021	2020
	£	£
Amounts falling due within one year:		
Trade debtors	2,055	2,181
Other debtors	5,530	5,437
Prepayments and accrued income	506	1,706
	<u>8,091</u>	<u>9,324</u>
17 Loans and overdrafts		
	2021	2020
	£	£
Other loans	-	34,000
	<u>-</u>	<u>34,000</u>
Payable after one year	-	34,000
	<u>-</u>	<u>34,000</u>
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
	<u>10,112</u>	<u>14,187</u>
19 Creditors: amounts falling due after more than one year		
	2021	2020
	£	£
Borrowings	-	34,000
	<u>-</u>	<u>34,000</u>

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

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.

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

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.

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 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)	-
	<u>22,490</u>	<u>8,426</u>	<u>(23,492)</u>	<u>7,424</u>	<u>49,661</u>	<u>(30,412)</u>	<u>26,673</u>

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

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.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

23

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

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
	<u>299</u>	<u>987</u>

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
	<u>22,700</u>	<u>36,204</u>

24 Related party transactions

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