

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.

WELLS COMMUNITY HOSPITAL TRUST

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

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.

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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.

WELLS COMMUNITY HOSPITAL TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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



.....
Dr S R G Shaw

Trustee

Date



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.



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 Unrestricted funds 2022 £	Restricted funds 2021 £	Endowment funds 2021 £	Total 2021 £
<u>Income and endowments from:</u>								
Donations and legacies	3	38,718	68,665	-	107,383	49,661	-	105,195
Charitable activities	4	69,036	-	-	69,036	-	-	55,992
Other trading activities	5	18,051	-	-	18,051	-	-	7,636
Investments	6	7	-	-	7	-	-	48
Other income	7	43,078	-	-	43,078	-	-	15,794
Total income		168,890	68,665	-	237,555	49,661	-	184,665
<u>Expenditure on:</u>								
Raising funds	8	3,398	-	-	3,398	-	-	2,303
Charitable activities	9	182,024	42,568	-	224,592	30,412	-	176,233
Other	13	-	-	3,036	3,036	-	3,036	3,036
Total expenditure		185,422	42,568	3,036	231,026	30,412	3,036	181,572
Net movement in funds		(16,532)	26,097	(3,036)	6,529	19,249	(3,036)	3,093
Net movement in funds		(16,532)	26,097	(3,036)	6,529	19,249	(3,036)	3,093
Fund balances at 1 April 2021		283,994	26,673	422,399	733,066	7,424	425,435	729,973
Fund balances at 31 March 2022		267,462	52,770	419,363	739,595	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 £	£	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	
		<u>207,253</u>		<u>189,671</u>	
Creditors: amounts falling due within one year	17	<u>(13,952)</u>		<u>(10,112)</u>	
Net current assets			193,301		179,559
Total assets less current liabilities			<u>739,595</u>		<u>733,066</u>
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
			<u>739,595</u>		<u>733,066</u>

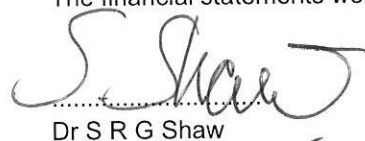
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022.

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.



Dr S R G Shaw
Trustee

Company registration number CE001362

WELLS COMMUNITY HOSPITAL TRUST

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.

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

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.

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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 2022

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
	<u>38,718</u>	<u>68,665</u>	<u>107,383</u>	<u>55,534</u>	<u>49,661</u>	<u>105,195</u>

4 Charitable activities

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

5 Other trading activities

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

6 Investments

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Interest receivable	<u>7</u>	<u>48</u>

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

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	-
	<u>43,078</u>	<u>15,794</u>

8 Raising funds

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

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

9 Charitable activities

	Charitable activities	Charitable activities
	2022	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	-
	<u>221,752</u>	<u>172,633</u>
Share of governance costs (see note 10)	2,840	3,600
	<u>224,592</u>	<u>176,233</u>
Analysis by fund		
Unrestricted funds	182,024	145,821
Restricted funds	42,568	30,412
	<u>224,592</u>	<u>176,233</u>

10 Support costs

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

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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
	<u> </u>	<u> </u>
Employment costs	2022	2021
	£	£
Wages and salaries	115,903	100,463
	<u> </u>	<u> </u>

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
	<u> </u>	<u> </u>

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

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

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

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
	<u>425,435</u>	<u>(3,036)</u>	<u>422,399</u>	<u>(3,036)</u>	<u>419,363</u>

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.

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 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		Movement in funds		Balance at
	Incoming	Resources	Incoming	Resources	Incoming	Resources	31 March
	resources	expended	resources	expended	resources	expended	2022
	£	£	£	£	£	£	2021
Paediatric Manikin	-	-	-	-	-	(300)	-
Dementia	-	-	-	-	-	(350)	-
Santander Nurture Projects	-	(977)	2,283	(805)	-	(805)	1,478
NCF Grant	1,000	(1,000)	-	-	-	-	-
League of Friends Grant	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

FOR THE YEAR ENDED 31 MARCH 2022

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WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

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.

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

19	Restricted funds	(Continued)
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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 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.

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

20	Analysis of net assets between funds	Unrestricted	Restricted	Endowment	Total	Unrestricted	Restricted	Endowment	Total
		funds 2022 £	funds 2022 £	funds 2022 £	2022 £	funds 2021 £	funds 2021 £	funds 2021 £	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
		<u>267,462</u>	<u>52,770</u>	<u>419,363</u>	<u>739,595</u>	<u>283,994</u>	<u>26,673</u>	<u>422,399</u>	<u>733,066</u>

WELLS COMMUNITY HOSPITAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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	-
	<u>3,061</u>	<u>299</u>

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
	<u>12,777</u>	<u>22,700</u>

22 Related party transactions

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