

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

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<b>Trustees</b>	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)
<b>Charity number (England and Wales)</b>	1154540	
<b>Company number</b>	CE001362	
<b>Principal address</b>	Mill Road Wells-next-the-Sea Norfolk NR23 1RF	
<b>Registered office</b>	Mill Road Wells-next-the-Sea Norfolk NR23 1RF	
<b>Independent examiner</b>	Mapus- Smith and Lemmon LLP 48 King Street Kings Lynn England PE30 1HE	
<b>Bankers</b>	Barclays Bank PLC 17 Market Place Fakenham Norfolk NR21 9BE	
<b>Solicitors</b>	Hansells 13 The Close Norwich Norfolk NR1 4DS	

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# WELLS COMMUNITY HOSPITAL TRUST

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# **WELLS COMMUNITY HOSPITAL TRUST**

## **CHAIRMAN'S STATEMENT**

### ***FOR THE YEAR ENDED 31 MARCH 2025***

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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.



# **WELLS COMMUNITY HOSPITAL TRUST**

## **CHAIRMAN'S STATEMENT (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

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### **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.

# WELLS COMMUNITY HOSPITAL TRUST

## CHAIRMAN'S STATEMENT (CONTINUED)

**FOR THE YEAR ENDED 31 MARCH 2025**

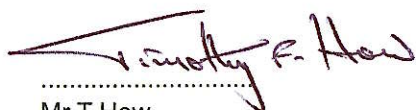
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### Acknowledgements

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
- Egmore 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.



Mr T How  
**Chairman**

Date: 17/09/2025



# WELLS COMMUNITY HOSPITAL TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

### FOR THE YEAR ENDED 31 MARCH 2025

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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.

# WELLS COMMUNITY HOSPITAL TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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### 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.



# WELLS COMMUNITY HOSPITAL TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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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

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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.



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 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
<b>Income and endowments from:</b>								
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
<b>Total income</b>		<b>211,095</b>	<b>88,614</b>	<b>299,709</b>	<b>220,086</b>	<b>116,733</b>	<b>-</b>	<b>336,819</b>
<b>Expenditure on:</b>								
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
<b>Total expenditure</b>		<b>254,742</b>	<b>102,486</b>	<b>360,264</b>	<b>221,941</b>	<b>109,782</b>	<b>3,036</b>	<b>334,759</b>
<b>Net income/(expenditure) and movement in funds</b>		<b>(43,647)</b>	<b>(13,872)</b>	<b>(60,555)</b>	<b>(1,855)</b>	<b>6,951</b>	<b>(3,036)</b>	<b>2,060</b>
<b>Reconciliation of funds:</b>								
Fund balances at 1 April 2024		225,567	71,259	710,117	227,422	64,308	416,327	708,057
<b>Fund balances at 31 March 2025</b>		<b>181,920</b>	<b>57,387</b>	<b>649,562</b>	<b>225,567</b>	<b>71,259</b>	<b>413,291</b>	<b>710,117</b>

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 £	£
<b>Fixed assets</b>					
Tangible assets	16		505,258		524,595
<b>Current assets</b>					
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	
<b>Creditors: amounts falling due within one year</b>	19	(10,741)		(10,396)	
<b>Net current assets</b>			144,304		185,522
<b>Total assets less current liabilities</b>			649,562		710,117
<b>The funds of the charity</b>					
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	

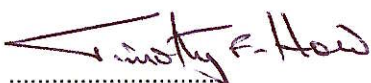
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

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 12/09/25



Mr T F How  
Trustee

Company registration number CE001362 (England and Wales)

# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2025

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#### 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.



# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

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### 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.



# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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### 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 2025

### 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
	<u>25,926</u>	<u>88,614</u>	<u>114,540</u>	<u>40,231</u>	<u>116,733</u>	<u>156,964</u>

### 4 Income from charitable activities

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

### 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
	<u>6,491</u>	<u>5,699</u>

### 6 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Interest receivable	<u>986</u>	<u>791</u>

# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 7 Other income

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

### 8 Expenditure on raising funds

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



# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 9 Expenditure on charitable activities

	Charitable activities 2025 £	Charitable activities 2024 £
<b>Direct costs</b>		
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
	<u>337,656</u>	<u>311,011</u>
<b>Share of support and governance costs (see note 10)</b>		
Governance	16,391	17,409
	<u>354,047</u>	<u>328,420</u>
<b>Analysis by fund</b>		
Unrestricted funds	251,867	219,328
Restricted funds	102,180	109,092
	<u>354,047</u>	<u>328,420</u>

### 10 Support costs allocated to activities

	Charitable activities 2025 £	Total 2024 £
Governance	<u>16,391</u>	<u>17,409</u>

# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 10 Support costs allocated to activities

(Continued)

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

### 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	<u>19,338</u>	<u>19,088</u>

### 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 Number	2024 Number
<u>7</u>	<u>6</u>

#### Employment costs

2025  
£

2024  
£

Wages and salaries	<u>151,859</u>	<u>140,452</u>
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There were no employees whose annual remuneration was more than £60,000.

# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 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 £
<b>Cost</b>						
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
<b>Depreciation and impairment</b>						
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
<b>Carrying amount</b>						
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



# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 18 Debtors

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

### 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
	<u>10,741</u>	<u>10,396</u>

### 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 £
<b>Permanent endowments</b>	<u>413,291</u>	<u>(3,036)</u>	<u>410,255</u>
<b>Previous year:</b>	<b>At 1 April 2023 £</b>	<b>Resources expended £</b>	<b>At 31 March 2024 £</b>
<b>Permanent endowments</b>	<u>416,327</u>	<u>(3,036)</u>	<u>413,291</u>

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.

# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 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.

	Balance at 1 April 2023 £	Movement in funds		Balance at 1 April 2024 £	Movement in funds		Balance at 31 March 2025 £
		Incoming resources £	Resources expended £		Incoming resources £	Resources expended £	
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	-

# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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
	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
	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	-	-
	NCF Community Supermarket Hunstanton Food Shop	-	2,416	-	2,416	-	181
	Alan Boswell Group	-	-	-	-	7,500	7,500
	Wells Carnival/Holkham re Writing Group	-	-	-	-	500	50
	Egmore grant Community Garden	-	-	-	-	1,000	41
	NCF Love Norfolk Pandora	-	-	-	-	4,993	2,340
	NCF for growth	-	-	-	-	500	159
	NCF Surviving Winter Fund	-	-	-	-	2,000	1,805
	NCF Cromer Food Hub	-	-	-	-	10,438	5,819
	NCF Writing Group	-	-	-	-	8,606	-
	NCF CS Meetings 2025	-	-	-	-	6,000	-
	NCF Core Costs	-	-	-	-	2,750	-
	NCF Hardship Fund	-	-	-	-	20,000	13,249
	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



# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 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 together.
- 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.
- Egmore 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.

# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

21 Restricted funds	(Continued)
<ul style="list-style-type: none"> <li>- NCF Nourishing Norfolk: To continue to run Nourishing Norfolk Food Hub and be a proactive member of the network and to contribute towards staff time involved in collecting and submitting data.</li> <li>- NCF Winter Fuel support: Funds for distribution to local needy families towards the cost of their energy bills.</li> <li>- NCF Early Childhood Community Fund: Funds for local toddler group.</li> <li>- NCF Trusted Communicators: To be part of a research project gathering data to establish our communities understanding of medical research.</li> <li>- NCF - fuel: Grant towards cost of energy costs (electricity, oil + biomass pellets) for the hospital.</li> <li>- 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.</li> <li>- NCF Data Processing: Funds towards staff to supply data on Community Supermarket usage.</li> <li>- 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.</li> <li>- Alan Boswell Group- To sustain and develop the community hub.</li> <li>- Wells Carnival/Holkham re Writing Group- To run a dementia accessible writing for wellbeing group</li> <li>- Egmore grant- Community Garden development.</li> <li>- NCF Love Norfolk Pandora project key worker and activities based at Coastal</li> <li>- NCF Nourishing Norfolk Network for growth of Community Supermarket project</li> <li>- NCF Surviving Winter Fund- Funding for supporting members of the community with the costs of Winter fuel and other related expenses.</li> <li>- NCF Cromer Food Hub- Setting up a food hub in Cromer.</li> <li>- NCF Mercer- Funding to continue the writing for wellbeing project and expand the services provided for our elderly community.</li> <li>- NCF CS Meetings 2025- Funding for attending Nourishing Norfolk Network meetings.</li> <li>- NCF Nourishing Norfolk Network Core Costs- Funding to support the Coastal Supermarkets core costs.</li> <li>- NCF Hardship Fund- To support households with emergency costs, school uniform and equipment costs, fuel and utilities costs to avoid crisis.</li> <li>- 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.</li> <li>- WUC Admin Salary- Funds for salary of admin role.</li> <li>- Harold Moorhouse- Fund to provide Xmas Food Hampers to 30 vulnerable families with children under the age of 10.</li> <li>- WUC Xmas Gifts- Fund to provide Xmas gifts to children in 30 vulnerable households.</li> <li>- NCF Thrive Fund- Fund to provide staff with a mentor for fundraising.</li> <li>- NCF CS meetings allowance- Fund from Nourishing Norfolk network to cover costs of attending meetings.</li> </ul>	



# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 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 £
<b>At 31 March 2025:</b>				
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 £
<b>At 31 March 2024:</b>				
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



# WELLS COMMUNITY HOSPITAL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 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
	<u>1,191</u>	<u>1,871</u>

#### 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	-
	<u>44,556</u>	<u>2,439</u>

### 25 Related party transactions

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