

Charity Registration Number: 1160902

**THE EARL OF RUTLAND AND DR FLEMINGS' HOSPITAL TRUST**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**SOMERBYS LIMITED  
CHARTERED ACCOUNTANTS  
30 NELSON STREET  
LEICESTER  
LE1 7BA**

# **THE EARL OF RUTLAND AND DR FLEMINGS' HOSPITAL TRUST**

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**CHARITY DETAILS**

Trustees	Duchess of Rutland Rachel Emma Manners Duke of Rutland David Charles Robert Manners Mark A Woods Nicholas J Turner David R Wright Gilbert Ward (retired 30 June 2022) Leigh Donger Cannon Judith Wells (appointed 8 November 2022)
Offices	Belvoir Castle Belvoir Grantham NG32 1PE
Independent Examiner	Marcus W Dockerty FCA FCCA Somerbys Limited 30 Nelson Street Leicester LE1 7BA
Registered Charity Number:	1160902

**ANNUAL REPORT  
YEAR ENDED 31 MARCH 2023**

**Administration Details**

The Earl of Rutland and Dr Flemings' Hospital Trust is a registered charity, incorporated on 16 March 2015 as a CIO. The registered office and charity number are shown on page 1.

**Structure, Governance and Management**

The charity is administered by a board of Trustees, as shown on page 1, who meet at least once a year.

The charity recognises that an effective board of Trustees is essential if the charity is to be effective in achieving its objectives. Trustees must have sufficient knowledge, both of trusteeship in general and of the charities activities, to enable them to carry out their role and represent the charity.

The charity will seek to appoint individuals to ensure diversity in its board and with the necessary skills to carry out the objectives of the charity. New Trustees will be provided with a copy of the charity's governing documents.

The Trustees are satisfied with the results for the year, the level of reserves and the ability of the charity to meet its liabilities when they fall due.

**Objective and Activities**

The charity provides free or subsidised houses to retired estate workers and those in need in the parishes of Bottesford and Muston. At present, it houses sixty five people.

The trustees see the continued provision of subsidised housing as its main achievement.

**Public benefit**

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

**Financial review**

The Trustees were satisfied with the activities during the year and the position at the year end. They are confident that the Charity can meet its liabilities whenever they fall due.

**Reserves policy**

It is the policy of the Charity to hold sufficient reserves to meet all its liabilities when they fall due.

**ANNUAL REPORT - CONTINUED  
YEAR ENDED 31 MARCH 2023****Statement of Trustees' responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**On behalf of the Trustees****Mark A Woods**

Date -

**INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES  
YEAR ENDED 31 MARCH 2023**

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 March 2023 which are set out on pages 5 to 10.

**Respective responsibilities of trustees and examiner**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act')

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material 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 130 of the Act; or
- 2 the accounts do not accord with those records.

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

**Marcus W Dockerty, FCA FCCA**

**SOMERBYS LIMITED**

Chartered Accountants  
30 Nelson Street  
Leicester, LE1 7BA

Date -

**NON-CAPITAL RECEIPTS AND PAYMENTS 31 MARCH 2023**

	<b>31/03/2023</b>	<b>31/03/2022</b>
<b>Receipts</b>		
<b>Rents from land and buildings</b>		
Farm	31,780	29,730
Cottages	84,234	73,709
Service charge	68,440	72,967
Sundry	378	425
Wayleaves	432	428
	<hr/>	<hr/>
	185,264	177,259
	<hr/>	<hr/>
	£ 185,264	£ 177,259
	<hr/>	<hr/>

**NON-CAPITAL RECEIPTS AND PAYMENTS 31 MARCH 2023 (continued)**

<b>Payments</b>	<b>31/03/2023</b>	<b>31/03/2022</b>
<b>Property</b>		
Water rates	4,077	3,698
Rent - The Old Shed	718	717
Insurance	1,238	1,238
License	159	159
Health and safety	1,206	-
Maintenance, repairs etc	8,221	4,756
Light/heat	14,101	11,648
Telephone	993	663
Property contractors	18,955	31,079
Fire and safety equipment	-	1,093
	<u>49,668</u>	<u>55,051</u>
<b>Administration</b>		
Staff salaries and wages	5,313	4,746
Management charges	17,458	15,479
Professional fees	2,250	1,632
Advertising	100	83
Bank charges and interest	5,316	11,387
Bad debts	3,578	-
	<u>34,015</u>	<u>33,327</u>
<b>Charitable Expenditure</b>		
<b>Property</b>		
Council tax	8,288	8,059
	<u>8,288</u>	<u>8,059</u>
<b>Total Payments</b>	<u>91,971</u>	<u>96,437</u>
<b>Net Receipts/(Payments)</b>	<u>£93,293</u>	<u>£80,822</u>



**CAPITAL RECEIPTS AND PAYMENTS 31 MARCH 2023**

<b>Receipts</b>	<b>31/03/2023</b>	<b>31/03/2022</b>
Sale of Burrows Land, Bottesford	110,000	-
<b>Payments</b>		
<b>Purchases of:</b>		
Legal and professional fees	16,637	2,259
	16,637	2,259
<b>Net receipts/(payments)</b>	<b>£93,363</b>	<b>(£2,259)</b>

**SUMMARY OF RECEIPTS AND PAYMENTS 31 MARCH 2023**

	<b>31/03/2023</b>	<b>31/03/2022</b>
Opening cash at bank	21,810	35,763
Excess of non-capital receipts over payments for the year	93,293	80,822
Net capital receipts/(payments)	93,363	(2,259)
Movement in debtors	1,257	(2,785)
Movement in creditors	(6,179)	269
Movement in loan from Estate	(151,491)	(90,000)
Closing cash at bank	<u>£52,053</u>	<u>£21,810</u>

## STATEMENT OF ASSETS AND LIABILITIES 31 MARCH 2023

	31/03/2023	31/03/2022
<b>Land and buildings (at cost)</b>		
Woolsthorpe development	£2,689,149	£2,672,512
<b>See below for details of valuation</b>		
<b>Cash at bank and in hand</b>		
Current account	15,569	19,117
Property account	33,584	1,305
SPIB account	2,900	1,388
	<u>£52,053</u>	<u>£21,810</u>
<b>Money owing to the Charity</b>		
Belvoir Castle Opening	( 18)	184
Mr P & Mrs P Meredith	- (	463)
Mr G Crossland	- (	300)
Mrs E Daybell	( 35) (	35)
Mrs Coley	350	-
Mr Goodband	250 (	250)
Mr I & Mrs L Kinchin	350	350
Miss K Newton	( 450) (	325)
Mr P Johnson	9	9
Terrace Hills Farm	( 615)	521
Less monies received in advance	( 1,053)	-
VAT	-	354
Prepayments	13,990	13,990
	<u>12,778</u>	<u>14,035</u>
<b>Money owing by the Charity</b>		
Anglian Water	( 17)	49
E-on	93	250
MKB BS (Grantham) Ltd	-	157
AJS Plumbing and Heating	-	4,278
STWA	2,500	2,218
Stephens Scown LLP	1,109	-
Yesss Electrical	31	1,323
Mrs D J Griffiths	-	120
Purchase on account	( 1,500)	-
Tenancy deposits	2,250	2,250
Bonds and deposits	1,590	1,590
	<u>6,056</u>	<u>12,235</u>
<b>Loan</b>		
Loan from Estate	<u>£50,768</u>	<u>£202,257</u>

**Valuation**

The residential properties, the Old Hunt Stables, Woolsthorpe and all agricultural properties owned by the Earl of Rutland and Fleming's Hospital Trust were valued by Shouler & Son as at 13 November 2019 at a value of £9,488,500.

During the year the Charity sold land valued at £30,000. The valuation carried forward as at 31 March 2023 is £9,458,500.

**NOTES TO THE ACCOUNTS 31 MARCH 2023**

**1. Accounting policies**

These financial statements have been prepared on a receipts and payments basis.

The principal accounting policies are set out below and have remained unchanged from the previous year.

- a) Investment income is taken into account on receipt. Income tax recoverable on such income is brought into the accounts in the period when it is received.
- b) The trust is unable to recover VAT and accordingly input VAT is written off with the appropriate expenditure.

**2. Funds**

All funds of the charity are unrestricted and may be applied by the Trustees as income or capital in the promotion of the charity's objectives.

**3. Trustees**

No expenses were paid to Trustees during the year.

No remuneration was paid to Trustees during the year.