

Charity Registration No. 1161889

Company Registration No. 9122440 (England and Wales)

CALPE HOUSE LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

CALPE HOUSE LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Patron	The Hon. Sir Joseph Bossano KCMG MP
Trustees	The Lord Hoyle of Warrington Mr Albert A Poggio OBE GMH (Chairman) Mr Edward L Yome QPM CPM (Vice-Chairman) Commodore Ian McGhie MA FCMI RN (Rtd) Mr James Neish QC Mr George R Desoisa Mrs Deborah A J Huxley Mr Jose Julio Pisharello FCCA (Financial Director) Mr Charles Marfe GA (Secretary)
Chairman	Mr Albert A Poggio OBE GMH
Charity number	1161889
Company number	9122440
Registered office	19 - 23 Norfolk Square London W2 1RU
Auditor	Cooper Young & Partners Ltd Hunter House 109 Snakes Lane West Woodford Green Essex IG8 0DY
Bankers	Natwest Bank Plc Gibraltar Savings Bank Gibraltar International Bank Ltd

CALPE HOUSE LIMITED

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CALPE HOUSE LIMITED

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 MARCH 2021

I wish to thank the trustees for their dedication to the charity. Each member of the board plays a specific role which helps with the success of the charity and for this I am truly grateful. I also wish to thank Charles Marfe for his dedication to the Friends of Calpe House, the fundraising arm of Calpe House.

I also want to mention the staff of Calpe House, who are delivering the Trustees' vision and maintaining the standard set by the trustees. In particular during these difficult times of Covid-19, our staff have maintained the care which has kept the patients and their escorts safe during these dramatic times. They have put their health on the line on a day-to-day basis during the lockdown.

As Chairman I would like to thank the Gibraltar Health Authority and in particular the Sponsored Patients Department for the good relationship that we enjoy through looking after their patients and escorts.

I would further like to thank all of our Corporate Sponsors and the people of Gibraltar who so generously support Calpe House.



Mr Albert A Poggio OBE GMH
Chairman

Dated: 25 October 2021

CALPE HOUSE LIMITED

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

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

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with Calpe House Limited's governing document (memorandum of association), 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

Calpe House Limited's objectives are to offer accommodation to patients and their escorts who have been referred for treatment to the United Kingdom under the Gibraltar Health Authority (GHA) sponsored patient scheme.

Calpe House Limited is responsible for the control and administration of funds which may be available together with the administration and control of freehold property at number 19-23 Norfolk Square, Paddington, W2 1RU, in the London borough of City of Westminster.

Calpe House Limited is actively advancing its objects for the public benefit. The potential beneficiaries of the charity include all those in Gibraltar affected by medical and health conditions and need to come to the UK for medical treatment.

The Trustees' have paid due regard to guidance issued by the Charity Commission in deciding what activities Calpe House Limited should undertake.

Use of volunteers

The volunteers are involved in general management and core activities of the Charity.

The Trustees would like to acknowledge the tremendous efforts of the volunteers and many supporters of the Charity for their continuous support in helping the Charity to achieve its objectives.

Strategic report

The description under the headings "Achievements and performance" and "Financial review" meet the company law requirements for the Trustees' to present a strategic report.

Achievements and performance

The Trustees are pleased to report that the new premises at 19-23 Norfolk Square continues to be operating extremely well notwithstanding the challenges posed by the Covid-19 pandemic. The impact on occupancy is mentioned below.

COVID-19 pandemic

In early 2020, the Covid-19 pandemic started to spread and continues to cause major economic, business and social disruptions.

Calpe House has remained fully operational during these challenging times, albeit with appropriate Covid-19 measures and precautions in place. The charity is working closely with the Gibraltar Health Authority (GHA) to ensure that its Covid-19 precautionary measures continue to be appropriate and reflective of the latest medical guidance and advice.

The trustees note the disrupted travel arrangements to and from Gibraltar and the wider social distance implications that needed, and continue, to be observed. This has adversely affected Calpe House's occupancy and income arising from room rental charges, down 18.2% from £468k to £383k (see below further commentary on the finances). The trustees continue to monitor closely the operating costs of Calpe House to ensure we exercise financial prudence in these uncertain times.

Calpe House will continue to work closely with the GHA to ensure the building's occupancy is managed efficiently and as many patients and carers are able to stay there as possible.

CALPE HOUSE LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2021

Notwithstanding the financial challenges posed by the pandemic, the trustees are confident that Calpe House Limited has sufficient resources at its disposal, including the support from its fund-raising arm, The Friends of Calpe House, to continue to operate successfully and provide "A Home from Home" for Gibraltarians in the capital during their most pressing time of need.

Lastly, but most importantly, the trustees would like to acknowledge the great work and dedication of the staff at Calpe House and also to record our full support of the GHA for their outstanding work in the unprecedented and challenging times we are going through.

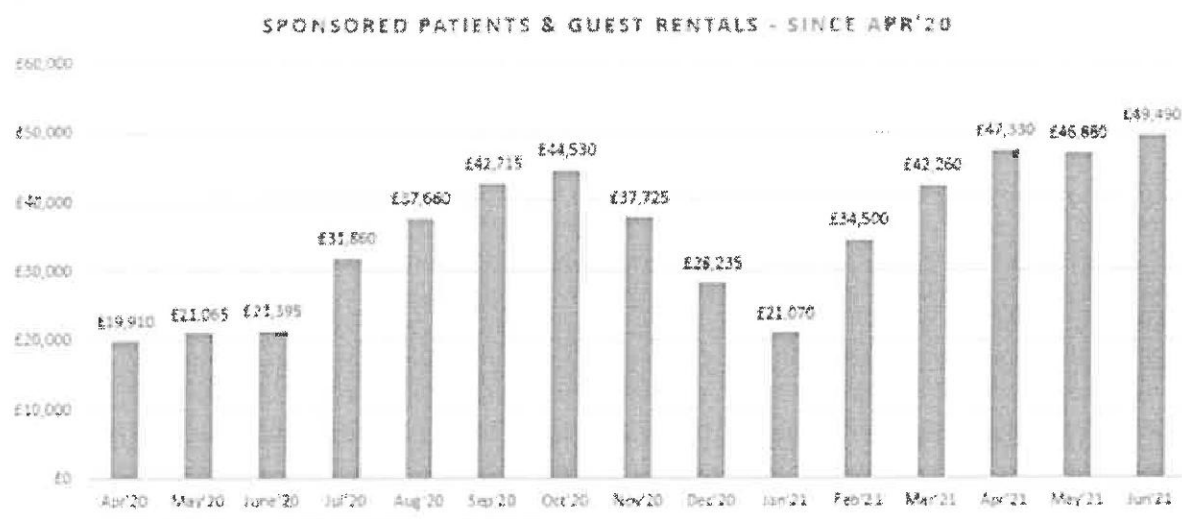
Financial review

Operating results

During the year ended 31 March 2021 Calpe House Limited generated incoming resources of £462,047 (2020: £1,894,847*) and expensed resources of £523,329 (2020: £485,021). This has resulted in a deficit of £61,282.

*Note: the income for 2020 included the net gain on disposal of Princes Square of £1.089m.

As mentioned above, as a result of the pandemic, room rental charges were down by 18.2% (£85k) from the prior year. The impact on income can be seen from the following graph which reflects the trend in rental charges for the period from April 2020 to June 2021. The impact of the social lockdowns during the second and fourth quarters of 2020 are clearly visible.



However, the directors are pleased to note that during the first quarter of the current financial year (April to June 2021) the occupancy levels have improved tremendously with room rental charges for the quarter amounting to £144k.

Sale of Princes Square

In last year's financial review we reported that Calpe House Limited had entered into a contract for the sale of 47 Princes Square for £6.182m. The property had originally cost £1.95m. The sale was completed during 2021 with the net proceeds (after legal costs and commissions on sale) amounting to £6.045m.

The net proceeds on sale have been transferred and set-off against the loan from HM Government of Gibraltar (£647,300 was transferred before 31 March 2021 with the balance of £5.413m after the yearend).

Net asset position

At the end of the reporting period the charity reflects a net asset position of £7,068,330 (2020 - £7,129,611). Restricted funds amount to £200,000 (2020 - £200,000).

The fair value of 19-23 Norfolk Square stands at £17.5m, unchanged from the prior year. The directors consider that this value is still appropriate as at 31 March 2021.

CALPE HOUSE LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2021

Cash resources are managed prudently to ensure sufficient liquidity and provide the ability, together with the support of The Friends of Calpe House, to maintain the premises at Norfolk Square in an excellent condition.

The long-term, interest free, loan from HM Government of Gibraltar (HMGOG) stood at £16.9m at 31 March 2021, a reduction of £647,300 from the prior year as previously noted. The balance was further reduced after the year end by £5.413m to £11.521m.

The financial controls of the charity are managed and controlled by the Trustees without any remuneration.

Reserve policy

It is the policy of Calpe House Limited that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees' consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Calpe House Limited's current activities while consideration is given to ways in which additional funds may be raised.

The trustees are grateful to the Friends of Calpe House for their continued support and acknowledges the receipt of £200,000 during 2020 in readiness for any further capital related expenditure. This contribution is classified as restricted.

Risk management

The Trustees' have assessed the major risks to which the Calpe House Limited is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

The impact of Covid-19 and related measures have been discussed above.

Plans for future periods

Whilst the Covid-19 restrictions continue, Calpe House Limited will continue to operate under the strict control and operational measures established.

Calpe House Limited will continue to pursue its objectives in the forthcoming years as the Trustees shall determine.

Structure, governance and management

Calpe House Limited is a company limited by guarantee without share capital constituted under a memorandum of association. The company was set up on 09 July 2014. The company was registered as charity on 28 May 2015 with registration number 1161889. (The charitable operation and assets were transferred from the Calpe House Charitable Trust on 11 March 2016). The Charity consists of nine Trustees who manage the activities of Calpe House Limited.

The Trustees form the Board of Management (BoM). The Trustees meet together as a body regularly and are responsible for all decisions taken in relation to running Calpe House Limited. The number of members of BoM shall never be less than three.

The Trustees', who are also the directors for the purpose of company law, and who served during the year were:

- The Lord Hoyle of Warrington
- Mr Albert A Poggio OBE GMH (Chairman)
- Mr Edward L Yome QPM CPM (Vice-Chairman)
- Commodore Ian McGhie MA FCMI RN (Rtd)
- Mr James Neish QC
- Mr George R Desoisa
- Mrs Deborah A J Huxley
- Mr Jose Julio Pisharello FCCA (Financial Director)
- Mr Charles Marfe GA (Secretary)

CALPE HOUSE LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2021

When appointing new trustees to Calpe House Limited, the board of Trustees consider the skills, knowledge and experience of the individual in making the appointment. Notwithstanding this, the trustees acknowledge their collective responsibility over the strategic direction, governance and operations of the charity.

None of the Trustees' has any beneficial interest in the company. All of the Trustees' are members of the company and guarantee to contribute £1 in the event of a winding up.

The names of the current Directors and those who held office during the financial year are set out above. The Directors who are Charity Trustees for the purpose of Charities Act 2011, conduct the operation of the Calpe House Limited. The board of Directors meets regularly to discuss the affairs of Calpe House Limited as a whole.

None of the Trustees receive remuneration or other benefit from their work with Calpe House Limited.

The Friends of Calpe House

All donations are held by the Friends of Calpe House at the disposal of Calpe House Limited.

The Friends of Calpe House is a Gibraltar registered charity, which is audited separately, with the annual accounts filed with the Gibraltar Charity Commission.

Statement of Trustees' responsibilities

The Trustees', who are also the directors of Calpe House Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees' to prepare financial statements for each financial year which give a true and fair view of the state of affairs of Calpe House Limited and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Calpe House Limited will continue in operation.

The Trustees' are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of Calpe House Limited and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of Calpe House Limited and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

In accordance with the company's articles, a resolution proposing that Cooper Young & Partners Ltd be reappointed as auditor of the company will be put at a General Meeting.

The Trustees' report, including the strategic report, was approved by the Board of Trustees'.

Dated: 25 October 2021



Mr Albert A Poggio OBE GMH
Chairman



Mr Jose Julio Pisharello FCCA
Financial Director

CALPE HOUSE LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES' OF CALPE HOUSE LIMITED

Opinion

We have audited the financial statements of Calpe House Limited (the 'Calpe House Limited') for the year ended 31 March 2021 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the accounts section of our report. We are independent of the Calpe House Limited in accordance with the ethical requirements that are relevant to our audit of the accounts in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Trustees' have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Calpe House Limited's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

However, because not all future events or conditions can be predicted, the statement is not a guarantee as to company's ability to continue as a going concern. In particular, we draw your attention to the impact the Covid-19 pandemic has had on the Company's profitability and cashflows and note that the company may be potentially further impacted from Covid19; although it is difficult to evaluate all the potential implications on the company and the wider economy. Our opinion is not modified in this matter.

Other information

The Trustees' are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the Trustees' Report, which includes the directors' report and the strategic report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and

CALPE HOUSE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES' OF CALPE HOUSE LIMITED

- the strategic report and the directors' report included within the Trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees'

As explained more fully in the statement of Trustees' responsibilities, the Trustees', who are also the directors of the Calpe House Limited for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees' determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees' are responsible for assessing Calpe House Limited's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees' either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Cooper Young & Partners Ltd is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

Manish Sangani

Manish Sangani (Senior Statutory Auditor)
for and on behalf of Cooper Young & Partners Ltd

Chartered Accountants
Statutory Auditor

25.10.2021
Hunter House
109 Snakes Lane West
Woodford Green
Essex
IG8 0DY

CALPE HOUSE LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2021

		Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
	Notes						
Income and endowments from:							
Donations and grants	3	23,632	-	23,632	111,592	200,000	311,592
Charitable activities	4	382,925	-	382,925	468,270	-	468,270
Investments	5	45,303	-	45,303	2,146	-	2,146
Other income	6	10,187	-	10,187	1,112,839	-	1,112,839
Total income		462,047	-	462,047	1,694,847	200,000	1,894,847
Expenditure on:							
Charitable activities	7	523,329	-	523,329	485,021	-	485,021
Net (expenditure)/income for the year/							
Net movement in funds		(61,282)	-	(61,282)	1,209,826	200,000	1,409,826
Fund balances at 1 April 2020		6,929,612	200,000	7,129,612	5,535,507	-	5,535,507
Current year revaluation		-	-	-	184,278	-	184,278
Fund balances at 31 March 2021		6,868,330	200,000	7,068,330	6,929,611	200,000	7,129,611

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

CALPE HOUSE LIMITED

BALANCE SHEET

AS AT 31 MARCH 2021

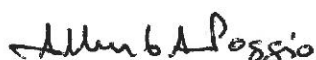
	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	10		17,710,174		17,751,399
Current assets					
Debtors	11	5,342,745		6,551,153	
Cash at bank and in hand		1,059,323		509,747	
		6,402,068		7,060,900	
Creditors: amounts falling due within one year	12	(125,278)		(116,744)	
Net current assets			6,276,790		6,944,156
Total assets less current liabilities			23,986,964		24,695,555
Creditors: amounts falling due after more than one year	13		(16,918,634)		(17,565,944)
Net assets			7,068,330		7,129,611
Income funds					
Restricted funds			200,000		200,000
General unrestricted funds		6,635,701		6,696,982	
Revaluation reserve		232,629		232,629	
			6,868,330		6,929,611
			7,068,330		7,129,611

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2021, although an audit has been carried out under section 144 of the Charities Act 2011.

The Trustees' acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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 October 2021



Mr Albert A Poggio OBE GMH

Chairman



Mr Jose Julio Pisharello
FCCA

Financial Director

Company Registration No. 9122440

CALPE HOUSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

Charity information

Calpe House Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 19 - 23 Norfolk Square, London, W2 1RU.

1.1 Basis of preparation and accounting convention

The financial statements have been prepared in accordance with Calpe House Limited's memorandum of association, 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 Calpe House Limited is a Public Benefit Entity as defined by FRS 102.

Calpe House Limited 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 Calpe House Limited. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

Calpe House Limited meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised as historical cost or transactions value unless otherwise stated in the relevant accounting policy note(s).

1.2 Going concern

At the time of approving the financial statements, the Trustees' have a reasonable expectation that Calpe House Limited 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. (see note 16 on the Covid 19).

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees' in furtherance of Calpe House Limited's charitable objectives unless the funds have been designated for other purposes and would be designated as 'restricted funds'.

1.4 Incoming resources

Income is recognised when Calpe House Limited 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.

Income from room charges is accounted for on an accrual's basis.

Contributions and grants are recognised once Calpe House Limited has been notified of the grant and receipt is expected, unless performance or designation conditions require deferral of the amount.

1.5 Resources expended

Expenditure is recognised when it is incurred. It is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is reported gross of related income.

CALPE HOUSE LIMITED

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

1 Accounting policies

(Continued)

1.6 Fund accounting

Unrestricted funds are available to spend on activities that further any for the purposes of Calpe House Limited. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds relate solely to grants received from the Friends of Calpe House which have been specified to be solely used for a particular purpose in Calpe House Limited.

1.7 Tangible fixed assets

Tangible fixed assets costing £1,000 or more are capitalised at cost and depreciated over estimated useful economic lives on a straight line basis as follows:

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:

Furniture, fixtures, fittings & equipment	15% straight line basis
IT and other equipment	15% straight line basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year. Fixed assets are held at historic cost less accumulated depreciation and impairment charges.

1.8 Freehold property

Freehold property solely consists of the property at Norfolk Square. The property was initially recognised at cost, which includes the purchase cost and any directly attributable expenditure.

Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in Statement of Financial Activities.

Depreciation is not provided on the property as the residual value is not expected to be significantly different to the carrying value.

1.9 Impairment of fixed assets

At each reporting end date, Calpe House Limited 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).

1.10 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, less any bank overdrafts. Bank overdrafts would be shown within borrowings in current liabilities.

CALPE HOUSE LIMITED

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

1 Accounting policies

(Continued)

1.11 Financial instruments

Calpe House Limited only has financial assets and financial liabilities of a kind that qualify as basic financial instruments.

Calpe House Limited 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 Calpe House Limited's balance sheet when Calpe House Limited 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 Calpe House Limited's contractual obligations expire or are discharged or cancelled.

1.12 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 Calpe House Limited is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

CALPE HOUSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

2 Critical accounting estimates and judgements

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

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

3 Donations and grants

	Unrestricted funds general £	Restricted funds £	Total 2021 £	Total 2020 £
Friends of Calpe House	9,782	-	9,782	292,641
Gibraltar Health Authority ("GHA")	13,850	-	13,850	-
HM Government of Gibraltar ("HMGoG")	-	-	-	18,951
	<u>23,632</u>	<u>-</u>	<u>23,632</u>	<u>311,592</u>
For the year ended 31 March 2020	<u>111,592</u>	<u>200,000</u>		<u>311,592</u>

A contribution of £9,782 (2020: £292,641) was made in 2021 by The Friends of Calpe House.
A contribution was also received by the GHA in full subsidy of Covid-19 related costs. (See note 7)

4 Charitable activities

	2021 £	2020 £
Charitable activities (room charges)	<u>382,925</u>	<u>468,270</u>

5 Investments

	2021 £	2020 £
Interest receivable	<u>45,303</u>	<u>2,146</u>

CALPE HOUSE LIMITED

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

6 Other income

	2021 £	2020 £
Net gain on disposal of property (47 Princess Square)	-	1,089,270
Deferred income	-	23,569
Other income receivable from GHA	10,187	-
	<u>10,187</u>	<u>1,112,839</u>

7 Charitable activities

	2021 £	2020 £
Employment and staff costs	283,767	210,743
Depreciation and impairment	52,966	51,205
Rates	2,283	8,127
Insurance	20,669	20,167
Light and heat	26,082	26,804
Repair, maintenance and facilities management	32,881	69,526
Postage, stationery and minor office equipment	6,072	6,364
Telephone and fax	3,320	5,966
Travelling expenses	563	128
Legal and professional	36,997	33,888
Auditors' remuneration	8,495	6,336
Accountancy fees	2,500	2,969
Payroll administration fees	655	515
Cleaning	7,782	9,824
Bank charges	530	585
Subscriptions	562	109
Sundry expenses	9,780	4,741
Security expenses	12,368	22,902
Computer and IT support	1,207	4,122
Covid related costs (see note 3)	13,850	-
	<u>523,329</u>	<u>485,021</u>
Unrestricted funds	<u>523,329</u>	<u>485,021</u>

8 Trustees'

None of the Trustees' /Directors (or any persons connected with them) were reimbursed for expenses from the Calpe House during the year.

CALPE HOUSE LIMITED

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

9 Employees

Number of employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
	10	8
Employment costs	2021 £	2020 £
Wages and salaries	258,477	177,005
Social security costs	20,053	16,442
Other pension costs	5,021	3,067
	283,551	196,514

None of the employees emoluments exceed £60,000 during the current financial period.

10 Tangible fixed assets

	Land and buildings	Furniture, fixtures, fittings & equipment	IT and other equipment	Total
	£	£	£	£
Cost				
At 1 April 2020	17,500,000	317,998	23,368	17,841,366
Additions	-	9,393	2,347	11,740
At 31 March 2021	17,500,000	327,391	25,715	17,853,106
Depreciation and impairment				
At 1 April 2020	-	82,865	7,101	89,966
Depreciation charged in the year	-	49,109	3,857	52,966
At 31 March 2021	-	131,974	10,958	142,932
Carrying amount				
At 31 March 2021	17,500,000	195,417	14,757	17,710,174
At 31 March 2020	17,500,000	235,132	16,267	17,751,399

CALPE HOUSE LIMITED

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

10 Tangible fixed assets

(Continued)

The accounting policy over freehold property is to reflect it at fair value with valuations undertaken by independent valuers at regular intervals on an open market value basis by reference to market evidence of transaction prices for similar properties.

19-23 Norfolk Square

The property at 19-23 Norfolk Square reflects the value of £17.50 million as provided by Knight Frank as at July 2018. In the view of directors, this valuation still reflects the fair value of property at 31 March 2021.

The cost of Norfolk Square, including refurbishment and other directly attributed expenditure, amounted to £17.27 million. The revaluation reserve amounts to £232,629 in order to reflect the property's agreed fair value of £17.50 million.

No depreciation is provided on freehold property.

11 Debtors

	2021	2020
	£	£
Amounts falling due within one year:		
Deposit and deferred consideration on sale of property (Princess Square)	5,254,700	6,181,999
Amount owed by HM Government of Gibraltar	-	28,009
Due from Gibraltar Health Authority	59,167	66,830
Other debtors	16,605	264,675
Prepayments and accrued income	12,273	9,640
	<u>5,342,745</u>	<u>6,551,153</u>

The deferred consideration on sale of Princess Square was received in June 2021.

12 Creditors: amounts falling due within one year

	2021	2020
	£	£
Other taxation and social security	5,799	4,007
Other creditors	98,702	92,730
Accruals and deferred income	20,777	20,007
	<u>125,278</u>	<u>116,744</u>

CALPE HOUSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

13 Creditors: amounts falling due after more than one year

	2021 £	2020 £
Long term loans - HM Government of Gibraltar ("HMGoG")	16,918,634	17,565,944

The long term loan represent interest free advances from a HMGoG controlled company for the purchase and refurbishments costs of 19-23 Norfolk Square. These advances are repayable, although HMGoG have indicated their support for the Charity and that they will not seek repayment of the advances for the foreseeable future.

The decrease of the loan reflects a payment of £647,300 from the sale of Princess Square Property. A further amount of £5,397,245 was paid in June 2021, also from the net sale proceeds of Princess Square.

14 Analysis of net assets between funds

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Fund balances at 31 March 2021 are represented by:						
Tangible assets	17,710,174	-	17,710,174	17,751,399	-	17,751,399
Current assets/ (liabilities)	6,076,790	200,000	6,276,790	6,744,156	200,000	6,944,156
Long term liabilities	(16,918,634)	-	(16,918,634)	(17,565,944)	-	(17,565,944)
	<u>6,868,330</u>	<u>200,000</u>	<u>7,068,330</u>	<u>6,929,611</u>	<u>200,000</u>	<u>7,129,611</u>

15 Related party transactions

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

CALPE HOUSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

16 Covid-19 pandemic

Early 2020, the Covid-19 pandemic started to spread every corner of the world. It is continuing to cause major economic, business and social disruptions.

Calpe House remains fully operational, albeit with appropriate Covid-19 measures and precautions in place. The charity continues to work closely with the Gibraltar Health Authority (GHA) to ensure that its Covid-19 precautionary measures are appropriate and reflective of the latest medical guidance and advice.

The trustees note the disrupted travel arrangements to and from Gibraltar and the wider social distance implications that needed, and continue, to be observed. This has adversely affected Calpe House's occupancy and room rental income as noted in the Trustees' Report. The trustees continue to monitor closely the operating costs of Calpe House to ensure that financial prudence is exercised in these uncertain times.

Calpe House will continue to work closely with the GHA to ensure the building's occupancy is managed efficiently and as many patients and carers are able to stay there as possible.

Notwithstanding the financial challenges posed by the pandemic and social lockdown, the trustees are confident that Calpe House Limited has sufficient resources at its disposal, including the support from its fund-raising arm, The Friends of Calpe House, to continue to operate successfully.

At this stage Calpe House Limited does not consider there has been any significant impact on the value of its assets and liabilities.